

Cornwall Industrial Settlements Initiative
ST AGNES
(St Agnes Area)



December 2002

CORNWALL INDUSTRIAL SETTLEMENTS INITIATIVE

Conservation Area Partnership

Name:	ST AGNES	Study Area:	St Agnes
Council:	Carrick District Council	NGR:	SW 71 50
Location:	West-central Cornwall, on the north coast between Perranporth & Porthtowan	Existing CA?	Yes
Main period of industrial settlement growth:	C17/C18; 1800-80	Main industry:	Tin mining; mineral port (copper/coal); market, service and processing

Industrial history and significance

- Associated with one of the primary tin/copper mining areas in Cornwall, noted for technological advances.
- Other associated industries (smelting/foundries/milling and, especially, the mineral harbour at Trevaunance).
- Part of a wider settlement pattern, important because it shows the de-centralised/poly-focal nature of industrial settlement in Cornwall.
- One of a group of Cornish industrial settlements partway between villages and full market towns.
- Reveals some elements of planning and deliberate promotion as a centre, especially in the 17th century by the Tonkin family - a key period in west Cornwall offering significant research potential.
- Important comparison with similar settlements that achieved urban status in the 19th century while St Agnes did not.
- One of best Cornish settlements to see the continuing influence and interplay of topography, industrial activity and settlement.

Other comments

This settlement will form part of the proposed Cornish Mining World Heritage Site Bid.

Recommendations

Historic areas

- Alterations to the existing conservation area boundaries
- Prepare a full CA appraisal.
- Article 4 Direction to control PD on single dwelling houses and alteration and partial demolition of small buildings in CA
- Article 4 Direction to control alteration and partial demolition of walls in CA
- Proposals for inclusion in both statutory and local gardens registers

Historic buildings

- Review statutory list.
- Prepare a list of locally significant structures which contribute substantially to the character of the settlement

Policy and management

- Produce site-specific design guidance
- Focus restoration/enhancement schemes on some of St Agnes's important focal points
- Develop a co-ordinated policy for the conversion, restoration, retention and/or re-use of shops and shop fronts
- Undertake a fully integrated review of existing policies of traffic management
- Undertake a full streetscape design survey (existing signs, street lighting, pavement design and surfacing); promote new locally appropriate design criteria
- Undertake a full survey of archaeological potential in and around St Agnes with additional policy requiring archaeological investigation and recording prior to development.
- Base proposals affecting the areas of derelict land on a thorough understanding of the unique historical and archaeological importance of the sites
- Recognise the importance to historic character of back-land areas, rear courts and lanes of St Agnes
- Identify and designate significant open areas related to Local Plan policy 3D, within and around the village
- Limit or restrict development on the outskirts, particularly between St Agnes and Goonown, between St Agnes and Gooninnis and to the west and north of West Wheal Kitty
- Undertake a full survey of existing trees and ornamental landscapes and implement appropriate protection measures
- Develop a policy for landscaping treatment to address both hard and soft landscaping issues around St Agnes
- Further integrate and promote as a single package existing village trails and guides and other promotional initiatives
- Further study to include adjoining areas outside the CISI study area, such as Goonown, Polberro and Trevaunance.
- Further study to research the timing, scale and nature of smallholding development

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The Cahill Partnership
and
Cornwall Archaeological Unit

December 2002

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Front cover illustration: St. Agnes - looking north west, CAU F7/15/SW 723 506

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Contents

	<i>Page</i>
1 Introduction	7
1.1 Background.....	7
1.2 Project aims.....	7
1.3 Project methodology	7
1.4 Date of assessment	7
2 Location and setting	8
2.1 Geographical location	8
2.2 Landscape setting.....	8
3 History.....	8
3.1 Mining.....	8
3.2 Ancillary industries.....	10
3.3 The harbour	10
3.4 Marketing and servicing.....	10
3.5 Residential and tourism.....	11
3.6 Post 1946.....	11
4 Physical development (Fig 2).....	12
4.1 Topographical and historical context.....	12
4.2 Extent of settlement by 1809	13
4.3 1809-1841	13
4.4 1841-1880.....	13
4.5 1880-1906.....	14
4.6 1906-46.....	15
4.7 Post 1946.....	15
5 Current character (Figs 3 & 4).....	15
5.1 General	15
5.2 Built environment	15
5.2.1 Streetscape	15
5.2.2 Public/ecclesiastical buildings	16
5.2.3 Commercial buildings	17
5.2.4 Housing.....	17
5.2.5 Road engineering features	18
5.2.6 Industrial remains.....	19
5.2.7 Paving/street ephemera/walls.....	19
5.2.8 Materials and local details.....	20
5.3 Landscape, views and open spaces.....	20
5.3.1 Landscapes	20
5.3.2 Views	21
5.3.3 Open spaces and greenery.....	21
6 Industrial significance.....	22
7 Designations (Fig 4).....	23
7.1 Scheduled monuments	23
7.2 Historic buildings	23
7.3 Area designations	23
7.3.1 Conservation areas	23
7.3.2 Other designations	23
8 Current issues and forces for change.....	24
9 Recommendations	25
9.1 Historic areas	25

9.2	Historic buildings	26
9.3	Policy and management.....	26
10	References	29
10.1	Primary Sources	29
10.2	Publications	29
	Appendix: Gazetteer of archaeological sites and historic buildings	31

List of figures

1. Location map
2. Historical development
3. Surviving historic components
4. Gazetteer sites, existing designations and recommendations
5. Churchtown from Peterville
6. Churchtown – buildings and materials
7. Peterville
8. West Wheal Kitty – engine house
9. Trevaunance Coombe from Churchtown – the setting
10. Anglican and Methodist churches – and trees

Abbreviations in main text

AGHV	Area of Great Historic Value
AGSV	Area of Great Scientific Value
AONB	Area of Outstanding Natural Beauty
CA	Conservation Area
CAU	Cornwall Archaeological Unit (Historic Environment Service, CCC)
CCC	Cornwall County Council
CISI	Cornwall Industrial Settlements Initiative
GPDO	General Permitted Development Order
HES	Historic Environment Service, Cornwall County Council
HERS	Heritage Economic Regeneration Scheme (English Heritage)
HLF	Heritage Lottery Fund (ing)
LB	Listed Building
OALS	Open Areas of Local Significance to Settlement Character
OS	Ordnance Survey
PD	Permitted Development
SPG	Supplementary Planning Guidance
THI	Townscape Heritage Initiative (Heritage Lottery Fund)
[1]	Site number on Figure 4 and in the gazetteer (Appendix)

1 Introduction

1.1 Background

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

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

1.2 Project aims

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

1.3 Project methodology

The methodology involved historical research, followed by a site visit(s). For the historical research, a date range of 1750 to 1945 was chosen, as this represented the period of industrial growth and decline in Cornwall. Archaeological and historical sources housed at CCC (see Section 10.1) 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

St Agnes was assessed as part of CISI during Winter 2002

2 Location and setting

2.1 Geographical location

St Agnes is on the north coast of west-central Cornwall, in Carrick District, approximately five miles north of Truro and one mile inland from the coast at Trevaunance Cove; St Agnes gives its name to the parish in which it lies (Fig 1).

2.2 Landscape setting

St Agnes Churchtown lies on a relatively level spur or terrace of land below St Agnes Beacon, overlooking the narrow and deeply incised Trevaunance Coombe where it runs down to the sea. The main road south, to the hamlet of Vicarage and on to Truro, runs along the level terrace above the valley, but the village, in spreading out from the churchtown and along this road, has also merged with Peterville in the valley proper and spread south towards Goonbell. The result is a settlement that appears in places to cling to steep slopes of the valley sides, with the higher moorland forming a wild backdrop beyond.

To the west the skyline is dominated by St Agnes Beacon, a granite intrusion that rises to 192 metres and is highly visible for many miles around; it forms an effective barrier to the hinterland of St Agnes in this direction. Closer to the village, to the north and north-west are the former mining landscapes of Polberro, Bal, Wheal Coates etc., and to the east those of Blue Hills and Wheal Kitty; here low heather and gorse scrubland predominate amongst the scattered cottages, smallholdings and rock-strewn mine remains. Beyond Blue Hills lies the dramatic scenery of Trevellas Coombe and the grassy plateau that forms the Trevellas airfield and grazing land. To the south, the land is a maze of small fields and scattered mining remains.

3 History

3.1 Mining

The topography of the St Agnes area favoured early exploitation of mineral resources: - the mineralised zone was cut through with deep valleys and sea-cliffs, while the granite mass of St Agnes Beacon stands exposed to weathering on all sides. The valley streams enabled tin streaming and provided power for processing, while the surrounding land was for the most part unenclosed moor and rough grazing which posed few restrictions on surface working.

Worked probably from prehistoric times and through the medieval period, the setts immediately around St Agnes remained throughout their history primarily tin producers. Apart from the poorly recorded streamworking in the local valleys, especially in Trevaunance (active certainly by the 18th century), there were three principal tin grounds. The oldest were on the north and east slopes of St Agnes Beacon, at Bal and Polberro, already well established by 1511, and which gradually stretched south towards the churchtown itself. The second major area was to the east of St Agnes (Goonlaze Downs, the later Wheal Kitty and Blue Hills group), and is also known to have been active by the 17th century. The third area, the lodes to the south of Churchtown (Polbreen, Rosemundy and the later Wheal Harriet), were already well established by the 18th century.

Scattered within and around these major areas were numerous small and relatively unimportant mines, lifting small amounts of tin, copper, lead and other minerals and worked intermittently throughout the 18th and 19th centuries.

Copper mining was concentrated in a ring around the St Agnes tin grounds at some distance from the churchtown - around Chapel Porth and Porthtowan to the west and south (Wheal Towan, Wheal Coates, Tywarnhaile etc.), and Perranporth to the east. Tin mines are recorded in these areas from the 17th century, but by the mid 18th century they had switched mainly to

copper production, and had become major producers and amongst the first mines in the area to use steam power (1785 onwards).

This basic topography of mining in the St Agnes area, with the immediate locality dependent upon tin, carried through the 19th century to the early 20th century.

The St Agnes tin mines, and from the mid 18th century the more widely scattered copper mines, were amongst the greatest in Cornwall in the 17th, 18th and early 19th centuries. They were numerous and, for the most part, small - an advertisement in 1817 (West Briton & Cornwall Advertiser, 14 March 1817) lists over 100 tin bounds in and around St Agnes. Polberro was the great exception - by 1750 it was reckoned one of the largest and richest tin mines in the county - so much tin stuff was produced in 1750 that there were insufficient pack horses locally, and the first recorded use in Cornwall of wagons to transport ore was at this mine. The quality of the tin was of the highest order - '*Stean San Agnes an gneall stean in Kernow - 'St Agnes tin is the finest tin in Cornwall' was a traditional local saying, and in 1785 Raspe (who wrote *Baron Munchausen*) discovered stannite on one of the old mines, which was to become West Kitty - this became very important for specimen collectors.*

This early pattern of innovation and technical development typified the St Agnes mines in the mid-late 17th century - the topography lent itself to early development of extensive leats and adits, especially on the Trevaunance/Polberro/Bal mines north of Churchtown, and other technical improvements included the earliest known use of gunpowder for mining in Cornwall around 1670 (although the shallowness of the lodes meant that the early or extensive use of steam power was not a feature of the area.). These improvements almost certainly owed much to the initiative and investment of the Tonkin family of Trevaunance, who also tried repeatedly to build and develop the harbour, and the economic strength of the settlement at St Agnes.

The old pattern of small scattered mines was unable to survive the economic slump following the end of the Napoleonic Wars, which saw falling tin prices and mass unemployment. Revival came in the second decade of the 19th century with a renewed phase of huge capital investment and the consolidation of many of the 100 or so old setts into about 15 large conglomerates, such as Consolidated Tin Mines formed in 1815 from Wheal Pink, Wheal Dellick, Goonlaze and Nanpatha and made possible by a Boulton & Watt 58" steam engine to carry out the pumping work. This was later to become the great complex of Blue Hills.

The peak period of development came in the 1830s, with many of the principal local mines coming into full production (Wheal Coates, 1815; West Kitty, 1834; Wheal Luna, an open cast mine, was operating adjacent to the harbour, 1838). In 1837 Royal Polberro Consuls entered into its main period, which was to continue until 1895, employing 450 people in 1838. During this time it sold an average of 30 tons of tin a month and the sheer physical scale of the operation is described by a local newspaper - '*a surface of upwards of 200 acres, and contain 24 shafts, 9 of which are now in full working, with 3,000 fathoms of levels....*' West Briton, 24 February 1843.

The 15 or so local setts continued with varying success throughout the 1850s, '60s and '70s, suffering a familiar series of closures, amalgamations, and re-openings, but never quite matching the peak period of the 1830s-40s. After the 1874 crash in tin prices, there was a gradual, stepped decline in the scale and output of the mines. In 1896 H Thomas in his 'Cornish Mining Interviews' said: '*I can remember about 14 or 15 mines at work. But after tin fell seriously in 1874 the number began to diminish. Now the only mines at work are West Kitty, Wheal Kitty, Polberro and Blue Hills. Wheal Friendly cannot battle with hard times any longer and is about to be wound up....*'

By the 1920s, only Wheal Kitty, West Kitty, Polberro and Wheal Friendly survived, because they were run as a single concern, with re-investment in 1926 on a new shared dressing floor; the mines have all been closed since 1930, despite some small-scale tin streaming, exploratory and speculative works up to the 1950s.

3.2 Ancillary industries

The water arising in Trevaunance, in conjunction with Breanick water-course, drives twelve stamping mills, and a griest mill. There was formerly in Trevaunance Coom a blowing house with another griest mill.' Tonkin 1736.

The local topography encouraged the early and prolific location of stamps and crazing mills and blowing houses in the steep valleys near St Agnes, and there are records of an attempted copper smelter in the 17th century.

The presence of water power, of a harbour to import raw materials, and of the surrounding mines creating demand, led to the development of iron working – the works at the Smith's Arms (now the Railway Inn) appears to have been at least 17th century in origin, and by the 1840s there were smithies in St Agnes, Peterville and Vicarage and at least two larger iron foundries (in Trevaunance Coomb below Stippy Stippy, and nearer the harbour at Trevaunance); all continued working into the early years of the 20th century.

An unusual and probably unique local industry was clay extraction on St Agnes Beacon; the clay was used to plug leaks in the mines when drilling and as a glue to stick candles on miners' helmets, and extraction may have prehistoric origins. There was also in the later 19th century a clay merchant based in Trevaunance.

3.3 The harbour

The history of the development of the harbour at St Agnes is intimately linked with the mining and settlement history of the churchtown. The early attempts at creating the harbour (1632, 1684, 1699, 1709), which ruined the Tonkin family, were primarily concerned with general trade, the creation of a harbour of refuge and promotion of a fishing industry. Only with the successful harbour started in 1799 was the servicing of the local mining industry (especially the potential of the local copper mines) uppermost in the minds of the promoters. As a mineral port, the harbour was a variable success – in 1856 (Trade Directory) it was described as '*not significant*' and choked with sand, but in 1888, it was said that '*a considerable trade is carried on with Ireland and Wales*'. Principal uses of harbour were for shipping copper ore to South Wales for smelting and the import of coal for the mine engines. Generally, St Agnes was a bustling, if small port until the final collapse of the harbour wall in 1916, which was in itself one of the factors which made the re-investment in local mines less attractive after the war years.

Despite the 17th and 18th century investment, a successful (pilchard) fishery was only established in 1802, and there was significant activity around 1829/30 when there were particularly large catches. Large fish cellars were constructed at Trevaunance, but the pilchard fishery never developed as hoped - '*but it has not proved very profitable*' (1856 Post Office Directory).

In the mid-late 19th century, there was a significant shipbuilding business on the beach at Trevaunance, part of a countywide boom in the construction of coastal shipping, with a peak of activity between 1873 and 1879 when 4 sizeable schooners were built.

3.4 Marketing and servicing

As part of their continued investment in St Agnes, the Tonkins secured the grant of market status in 1706. Despite this formal status being immediately revoked because of opposition from Truro, the market continued into the 20th century - in the 1850s there is reference to market day with stalls outside the St Agnes Hotel, and the market house was only cleared away in 1894 by the Church authorities wishing to improve the church and churchyard. The market was aimed at the burgeoning mining and industrial hinterland and the harbour.

Although the market also served the surrounding agricultural district, this was not very rich, as St Agnes was located amongst what were until well into the 19th century very extensive areas of waste and moorland. However, the enclosure of the moors and the creation of better quality

enclosed agricultural land increased the agricultural role of the market. The process of enclosure probably started with the Tonkins (who by the early 18th century had enclosed land for their own deer park at Trevaunance), and by the mid 19th century there was a huge acreage of smallholdings and larger farms in regularly enclosed and improved fields around St Agnes: mid and late 19th century directories reveal the largest single trade in the locality and parish was farming. Agriculture also permeated the settlement as the fields at Breannick continued to be farmed in the 1850s.

The enhanced demand that the local industrial population gave to agricultural production and processing is also reflected in the presence (at Peterville) of substantial maltings from the early 19th century until about 1900.

The servicing role for local industrial concerns and population is reflected in the very large number of pubs, inns and hotels in St Agnes for such a relatively small settlement; the St Agnes and Porthvean Hotels (under different names) and the Smith's Arms (renamed the Railway Inn) were established by the late 18th century. While financial and administrative offices (insurance companies and banks) appear to have been a late 19th century development in St Agnes, in the 1850s no fewer than 20 mine agents are recorded as living in the village. A measure of the declining numbers of local mines, and the changing nature of the administration of the industry, is the decline in the role of the independent mine agent – only one is recorded in 1883, although the local mines all had their offices in the village.

3.5 Residential and tourism

The large numbers of middle class inhabitants, especially from the mid 19th century onwards, helped to foster St Agnes's role as a favoured residential area, not just for retired shopkeepers or senior mine managers, but also for those described as 'gentry.' Alongside this was the development of tourism; mid-late 19th century hotels leaned towards the wealthier end of the tourist market, despite (or perhaps because of) being surrounded by extensive mine dumps and working mines.

Some further change came in the early 20th century. In 1903 the Truro and Newquay Railway opened and a station for St Agnes was built, although it was far to the south of the village. It created little discernable commercial or large-scale economic development, although as part of the holiday line from the main trunk route to Newquay, it stimulated the development of tourist facilities in the village, as well as the growth of Porthtowan and Perranporth as small resorts for less wealthy visitors (in large measure catering for the population of large towns like Truro rather than mass tourism from farther afield). In 1905 the first beach café opened at Trevaunance Cove, and by 1906 St Agnes also had a convalescent home. The line was closed in 1963.

3.6 Post 1946

Although some small-scale mining exploration and development work continued in the area until the 1950s, St Agnes had ceased to be an industrial settlement to all intents and purposes by the 1930s. The mainstay economic activity of the settlement was already and has remained tourism – even the small-scale tin streaming currently (2002) undertaken at Blue Hills is run primarily as a tourist attraction. The settlement itself provides substantial holiday accommodation within its boundaries and in the surrounding parish, and is in the centre of one of the principal tourism areas in west Cornwall, for which it acts as a major service and marketing centre. St Agnes also continues to provide a service role for the surrounding agricultural communities.

In addition to this, St Agnes is a popular residential location for people commuting to work in many of the larger neighbouring centres, especially Truro, but also Newquay and Camborne/Redruth; this role is continuing to grow and places pressure on the settlement for extensive new housing provision.

4 Physical development (Fig 2)

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

4.1 Topographical and historical context

'a Place where rushes grow, for such it was within the memory of man, before the adits drained it' Tonkin on the definition of Breannick (Bryanek), the old Cornish for St Agnes.
(1736)

St Agnes churchtown appears to be a late settlement on marginal land, situated in a classic location on a spring-line on a narrow plateau in the lee of St Agnes Beacon and overlooking a steep valley (identical in topographical terms to other Cornish churchtowns like St Just and St Austell). It was a chapelry of Perranzabuloe, the first certain reference to the chapel is only in the 14th century, and the name itself may be a corruption of the Cornish word 'stennac', meaning tin ground.

By the late 14th century, a substantial church had been built, with a small cluster of cottages around it, and a separate, but modest vicarage and glebe provided (at the hamlet of Vicarage).

The 17th century investment of the Tonkin family, culminating in the grant of a market in 1705, ensured that St Agnes was by then the largest settlement, not only in St Agnes parish itself, but also in the older mother parish of Perranzabuloe, and indeed along the whole of the north coast between Hayle and Padstow, the only rival claimant being Newquay.

The churchtown was only one element in a local topography of scattered farms, smallholdings, hamlets and villages, many of which are difficult to disentangle both physically and in the historical record from the churchtown itself. Present-day St Agnes is the amalgam of 4 hamlets (Churchtown, Vicarage, Rosemundy, Peterville), while others are contiguous with the limits of the modern settlement (Goonown/Goonbell, Trevaunance).

The different hamlets had by 1809 grown in response to very localised economic forces: the churchtown was near the early exploited and pre-eminent mining area of Bal/Polberro and the earlier workings on the site of the later West Kitty mine; Vicarage and the associated smallholdings along Goonvrea Road were close to Polbreen Mine; Peterville and Rosemundy had their own local mining setts which both spurred on and then constrained development, and were in addition in the valley floor where milling and other processes took place; a small settlement grew up during the 19th century at Trevaunance around the harbour, fish cellars, shipbuilding, mills and foundry.

Although different economic groups tended to live close to their workplace (Churchtown, for instance, was principally the resort of the professional and trading classes), there was, nonetheless, considerable flexibility in locating the working population – Goonown even in the 20th century was reckoned to be the principal settlement for miners, even those working out to the west of the intervening Churchtown, while Stippy Stappy was originally known as Boatman's Row, and several master mariners are recorded living in Churchtown in the 1850s.

This basic settlement pattern was established by 1809, and, constrained by the continuing mine workings and the survival of farmland both around and within the settlement area, St Agnes did not really expand much beyond its early 19th century limits; development was largely a matter of filling-in the roads between the conjoined hamlets, and intensifying development at the cores of these hamlets.

One of the continuing features in the history and character of St Agnes has been its progress towards status as a town rather than a village – this was clearly already an issue in the early 18th century, and the development trajectory of the settlement in the early 19th century was such that, had the boom years of the 1820s-40s continued, stimulating amongst other things improved

harbour facilities, St Agnes would undoubtedly have achieved the urban status that similar nearby churchtown hamlets achieved (Camborne, Newquay).

4.2 Extent of settlement by 1809

- Churchtown was already densely packed around the church and market place, with a tight network of alleys on the north side in particular, constrained by a back lane at the rear of the plots.
- At Vicarage there was a group of cottages and record of the Railway Inn (then Smith's Arms).
- In Peterville there was little more than a smithy, a malt house and a non-conformist meeting house (established 1780).
- Trevaunance Coombe was sparsely populated being dominated by the streamworks referred to by Tonkin.
- Rosemundy House, which dates from the 18th century, was the focal point of a small cluster of houses.
- In between these centres on the roads (Town Hill and British Road not existing at that stage) was a string of individual cottages and farms which created a scattered, circular settlement around the dominant central hill (Breannick/Castle Hill).
- Miners' smallholdings filled the peripheral landscape.

4.3 1809-1841

The parish population grew from 4161 in 1801 to 7729 in 1841, reflecting the huge scale of contemporary activity in the mines. There was significant building to accommodate this growth/influx of population:

- terraces and rows of modest proportions, yet fine in detail, appeared along the east side only of Vicarage Road (because confined by West Kitty on the west side);
- the building of the (Methodist) British School marks the beginning of the development of British Road, an area that had hitherto been given over to mining activity (Wheal Harriet);
- Stippy-Stappy was half completed by the end of this period, and the rest soon after;
- many of the cottages in and around Rosemundy date from this time;
- the development of Peterville was connected to the expansion of Wheal Kitty and the Blue Hills conglomerate. The scale of settlement growth, however, remained modest, constrained not only by these mines but also by tin streaming in Trevaunance Coombe and the steep valley sides.

4.4 1841-1880

'...the population has decreased since 1871 and emigration is going on and likely to go on to a considerable extent in consequence of the great depression in mining which is the principal service of employment for the inhabitants of St Agnes' School Board letter to Education

Department 1871

The population never again reached the peak of 1841, although it continued at relatively high levels until the 1870s tin slump. This led to mass migration and the abandonment of many outlying smallholdings and cottages. While the whole parish population fell from over 6000 in the 1870s to 4627 in 1881, and 4292 in 1901, the population of St Agnes church district

remained constant throughout this period at about 2500, and there is literary evidence that employment and prosperity was not severely hit in St Agnes itself as the marginal population and marginal settlement areas bore the brunt of economic decline. The 1850s and 1860s in particular were marked by a period of construction in the village, particularly of larger public buildings, while the 1870s saw the beginning of the provision of improved public facilities in response to local government reforms:

- the medieval church was largely demolished (the 15th century tower survived) and a new church built on the same site in 1848 in celebration of St Agnes becoming an independent parish from Perranzabuloe; there was also a new vicarage;
- the Methodist chapel was built in 1860 using stone from Boddy's Quarry in Trevellas Valley and Polberro Quarry. It opened in 1862 to seat 950 people, although attendance figures were more usually in the 200's;
- the rows on the east side of Vicarage Road continued to spread, the west side of the road still being dominated by West Kitty;
- Rosemundy remained static in terms of spatial development, constrained by mines on all sides, although Rosemundy House itself was extended;
- in Peterville there was minor expansion probably related to Wheal Kitty and to quarrying in Town Hill;
- farming continued to permeate the settlement as the fields and farm at Breannick continued to be farmed in the 1850s;
- the National School suffered from the decline in population (and income) and was subsequently rebuilt as a Board School in 1872 (architect: J. D. Sedding).

4.5 1880-1906

In the last 40 years hundreds of cottages have gone down in rural parts, though thousands of acres of common land have been enclosed. No kind of distress exists such as prevails in the west. Our miners go abroad and send home plenty of money to their wives and families and we seldom bear a case of neglect.' (Thomas 1896)

This period saw a change from reliance on an industrial base (at least on local industry – the unquantifiable effect of remittance payments from those who worked abroad clearly propped up the local economy to some degree) and a move towards a wider economic base, including limited tourism. There was continued provision of public facilities and philanthropic gestures, some better quality housing and only a limited expansion in workers' housing:

- the west side of Vicarage Road was developed for the first time despite continued mining; this included not only housing but also the Miners' and Mechanic's Institute (1893);
- British Road was expanded out beyond the school, and the coastguard cottages were built in 1893 – much of this development was in the provision of better quality houses, villas and hotels;
- there was limited expansion at Peterville (especially of better quality houses), with the changing character of the area marked by the former meeting house being used as a coal yard;
- in 1903 the Truro to Newquay railway opened and a station was built, although the station was far to the south of the village and had little discernable effect on the extent of settlement.

4.6 1906-46

- There was limited expansion of a new kind – the bungalow - mostly around the settlement edges in Quay Road, and the beginning of estate house construction to the west at Beaconsfield Place.
- In Peterville, the garage replaced the former coal yard, although there was also a hammer mill making ironwork and a small iron foundry.

4.7 Post 1946

- There has been continuation of housing estate development spreading to the west of Churchtown and an accompanying new school.
- New development has been largely on old mine workings and dumps, with the result that much of interest has been swept away, particularly in West Kitty and Polbreen.

5 Current character (Figs 3 & 4)

5.1 General

St Agnes is one of the most picturesque and attractive of all Cornish industrial settlements. Its landscape setting, the quality of its buildings and streetscape, the unrivalled interplay of the built environment with the large areas of greenery right within the village core, all combine to make it not only an extremely attractive place, but also truly locally distinctive and special in its character.

St Agnes has now become an homogenous settlement, yet still retains elements of distinct identity – namely Churchtown, Peterville, Rosemundy and Vicarage. This results from the continuing constraining effects of the great mine workings right in amongst the settlement core, and also from the unique local topography - Churchtown and Vicarage being on the ridge and Peterville and Rosemundy very much contained by the deeply incised Trevaunance Coombe.

There is also a distinction to be made between the ‘organic’ and ‘planned’ parts of the study area that contribute to the overall character. There is, for example, a contrast between Churchtown (especially the rear lanes with their intimate alleyways and strangely shaped and reshaped buildings) and the formality of the rows only yards away in Vicarage Road. This mix of informal and formal, together with the relatively large scale of some of the public buildings, gives St Agnes the air of a town, larger than its actual size, and it is a surprise to find that there is no town hall and that in fact this is still a village, albeit with fine Parish Rooms. This ambiguity in the physical appearance of the settlement is reflected in the still-active local debate on proposals to adopt town rather than parish status for St Agnes.

5.2 Built environment

5.2.1 Streetscape

The overall quality of streetscape in St Agnes is very high. Notwithstanding individual buildings which have sometimes been so altered as to have lost much of their individual historic character, Vicarage Road remains a street of great character - curving, gently sloping, interrupted by open areas of greenery, dramatically sited along a terrace that provides views over the adjacent valley, with imposing buildings forming interesting incidents along its length, and opening out into the Churchtown. Here the steeply dipping streets, as at Stippy Stappy, British Road and Rosemundy, are as dramatic and architecturally fine as can be found anywhere.

Churchtown, reached by curving and sloping streets from all sides, surrounded by first class buildings and materials, with intimate qualities of both formal and informal enclosure is, simply, one of the best built spaces in Cornwall.

Smaller ‘urban’ spaces can be found at Vicarage (but under exploited and heavily masked by traffic management layouts insensitive to the surrounding historic character), at the base of

Rosemundy Hill, and, most notably, at Peterville. There the downgraded streetscape is all the more regrettable given the latent spatial qualities - a sloping, informal rectangle, punctuated with interesting historic buildings, with roads entering at each corner, and backed by dramatic tree-covered slopes and good quality buildings. It would be hard to design a more pleasing space, but hard to imagine a treatment less in keeping with its historical character and quality than its current one.

5.2.2 Public/ecclesiastical buildings

There is a fine range of such buildings in St Agnes, mostly dating from the boom years of the mid-19th century or resulting from later patronage or philanthropy.

- The Grade II* listed Church of St Agnes [39] was largely rebuilt in 1848 (architect J P St Aubyn) in celebration of St Agnes becoming a parish in its own right, separate from Perranzabuloe. The confidence of the design (and its then juxtaposition with the market house demolished only in 1894) demonstrates its importance to the aspirations of the village during the boom years. Its central position contrasts intriguingly with its rather sunken location and there are many views down onto it from surrounding land (a reflection of the growth of the settlement and market area out of the medieval churchtown). The result is an intimate relationship between church and village.
- Non-conformist architecture is dominated by the Methodist Chapel [192], which stands loftily apart in its own grounds. Its large roof is highly visible from many viewpoints, and the combination of its setting, design and location means that it ably competes in visual terms for ecclesiastical dominance in the townscape with the Church.
- The former chapel in Vicarage Road [94] is now a meadery, having also previously been a cinema. The building is a fine piece of mid-late 19th century non-conformist architecture, but its undoubted contribution to the street scene is muted by the 20th century addition to the front elevation and the loss of the grounds to car parking.
- Delightfully set amongst old cottages in the secluded valley at Rosemundy is the former Methodist New Connection Chapel [111] and schoolroom (possibly an earlier chapel). The intimate relationship between workers' cottages, the Chapel, the sheltered site and the bald remains of mine workings above the valley at Gooninnis is a telling statement of the settlement's origins and history.
- The school [172] by J D Sedding (listed Grade II) sits grandly in its plot [173] in British Road, the high boundary walls that enclose the site forming an important element in the streetscape. The school has suffered slightly by the effects of a residential conversion, especially at the rear where there is car parking.
- The listed Passmore Edwards Miners' and Mechanics' Institute [92] (architect W J Willis) is a modest building with grand aspirations, being single storey yet in the gothic manner with finely detailed stonework and set on a bank back from the street edge, behind its own wall and original railings.
- Equally modest in size, but very interesting in its architectural detail (reflected in its listed status) and its role in the street scene, is the late 19th century church hall [97] in Vicarage Road.
- The coastguard complex (cottages [182] and boat/equipment store [184]) form an interestingly detailed architectural group set in the middle of the open area at the heart of the settlement.

5.2.3 Commercial buildings

St Agnes' function as a market centre is nowhere more keenly felt than in Churchtown where there is a long tradition of markets, shops and hostelry. Although the market house was cleared away in 1894 by the Church authorities, Churchtown remains the commercial core:

- Fine shop fronts survive, mostly in timber and incorporating projecting bays, in Churchtown [45][47][48][30][31] reflecting the importance of the historical market area; other scattered examples such as in Vicarage Road [197] are of no less quality.
- The Porthvean Hotel [35] and the St Agnes Hotel [36], both listed Grade II, dominate the north-west side of Churchtown. Both 18th century in origin, they were remodelled probably during the boom years of the early-mid 19th century. It is unfortunate that their original paving has been lost to the front. Nevertheless, they make an important contribution to the character of this part of St Agnes, and introduce a note of polite architecture - more than any other buildings in St Agnes, perhaps, revealing a sense of urban aspirations.
- Outside the centre, other hotels and former hotels show the mid-late 19th century leaning of St Agnes towards the wealthier end of the tourist market. Coulterville House [179], formerly Castle Hotel, is one such establishment with its idiosyncratic Gothick games room/belvedere [174] in a mature leafy setting above British Road.
- Establishments that traditionally served the working population survive in The Railway Inn [89] at Vicarage and Porter's Ale House [144] at Peterville. It is interesting to note that there are no such premises in Churchtown itself, suggesting that this area was never a service centre for the workers, but rather concentrated on the middle and commercial classes.
- There are pockets of older shops and smithies in Churchtown and along Vicarage Road [95][63][198], and in Peterville [163]; these are easily recognised by their small scale and by their location tight up to the back of pavement

5.2.4 Housing

The whole range of house types from country house to smallholding is present in St Agnes, yet the dominant atmosphere now is that of a quiet and comfortable middle class village.

- There are relatively few instances of workers' housing in St Agnes (the cramped infill plots in the rear alleys north of Churchtown [14-18] probably give some indication of the nature of early industrial housing); evidence that most miners lived in outlying villages such as Gooninnis and Goonown needs to be further investigated.
- Pockets of earlier (i.e. pre-1800) housing can be found at Vicarage Road [63] [82], Churchtown [16] [17] and in Peterville [123][126][130]. These are characterised by their small scale and being located hard up to the back of pavement with little or no private space.
- The fine 18th century group in Rosemundy [102][103][104][105] is locally exceptional, being set back behind their own front gardens and walls, giving them a semi-rural feel and perhaps linking them to Rosemundy House.
- An unusual pair of half houses in Peterville [135], possibly connected with Wheal Kitty, is worthy of further investigation.
- Secluded groups are formed by Langley Cottage [87] and its adjacent later row [88], and also at Rosemundy [117] [118][119], and the small row and Methodist New Connection chapel [111] [112].

- Stippy-Stappy [156], probably the most photographed part of St Agnes, and indeed one of the iconic images of this part of Cornwall, is a picturesque listed row stepping down the hill with its own small lane, lending it a feeling of quiet seclusion. The rhythm of its roofscape dominates when seen from above.
- Examples of early 19th century smallholdings are to be found in Polbreen Lane [79][80], remnants of an interesting group of thatched cottages with land attached, giving a semi-rural appearance to this area, now compromised by modern estate building. This also applies to the eclectic group of cottages associated with West Kitty above Churchtown [13][14][16][17][22].
- The predominant house form is that of the middle class (or upper-working class) row, dating mostly from the mid-19th century [55][57][59][68][181][169][170][171] or later [60][61][165][166]. These are characterised by some fine detailing, a substantial scale and being mostly set back from the road as befitting appropriate housing for the doctors and other professionals known to have originally lived there.
- The second wave of better quality housing on the west side of Vicarage Road [96], built in the 1880s, carries on this tradition. Being built on former mine workings, they are higher and set back from the road, giving a lofty ambience, and taking advantage of long views across the valley. A similar style is adopted in Rosemundy Hill [101].
- A particular feature of St Agnes is the range of large villas that stand in their own grounds [4][5][85][121][128][160][161]. These all promote a sense of seclusion and mostly stand in mature gardens, with good trees and boundary walls that define the entrances and other roads around the village. The numerous ancillary structures associated with these buildings are a particularly interesting element of local character [58][114][175][176].
- Rosemundy House [113] is the most significant of the larger houses. The sense of its spacious grounds survives but the house has suffered from multiple extensions that have dwarfed its original character, especially when seen from Rosemundy Hill. In Goonown Road its relationship is more intimate, defined by high walls [114] and original paving [115].
- Inter-war bungalow development is scattered around St Agnes, either making use of existing mine waste [205] or being built to take advantage of views across to Churchtown [148][149][150] or the surrounding countryside [75][206]. All are characterised by larger than average plots.

5.2.5 Road engineering features

- Town Hill, a considerable feat of mid 19th century road-engineering [193][194], is rural in atmosphere; any feel of its relative ‘newness’ in the St Agnes morphology is now lost in its woodland setting, giving it the appearance of a pleasant country lane, with mature hedges.
- British Road is more business-like in appearance; it acts as a transition from the mid-19th century expansion of St Agnes to the older core of Peterville. As such it has important remnant pockets of rurality, notably the flat meadow land opposite Coulterville House; closer inspection of the setting reveals the extensive cuttings, embankments and retaining walls [189] associated with the engineering of the road.
- The road linking Rosemundy and Peterville has been heavily engineered, being half way up a steep embankment. This has led to a large overgrown bank on its east side, looking down into the now green valley below, giving the whole an air of rural seclusion.

5.2.6 Industrial remains

St Agnes has been very much shaped by its industrial past, the remains of which still define the settlement's limits and form its setting.

- West Kitty's shafts, walls [10], lane with softened 'green' walls [100], dumps [9] and especially its chimneys [98][99] accentuate the rising ground to the north and west of the village and serve as constant reminders of the sheer extent of mine workings so close to the settlement.
- Dorcas' Shaft [212], its associated dump, walls and now attractive leafy 'hollow' lane has a particular impact on its surrounding area, cutting across the back yards of the buildings on Vicarage Road and forming part of the grounds of Langley Cottage [87]; now topped by trees it forms part of the backdrop to the car park and street.
- Old and New Polbreen Mines [206][207] have been compromised by extensive new housing estates, but Polbreen Lane, narrow and with walls built of slag, survives as a link to that past.
- The chimneys of Gooninnis mine are clearly visible from Rosemundy across the fields, and its leats run through the valley [137] to Peterville.
- Wheal Kitty, although located beyond the horizon from Peterville, nevertheless has left a legacy of chimneys, walls and dumps visible from Churchtown, which form an essential part of the setting of the settlement as a whole.
- Remnants of quarries survive at Town Hill [162] and Quay Road; both have become overgrown and have a quietude at odds with their past.
- Of the foundry [154] below Town Hill there is little surviving fabric (possibly part is incorporated in the house on site [158]), but all around it there are remains of leats, walls, stones [200] and building fragments; everywhere there is the pervading sound of running water, all of which contribute to the site's character as a piece of St Agnes' industrial history.

5.2.7 Paving/street ephemera/walls

St Agnes has an exceptionally fine range and extent of original paving, not least at Churchtown [47]; outside the butcher's shop [43] a particularly interesting pattern [202] predates the late 19th century shop front, remaining as an important indication of the extent and type of paving that once covered the whole of Churchtown (and may survive below later tarmac). There are also remnants in and around the back lanes [202]. Also of particular note is the paving outside Rosemundy House [115]. The material used throughout is cobbling.

Of incidental interest is the survival of a well adjacent to the school playing fields [21] and the milestone at the corner of Penwinnick Road [201], as well as a number of other stones which may (but not certainly) indicate mine sett boundaries [81][200].

Walls play an important role in the character of the settlement. These vary from the remnant hedges and rubble-walls that mark former agricultural enclosures [53], or mine smallholdings, or indeed, the mining sites themselves [86], that can be found throughout the area, to large engineering structures associated with the mines [10] or new roads [189][194]. Enclosing walls for burial grounds [66][77] or other public buildings [42][92][172] are also important, often associated with interesting gateways [41][65][76]. Finally the walls and boundary treatment of the various substantial houses in St Agnes are often definitive in creating a unique sense of place in the settlement [52][85][114][179].

5.2.8 Materials and local details

St Agnes is a stone-built settlement. For the most part, the stone used is the local country stone, or killas, varying in colour from grey-green to a buff or rich reddy-brown, relatively friable and laid as rubble or roughly coursed. Many of the older cottages and houses have been rendered, painted or whitewashed (probably quite a prevalent protection measure historically). Many more mid 19th century buildings, especially the shops and commercial buildings, were from the outset rendered or stuccoed, with often robust ornamental detailing. Granite is used for lintels, cills, quoins and other details, particularly in later 19th century buildings - brick is typically used on earlier buildings (and, very frequently, timber is used for lintels). Brick is used occasionally as a principal building material on later 19th century buildings, and almost universally for chimneys (those on the 17th or 18th century buildings [38] in Churchtown being particularly interesting).

Ashlar stonework is rare – the Porthvean Hotel and Churchtown Stores are almost the only 18th century example in St Agnes, although many of the 18th or 19th century buildings at Churchtown are of better quality dressed and coursed stonework than the usual local type, and many of the later 19th century villas show some good quality cut stonework (more often granite than the local sandstones). Good quality stonework of an exceptional type can be found in the traceried windows of the Board School [172] by J D Sedding.

Fine timber joinery is much in evidence on the many good shop fronts, and is also a feature of many of the 19th century villas (bay windows, door and fenestration surrounds, ornamental barge-boards). Although replacement windows in a variety of styles and materials are common and in some cases particularly intrusive and inimical to historic character [43], there are many good examples of original fenestration, particularly sash windows, still surviving – a feature of the settlement.

Rubble-stone hedges and walls are a feature of St Agnes, often incorporating unweathered mineralised material cast up from the mines.

Cob was historically much used in the area, particularly before the 19th century and several cottages in and especially on the margins of St Agnes can still be seen built either in part or entirely from cob.

Slate hanging is not common in St Agnes, although isolated examples do exist, particularly used on side or rear elevations, or as a later 19th or 20th century cladding of earlier stone/cob buildings.

Cornish slate was used as the standard roofing material throughout the 19th and 20th centuries, although a particular feature of St Agnes is the relatively extensive occurrence of thatching; many early 19th century or earlier buildings in the settlement area are still thatched, as is at least one mid-late 20th century house at Peterville. There has been extensive replacement of both roofing types in the late 20th century with artificial roofing materials not appropriate to the historic character and quality of the area, although a great deal of original slating (with traditional techniques of random widths and diminishing courses much in evidence) and good quality recent replacement survives.

The extensive use of cobbles for paving has already been noted; there is an almost complete absence of granite slabs and granite setts in St Agnes.

5.3 Landscape, views and open spaces

5.3.1 Landscapes

The most common approach to St Agnes is from the south along the main road from the A30 and Truro; this passes through a relatively flat landscape of late-enclosed agricultural land, with only distant glimpses of the sea and the rising presence of St Agnes Beacon promising more interesting landscapes. On entering the settlement itself, however, the local topography begins to

be more apparent, as the diverse and interesting streetscapes lead visitors into the centre of the village. Once in and around St Agnes, it becomes clear that there are few more picturesquely sited villages in Cornwall, and the dramatic scale and character of the surrounding landscape becomes more insistent. Because of the topography, and the fact that green fields, open spaces and dramatically sloping roads and lanes open up large spaces in the built-up area, there is, aside from along the main village axis itself, always a sense that one is looking over a broad vista, or over a deep valley, or up at well-treed hills or the crowning skyline of the Churchtown.

The panoramas around St Agnes reinforce the part played in St Agnes' history by the mining landscape, and beyond that the sea. In every direction there are remains of dumps, engine houses and other mining structures, and always St Agnes Beacon or the sea acts as a backdrop.

5.3.2 Views

The same local topography which opens up distant views from the village centre also makes for many intimate views in St Agnes. Even in the central areas, the tight network of lanes and back alleys create a series of glimpses and vignettes of great charm which are an essential part of its character. Around Churchtown the dramatic effect of the topography is again dominant in the peculiar, if not unique relationship of the church to the surrounding streets – it is, after all, a rare thing for the top of a church spire to be lower than the surrounding roofscape. The importance of the various eye-catchers, focal buildings and other dramatically sited structures in St Agnes is greater than in many similar sized settlements; this picturesque quality is part of the reason the settlement proved so attractive to tourists in the 19th as well as the 20th centuries:

- down Rosemundy Hill to Tinten [116];
- many views of the Methodist Chapel roof [192];
- up and down Stippy-Stappy [156] and Town Hill [194];
- from Peterville towards Churchtown and up Stippy-Stappy;
- entering Churchtown from Vicarage Road – the view towards the hotels, which narrows and signals an entrance into a more intimate townscape;
- various engine houses and chimneys [9][98][99] in the village (as well as the church spire [39]) act as eye-catchers;
- roofscapes in themselves can be dramatic features of the townscape Stippy-Stappy is again an obvious example, but no less imposing are, for instance, the roofs seen from Trevaunance Road or West Kitty Lane looking south into the Churchtown.

5.3.3 Open spaces and greenery

The peculiar manner of growth in St Agnes, with the streets and lanes being built up through and around areas of mining and farmland also means that what appears to be a nucleated, tightly built settlement is in reality a spreading, open conglomerate of distinct centres, and the intervening areas, except where built over in the late 20th century, still remain open. Open spaces form the boundaries to the urban framework and, as such, serve to contain and define the historical settlement.

Despite close proximity to adjacent hamlets and villages, and the late 20th century spread of ribbon development to the north, west and most recently along the road to Penwinnick and Presingoll, St Agnes retains a discreet identity and separation from these adjoining places. It is the presence of green areas which provides this separation. As often as not this is achieved by a combination of enclosed garden grounds with open fields – the break at Rosemundy House from Goonown for instance, or the open slopes of farmland between Rosemundy, Gooninnis and Goonbell. In other cases, broken or wooded ground and steep slopes mark the break, as in

Trevaunance Coombe, separating Wheal Kitty and Trevaunance Cove from the main village. Even to the west of St Agnes where there has been most extensive 20th century housing development, there are still large and extremely important areas of farmland between parts of the historic core (West Wheal Kitty) and the Beacon beyond – this relationship is an essential element of character that needs to be maintained.

Where this green mantle around St Agnes has been lost, as along Trevaunance Road to the north or Whitworth Crescent to the west, there has been little enhancement to the historic character or setting of St Agnes. Amongst and beyond these peripheral areas remain historic landscapes and archaeological sites of the greatest significance, which, although outside the scope of this study, need to be recognised not only in their own right, but also as an important element in the setting and history of St Agnes itself.

St Agnes must have one of the highest areas of open, green land within the settlement boundaries of any place in Cornwall (and further afield), and this too forms an essential element of its character. Much of the open space in St Agnes derives from its mining history, with the playing fields and the valley floors on remnants of mine waste and tin streaming works respectively. The naked landscape thus created by the industrial past has largely been covered by trees, especially in Trevaunance Coombe, and all over St Agnes trees dominate the skyline and form the setting of the village and its historical streetscape, many growing up out of the old scrub cover of mine wastes or from former hedgerows (which still permeate the settlement and define many surviving plots and street layouts).

Despite this, there remain areas of informal open space, such as in Rosemundy, British Road and around Polbreen. The farming influence is also still very much in evidence, not only on the edges of St Agnes, especially to the south and west, but also in the heart of the village, with old farm buildings and fields contributing to the setting of the church and sheep grazing between Town Hill and Vicarage Road.

Such informal areas are complemented by the formality of planted grounds such as at Rosemundy and the gardens of the larger houses as in British Road and on Castle Hill and at Churchtown and Trevaunance Road.

Although the main axis of the village (Vicarage Road/Churchtown) is largely one of relatively hard streetscape, it is punctuated by significant open areas of greenery - the burial ground [66], churchyard [42] and the cemetery [77] form important pockets of townscape and wildlife importance, being well stocked with mature trees and shrubs. While providing secluded areas of public space, these green spaces also significantly add to the street scene, each coming right up the road and creating attractive green breaks in the built environment, and allowing access to views.

In Rosemundy, Polbreen, and to the west and north of Churchtown the back plots and the remnant mining and smallholding landscape are remarkably green, enclosed and intimate, with hedgerows dominant. These areas still have an almost immediate relationship with the open fields beyond, despite the spread of late 20th century housing.

6 Industrial significance

St Agnes' contribution to the history of mining in Cornwall is central in terms of age, continuity and technical innovation, with the huge complexes of Blue Hills and Royal Polberro Consuls proving longstanding and relatively stable for a significant period of time. The village itself is significant not only in the way it developed in response to the industrial activities around, but in the way that it was shaped, contained and defined by that activity, especially by West Kitty to the west, Wheal Friendly to the north and Gooninnis Mine to the south-east, as well as the more centrally located Wheal Harriet. While this is true of many similar industrial settlements in

Cornwall, few have such a dramatic and ongoing relationship between topography, industrial history and settlement development.

St Agnes has a much wider significance because of its association with those other activities beyond mining which influenced its development, some related to the main activity such as milling, smelting and iron founding, but mostly because of the harbour-related activities around Trevaunance, not all of it related to the local mining industry. Detailed examination of this lies outside the scope of this report, but the money, management, and many of the personnel involved in the harbour lived in and worked in St Agnes, contributing to local character.

As a settlement it was partly 'industrial' - industrial activity certainly took place in and around the built-up area - but the heart of St Agnes was, as it visibly remains, commercial, administrative and genteel; the mine workers in particular tended to live in the outlying hamlets.

St Agnes has significance as one of a number of Cornish industrial settlements that stand partway between being villages and 'proper' towns and where some element of planning and control can be seen on the ground, although as yet insufficient research has been done to trace the development in the written records. The role of the Tonkin family was clearly crucial in the 17th century, the period when St Agnes grew beyond simply being a collection of small hamlets and a churchtown. This was when the harbour was first developed, and a market first created and perhaps laid out - there is a clear attempt at urban scale and character in the core, which may have a planned element. The 17th century development of many of the main industrial centres in Cornwall, especially west Cornwall, is a major area of significant research potential. Many historic boroughs and towns in the county were little bigger, and indeed sometimes smaller, than these intermediate places (see, for instance, similar assessment of the size and role of Chacewater, St Day and St Just).

This progress towards being a town was also an element in the character of 19th century St Agnes, which provides a significant comparative example with similar churchtown and/or harbour settlements that did achieve urban status in the same period (Camborne, Newquay). The question remains a live one in St Agnes, with the local community deciding again in recent years (2000) to remain as a village rather than take on the status of a town.

7 Designations (Fig 4)

7.1 Scheduled monuments

There are no scheduled monuments in the study area.

7.2 Historic buildings

There are 56 listed buildings in St Agnes, of which 55 are Grade II and one, the Church of St Agnes, is Grade II*.

7.3 Area designations

7.3.1 Conservation areas

The conservation area was designated in 1987 and covers the central core of St Agnes as far as Polbreen Lane in the south-west, and Peterville to the east.

7.3.2 Other designations

(All policy numbers refer to Carrick District Wide Local Plan adopted April 1998)

The Trevaunance Cove area lies in an Area of Outstanding Natural Beauty (AONB), which extends to both west and east forming a coastal zone (Policies 3AD, 4O, 4R, 6E). This area is also designated as an Area of Great Scientific Value (Policy 3H). An Area of Great Historic Value (Policy 4Y) also runs to the north and east of the settlement (Policy 4Y).

St Agnes itself is defined within a settlement boundary (Policies 6A, 6D, 6E, 11AA).

There are two areas of Protected Open Space (Policy 10D) within St Agnes, adjacent to the Junior and Infant School and the graveyard to the west of the church off British Road.

8 Current issues and forces for change

The St Agnes Harbour Trust, formed to re-establish a harbour at Trevaunance Cove, to provide a new economic and community focus, appears (September 2002) to have abandoned its plans. Should this initiative be re-established, albeit outside the study area, then it should be co-ordinated with promotion in the village.

The quality of the fine streetscape is severely compromised by the amount of traffic and traffic management engineering and signs; the one-way system exacerbates this and results in traffic speeding down Town Hill. Signs in general are too dominant in Churchtown and Peterville - the latter area in particular is overwhelmed by a superabundance of both traffic and commercial signs.

In such a fine setting as St Agnes, the whole question of streetscape, street and traffic management takes on greater significance, especially since, by and large, management of the historic built fabric is relatively well-provided for already. The importance of historic surfacing, the adverse impact of signs, roundabouts, street markings and other ephemera are issues that need to be addressed. What could be an interesting sequence of 'urban' spaces (Vicarage Road/Goonvean Road junction, Vicarage shopping area, the area around the Miner's Institute, Rosemundy, and above all Peterville), are presently treated simply as road junctions with little apparent thought given to streetscape value.

The degree of careful management of historic buildings that shows most clearly in Churchtown needs to be extended to other areas – the shops at Vicarage and along Vicarage Road would benefit from co-ordinated attempts to improve the quality of frontages, and to remove existing details not in keeping with the high quality of the historic environment.

Because of the topographical characteristics of the settlement, and the high degree of permeability and public access within and through St Agnes, there are few buildings or sites which are not to some extent visible to the public realm, or impact on nearer or farther views of the place and upon its historic character. Roofs, rear and side elevations, back land developments, extensions into rear plots all, therefore, tend to have more impact than they might elsewhere. Combined with the very high quality of the built and natural historic environment, this places a very high premium on good quality of design, materials, and consideration of impact of any development in and around the village, both within and outside the conservation area.

The need to provide for further housing and community facilities in and around St Agnes will inevitably lead to some conflict with the overriding importance of open space and undeveloped land within and immediately adjacent to the settlement core areas. These have already to some extent been protected in individual case histories, but the unique and central role they play in defining the special character of the settlement and conservation area and the need to protect them cannot be overemphasised.

In historical and archaeological terms, the remnant mining landscapes are important as integrated wholes – mere concentration on obvious 'monuments' like chimneys at the expense of the outbuildings, walls, dumps, shafts, cottages, count houses, tracks, leats and interweaving field systems removes much, if not most of their true significance. This is a particularly live issue in St Agnes, where much within the village has already been developed for housing (without always proper archaeological investigation or recording), and where the location, history and scale of the works are critical to an understanding of and a definition of the special character of the historic settlement.

9 Recommendations

9.1 Historic areas

To incorporate the full area of special architectural or historical importance in and around St Agnes, the conservation area could justifiably be extended in a number of areas (see Fig 4).

Firstly, to link Rosemundy to Peterville, including land off British Road. This may create a ‘doughnut’, which may be considered undesirable and therefore the housing in Castle Meadows could legitimately be included within the conservation area, as being part of a much wider historic environment, and as any action here clearly impacts upon the conservation area. In any event, the remnants of the historical settlement pattern and associated mining remains (leats) in Rosemundy should be included within the conservation area boundary. Rosemundy House and grounds and environs should also be included.

Secondly, to extend the boundary to the south in Vicarage Road to include the important remnant mining landscape and small-holding pattern in and around Polbreen Lane and the cemetery, and, thirdly, to include buildings and structures to the north of Churchtown in and around West Kitty.

Recommendation 1: Conservation area extension

Extend the conservation area; suggested boundaries are described above, and shown in Figure 4.

Reason: To recognise the full extent of the areas of special architectural and historic importance in St Agnes, 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, which will subsequently guide proposals for the area’s preservation and enhancement.

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.

Like all settlements that form areas of historical interest, St Agnes is under threat from the damage wrought by incremental changes, from window replacements to demolition of front walls for parking areas. The walls in St Agnes are of particular importance, many being the remnants of mining boundaries, and these should be protected as much as reasonably possible. Also of note are some of the now redundant shop fronts in Vicarage Road, where changes of use from shops and cafes to residential use may threaten their survival. Article 4 Directions are the most appropriate method to exercise control over such alterations that might otherwise be lacking.

Recommendation 3: Article 4 Directions (buildings)

Article 4 Directions to control demolition and alterations to individual houses, to prevent the loss of such features as unlisted shop fronts, especially when now in residential use, and to prevent demolition of free-standing outbuildings.

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

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 St Agnes against inappropriate incremental alterations and demolition.

Recommendation 5: Historic Parks and Gardens

Undertake a survey of St Agnes and surrounding area to see if any of the historic gardens, parklands or ornamental landscapes merit inclusion in either the statutory Register of Historic Gardens and Parks, or in the Cornwall County or local lists (local plan policy 4XA). Such a survey could look at the grounds of Rosemundy House and other properties on the Rosemundy Valley, Coulterville House/The Castle and neighbourhood, the Vicarage and adjoining properties, the Methodist Chapel and, outside the study area, the site of Trevaunance Manor and Deer Park, as well as other sites in and around the village.

Reason: To strengthen existing national and local plan policies, to recognise and protect a critical element of the historic character of St Agnes, to promote policies for management and enhancement.

9.2 Historic buildings

There are surprising omissions from the statutory list of what are clearly old structures in Churchtown [29][30][31][33]. In Peterville, the interesting pair of halfhouses [135] and the earlier adjacent cottage [136] are unusual examples in this location and worthy of further investigation.

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 overall interest of St Agnes historical built fabric is high, whether buildings or other structures, especially walls. A list of locally significant structures of architectural and/or historical interest to cover those not already statutorily listed is a high priority.

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 village and guide development and promote change that will preserve and enhance the character of the village.

9.3 Policy and management

Recommendation 8: Design guidance

Produce site-specific design guidance based on a detailed audit of materials, designs, details and character, both of standing buildings and of street paving materials. Separate guidance is required for shop fronts.

Reason: In order to build on the expertise already demonstrated, and guidance on general principles already produced, and to preserve and enhance the special character of St Agnes, and promote change that will preserve and enhance the character of the village.

Recommendation 9: Restoration/enhancement schemes

Focus restoration/enhancement schemes on some of St Agnes's important focal points, for example, the closing buildings to vistas, as along Vicarage Road and Churchtown; and the buildings around focal points like the old market core.

Reason: To recognise and enhance the importance of focal points in the development of St Agnes's townscape.

Recommendation 10: Shops, shop fronts and advertisement strategy

Develop a co-ordinated policy for the conversion, restoration, retention and/or re-use of shops and shop fronts in St Agnes, coupled with an extensive programme of shop front restoration and/or improvement. Presented as Supplementary Planning Guidance, this could also provide advice and offer some measure of control over the painting of commercial buildings, and the design, scale and impact of applied advertisements. Special advertisement controls may be appropriate.

Reason: To preserve and enhance this most important element of the special character and appearance of the conservation area, enrich the character of the existing townscape, and act as a catalyst for drawing down regeneration grants funding and other linked schemes in the village.

Recommendation 11: Traffic management

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

Reason: To develop revised schemes which lessen the impact on the built environment and historic character of the road and traffic management regime. All such schemes to be informed by surrounding historic character.

Recommendation 12: Streetscape design

Undertake a full survey of the existing traffic, informational and commercial signage (with a view to consolidation and site sharing where possible), street lighting, pavement design and surfacing within St Agnes, and produce new design criteria with special reference to strengthening local identities and spatial qualities.

Reason: To improve the setting of the historical environment and reduce clutter, ensuring that streetscape, signs and spatial character make reference and be sensitive to the surroundings, particularly where these are of high historic and architectural value.

Recommendation 13: Archaeology

Undertake a full survey of archaeological potential in St Agnes and the surrounding area to give weight to Local Plan policies, ensuring that proper investigation of archaeological potential and recording of archaeologically sensitive sites is carried out before development commences.

Reason: To comply with and strengthen existing Local Plan commitments to prevent proposals that would harm the archaeological heritage of the village and mining remains in general, and thereby preserve the special character of St Agnes.

Recommendation 14: Derelict land

Base proposals affecting the areas of derelict land that surround and permeate St Agnes on a thorough understanding of the unique historical and archaeological importance of

the sites themselves, and also of their value to the setting of the settlement. Conserve surviving historic fabric and landscape. Draw up identification, procedural and management agreements clearly laying out the roles and responsibilities of owners, developers and local authorities.

Reason: To ensure that the sites retain both their historical relevance to St Agnes and Cornwall, and their own archaeological and historical integrity.

Recommendation 15: Back-lands, rear courts and lanes

Recognise the importance to historic character of back-land areas, rear courts and lanes of St Agnes, enhance their informal qualities, at the same time preserve the important buildings that survive.

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

Recommendation 16: Designation of special open areas

Identify and designate areas related to Local Plan policy 3D, within and around the village, together with management and enhancement proposals (similar designations identified as Open Areas of Local Significance are used in other local District Plans). The open areas and green spaces identified in various places in this report form a starting point for such a programme (including Rosemundy House grounds and other areas listed in Recommendation 5, Town Hill and Trevaunance Coombe, fields leading to St Agnes Beacon, immediately south of Polbreen/Penwinnick Road, land immediately to the east of Rosemundy including Gooninnis Mine and, and, in particular open land at Breannick/Coastguard Station/Castle Hill.

Reason: To retain both the discrete identity of St Agnes, the historic interest of its mining remains, and to manage and protect the setting of the conservation area, and to recognise the importance to character of the relationship of the built environment and remnant open areas of land.

Recommendation 17: Limit outskirts development

Limit or restrict development on the outskirts, particularly between St Agnes and Goonown and between St Agnes and Gooninnis/Presingoll, and to the west and north-west of West Wheal Kitty.

Reason: To retain both the discrete identity of St Agnes and the historic interest of its mining remains.

Recommendation 18: Trees

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

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

Recommendation 19: Landscaping policies

Develop a policy for landscaping treatment to address both hard and soft landscaping issues around St Agnes with the dual aims of maximising the potential of existing landscaping schemes of historical importance and of developing a consistent approach to future schemes.

Reason: To ensure that the existing landscaping is maintained and future schemes respect the historic grain of St Agnes.

Recommendation 20: Interpretation and Promotion

Further integrate and promote as a single package existing village trails and guides and other promotional initiatives, including the Trevaunance Harbour project, and develop partnerships with bodies like the National Trust, Trevithick Society etc. By going beyond promotional activity, and seeking to acquire, re-use, enhance and promote sites in St Agnes, the historic environment could be a stimulus to regeneration investment, and help develop completely new economic activities, such as specialist tourism.

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

Recommendation 21: Further study (1)

Further study to include adjoining areas outside the study areas, such as Goonown and Trevaunance, as well as the century mining sites and other historic landscapes (Wheal Kitty, Goonvrea, Bal, Trevaunance, Polberro etc).

Reason: To ensure a full and accurate record, and understanding of, the industrial settlements in this area in particular and Cornwall as a whole.

Recommendation 22: Further study (2)

Further study to research further some of the questions of the timing, scale and nature of smallholding development and its relationship to industry and the main settlement.

Reason: To further understanding of the historical development of St Agnes.

10 References

10.1 Primary Sources

1809 OS drawings

1835 Plan of Tin Bounds by Whitley

1841 Tithe Map

1870 Mining Map by Symons and Son

1879 OS 25 inch map

1907 OS 25 inch map

1946 RAF air photographs

Cornwall Sites and Monuments Record (computerised database of archaeological sites maintained by CCC Historic Environment Service)

10.2 Publications

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Benney C, n.d., *St Agnes Parish 1850-1920 A Photographic Record*, Benney & Diversions (Booksellers Ltd)

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Brown K & Acton B, 1994, *Exploring Cornish Mines*, Landfall

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Cornwall County Council, 1997, *Cornwall Structure Plan*

Carrick District Council, 1998, *Carrick District Wide Local Plan*

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Thomas H, 1896, *Cornish Mining Interviews*

Trounson J, 1980, *Mining in Cornwall Vol 2*, Dyllansow Truran

Appendix: Gazetteer of archaeological sites and historic buildings

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

Ref.	Street no.	Name	Road	Site type	Period	Status	SM or LB No	PRN
01		Outbuilding adj. No.8	Trevaunance Road	Outbuilding	1841-80			
02	8		Trevaunance Road	House	1908-46			
03	6		Trevaunance Road	House	1908-46			
04	4	Castle House	Trevaunance Road	House	1809-41	LB II	SW 75 SW 4/220	
05	2	The Vicarage	Trevaunance Road	Vicarage	1841-80	LB II	SW 75 SW 4/218	
06	14b		Churchtown	Bakery	1809-41			
07	3 – 9 (odd)		Trevaunance Road	House	1809-41	LB II	SW 75 SW 4/221	
08	1		Trevaunance Road	House	1908-46			
09		West Kitty		Mine	1863-1916			41345
10		Wall with building fragments	West Kitty	Wall with building fragments	C19			
11		Wall with building fragments	West Kitty	Wall with building fragments	C19			
12		The Vicarage - Gate piers and flanking walls	Trevaunance Road	Gate piers and flanking walls	1841-80	LB II	SW 75 SW 4/219	
13		West Kitty Cottage	West Kitty	House	1841-80			

Ref.	Street no.	Name	Road	Site type	Period	Status	SM or LB No	PRN
14		St Corran Cottage, Selwood Cottage	West Kitty	House	1809-41			
15		The Retreat, Wheal Rock	West Kitty	House	1809-41			
16		Adj. Wayside	West Kitty	House	1880-1908			
17		Wayside Cottages (formerly as Wayside and Tygwyn)		House	Pre-1809	LB II	SW 75 SW 4/210	
18		Bramble Cottage	West Kitty	House	C18	LB II	SW 75 SW 4/211	
19		Homeside	West Kitty	House	1908-46			
20		Valletta	West Kitty	House	1908-46			
21		Well	West Kitty	Well	1841-80			
22		Upton Cottage	West Kitty	House	1809-41			
23		Outbuilding adj Upton Cottage	West Kitty	Outbuilding	1880-1908			
24		Wall with building fragments adj Grey Cottage	West Kitty	Wall with building fragments	1880-1908			
25		Grey Cottage		House	1809-41			
26	1 and adj.		Churchtown	House & public conveniences	1908-46			
27	2	(Chygwins)	Churchtown	House, wall	C17	LB II	SW 75 SW 4/139	
28	4		Churchtown	House	1809-41			
29		The Ope	Churchtown	House	1809-41			

Ref.	Street no.	Name	Road	Site type	Period	Status	SM or LB No	PRN
30		Churchtown Stores		House	C18	LB II	SW 75 SW 4/140	
31	6 & 6a	The New Bouquet/Lee & Co	Churchtown	Shop	Early-Mid C19	LB II	SW 75 SW 4/141	
32	9		Churchtown	House	C18	LB II	SW 75 SW 4/142	
33	7 & 8		Churchtown	House	1880-1908			
34		Sunshine	Churchtown	House	C18	LB II	SW 75 SW 4/209	
35		Porthvean Hotel	Churchtown	Hotel	Pre-1809	LB II	SW 75 SW 4/143	19432
36		St Agnes Hotel	Churchtown	Hotel	C18	LB II	SW 75 SW 4/144	19433
37	12		Churchtown	House, shop	C18 –19	LB II	SW 75 SW 4/145	
38	13	Corner Cottage	Churchtown	House	C18	LB II	SW 75 SW 4/146	
39		Church of St Agnes	Churchtown	Parish Church	C15-19	LB II*	SW 75 SW 4/147	19409 ff
40		Cross at west end of St Agnes Church	Churchtown	Cross	EM, Pre- Conquest	LB II	SW 75 SW 4/148	19408
41		Wall and lychgate, Church of St Agnes	Churchtown	Wall, and lychgate	Late C19	LB II	SW 75 SW 4/149	
42		Boundary wall to east and south, Church of St Agnes	Churchtown	Boundary wall to east and south	1841-80			
43	15	Bank House	Churchtown	House	Pre-1809	LB II	SW 75 SW 4/150	
44	16		Churchtown	House and shop	Pre-1809			
45		Band room	Churchtown	Band room	1908-46			
46	18		Churchtown	Institute	1908-46			

Ref.	Street no.	Name	Road	Site type	Period	Status	SM or LB No	PRN
47		Paving	Churchtown	Paving	Pre-1809			
48	20 & 21		Churchtown	Shop	Early C19	LB II	SW 75 SW 4/152	
49			Churchtown	House	Pre-1809			
50	22 & 23, Post Office		Churchtown	Houses & Post Office	1809-41			
51		Cappaquin	Vicarage Road	House	1841-1908			
52		Walled garden opposite Opie's Cottage	Vicarage Road	Walled garden	1841-80			
53		Wall adj Cappaquin	Vicarage Road	Wall	1841-80			
54		Opie's Cottage	Vicarage Road	House	Pre-1809			
55	32 – 34 (cons)		Vicarage Road	Terrace (3), wall and gate pier	1809-41	LB II	SW 75 SW 4/247	
56	R/o 34		Vicarage Road	Outbuilding	1841-1946			
57	35		Vicarage Road	Manse (to Methodist chapel)	1809-41	LB II	SW 75 SW 4/246	
58	R/o 35	Outbuilding	Vicarage Road	Outbuilding	1809-41			
59	36–40 (cons)		Vicarage Road	House	1809-41			
	1 – 3 (cons)		Pengarth					
60	5 – 7 (cons)		Pengarth	House	1841-80			
61	8		Pengarth	House	1809-41			
	42–47 (cons)		Vicarage Road					
	1 – 3 (cons)		British Road					
62	4		Pengarth	House	1880-1908			

Ref.	Street no.	Name	Road	Site type	Period	Status	SM or LB No	PRN
63	52 & 53		Vicarage Road	House, cottage, wall	Late C18 or Early C19	LB II	SW 75 SW 4/ 243	
64	54		Vicarage Road	Smithy (now shop)	1880-1908			41392
65		Lychgate	Vicarage Road	Lychgate	1809-41	LB II	SW 75 SW 4/240	
66		Burial Ground	Vicarage Road	Burial Ground and walls	1809-41			
67		Letter Box	Vicarage Road	George VI Letter Box	1938-53			
68	55 – 61 (cons)		Vicarage Road	House	1809-41			
69	62		Vicarage Road	House	1809-41			
70		Tuckaway Cottage	Vicarage Road	House	1809-41	LB II	SW 75 SW 4/237	
71	65 & 66		Vicarage Road	House	1908-46			41377
72	67a, 67b		Vicarage Road	House	Pre-1809			
73	68		Vicarage Road	House	1908-46			
74		South End Cottage	Penwinnick Road	House	1880-1908			19437
75		Kilronan, Green Caps	Penwinnick Road	House	1908-46			19144
76		Cemetery Chapels, gate piers and gate	Penwinnick Road	Cemetery Chapels, gate piers and gate	1841-80	LB II	SW 75 SW 4/181	
77		Walls	Penwinnick Road	Walls to Chapels	1841-80	LB II	SW 75 SW 4/160	
78	1 & 2	Penwinnick Villas	Penwinnick Road	Houses	1841-80			
79		Rose and Coombe Cottages	Polbreen Lane	House	1809-41	LB II	SW 75 SW 4/208	
80		Enys Cottage	Goonvrea Road	House	1809-41			

Ref.	Street no.	Name	Road	Site type	Period	Status	SM or LB No	PRN
81		Stones adj Rose Cottage	Goonvrea Road	Stone	Early C19			
82	1, 3, 4		Vicarage Road	House	1809-41			
83	2		Vicarage Road	House, wall and gate pier	1809-41	LB II	SW 75 SW 4/238	
84	5		Vicarage Road	Shop	1926			
85		Polbreen Grove	Polbreen Lane	House	1908-46			
86		Walls to mine	Polbreen Lane	Walls	C19			
87		Langley Cottage	Polbreen Lane	House	1809-41			
88	1 – 3 (cons)		Polbreen Lane	House & shop	1841-80			
	6 – 9 (cons)		Vicarage Road					
89		The Railway Inn	Vicarage Road	Public House	1809-41	LB II	SW 75 SW 4/ 239	
90	11 – 13 (cons)		Vicarage Road	House	1809-41			
91	17 & 18	Parish Offices	Vicarage Road	Bank (now Parish Offices)	1880-1908			
92		Miners and Mechanics Institute	Vicarage Road	Institute, walls, gate piers and railings	1893	LB II	SW 75 SW 4/ 244	
93	19 – 21 (cons)		Vicarage Road	House	1880-1908			
94		St Agnes Meadery	Vicarage Road	Chapel (now restaurant)	1880-1908			
95	23 – 25 (cons)		Vicarage Road	House	Pre-1809			
96	26 – 31 (cons)		Vicarage Road	House	1880-1908			
97		The Church Hall	Vicarage Road	Church Hall	1880-1908	LB II	SW 75 SW 4/248	

Ref.	Street no.	Name	Road	Site type	Period	Status	SM or LB No	PRN
98	R/0 27	Former pumping engine house and chimney of West Kitty Mine	Vicarage Road	Engine house Chimney	C. 1889	LB II	SW 75 SW 4/212	
99		Former chimney of West Kitty Mine adj Trearran	Vicarage Road	Engine house Chimney	C. 1889	LB II	SW 75 SW 4/213	
100		Walls to former mine adj Trearran	Vicarage Road	Walls	1880-1908			
101	1 – 4 (cons)		Rosemundy Hill	House	1880-1908			
102	51		Rosemundy Hill	House	Pre-1809			
103	49 & 50		Rosemundy Hill	House	1809-41			
104	48		Rosemundy Hill	House	1880-1908			
105	44 – 47 (cons)		Rosemundy Hill	Row (4 cottages), wall	C18	LB II	SW 75 SW 4/204	
106	44-47 (cons)	Paving	Rosemundy Hill	Paving	C18			
107	43	Deep Dene	Rosemundy Hill	House	C18	LB II	SW 75 SW 4/202	
108		Rosemundy Cottage	Rosemundy Hill	House	C18	LB II	SW 75 SW 4/203	
109	41		Rosemundy	House	1908-46			
110	39 & 40		Rosemundy	House	1809-41			
111		Former New Connexion Methodist Chapel	Rosemundy Road	Methodist Chapel (now Hall)	Pre 1878			
112	36 – 38 (cons)		Rosemundy	House	1809-41			
113		Rosemundy Hotel	Rosemundy	House (now hotel)	C18	LB II	SW 75 SW 4/199	
114		Walls, Rosemundy House	Rosemundy	Walls	C18			

Ref.	Street no.	Name	Road	Site type	Period	Status	SM or LB No	PRN
115		Paving, Rosemundy House	Rosemundy	Paving	C18			
116	7		Rosemundy	House	1809-41	LB II	SW 75 SW 4/200	
117	8 & 10		Rosemundy	House	1880-1908			
118	9		Rosemundy	House	1809-41			
119	11, 12 & 14		Rosemundy	House	1809-41			
120	15 – 17 (cons)		Rosemundy	House	1809-41			
121		Rosemundy Villa		House	Mid-Late C19	LB II	SW 75 SW 4/201	
122		Adj Rosevean	Rosemundy	House	1880-1908			
123	21 – 25 (cons)		Rosemundy	House	1809-41			
124	Adj 25	Warehouse (now house)	Rosemundy	Warehouse (now house)	1841-80			
125	26 & 27		Rosemundy	House	1841-80			
126	Adj 10	Building fragments of cottages	Peterville	Building fragments of cottages	1809-41			
127	10		Peterville	Shop	1841-80			
128	33 &	Rosevean	Rosemundy	House	1880-1908			
129	28 –31 (cons)		Rosemundy	House	1809-41			
130	11		Peterville	Malt House	Pre-1809, with early C19 wing			41383
131	1 & 2	Water Lane Villas	Water Lane	House	1880-1908			
132		Fern Cottage, Goonbeck	Water Lane	House	1841-80			

Ref.	Street no.	Name	Road	Site type	Period	Status	SM or LB No	PRN
133		The Bungalow, Chyuounder	Water Lane	House	1908-46			
134		St Aubyns	B3285	House	1809-41			
135		Adj. Goonlaze Cottage	B3285	House	1809-41			
136		Goonlaze Cottage	B3285	House	Pre-1809			
137		Leats	Water Lane, Trevaunance	Leats	C19			
138	1-7 (cons)		Peterville Square	House and shops	1809-41			
139	1 & 2	Sunnyside Cottages	Wheal Kitty Lane	House	1809-41			
140		Mariposa, Penolva	Wheal Kitty Lane	House	1908-46			
141	8 & 9		Peterville Square	Malthouse (now houses)	1809-41			41384
142	12 & 13		Peterville Square	House	1809-41	LB II	SW 75 SW 4/187	
143		Garage (remains of Methodist Chapel)	Peterville Square	Chapel (now Garage), with fragments of chapel	C18 and C20			
144		Peterville Inn	Peterville Square	Public House	Pre-1809			
145	1 & 2	Gothic Cottages	Quay Road	House	1880-1908			
146	1 - 3 (cons)	Rose Cottages	Quay Road	House	1809-41			
147		Green Dolphin	Quay Road	House	1841-80			
148		Tre-Bon	Quay Road	House	1841-80			
149		Coronation Bungalow	Quay Road	House	1908-46			

Ref.	Street no.	Name	Road	Site type	Period	Status	SM or LB No	PRN
150		Heathside	Quay Road	House	1908-46			
151		Railings	Quay Road	Railings	Early C20			
152		Woodlands	Quay Road	House				
153		The Sanctuary (site of Foundry)	Quay Road	House				
154		The Sanctuary	Quay Road	Foundry (site of)	1809-41			41123
155		Glen Cottage	Quay Road	House	1809-41			
156	1 - 9 (cons)	Stippy-Stappy	Town Hill	Terrace, walls	1840s	LB II	SW 75 SW 4/215	
157		Grove Cottage	Town Hill	House, wall	1809-41	LB II	SW 75 SW 4/214	
158		Myrtle Cottage	Town Hill	House	1809-41			
159		Quarry	Town Hill	Quarry	1809-41			
160		Glenbuck	Town Hill	House	1880-1908			
161		Carn Cottage	Town Hill	House	1841-80			
162		Quarry	Town Hill	Quarry	C19			
163	14		Peterville Square	Smithy (now shop)	1841-80			41378
164	15 & 16		Peterville Square	House	1841-80			
165	4		British Road	House	1841-80			
166	5 - 8 (cons)		British Road	House	1880-1908			
167	9		British Road	House	1908-46			
168		York House	British Road	House	1880-1908			

Ref.	Street no.	Name	Road	Site type	Period	Status	SM or LB No	PRN
169	10		British Road	House (including front garden wall)	1809-41	LB II	SW 75 SW 4/130	
170	11 & 12		British Road	House (including front garden walls)	1841-80	LB II	SW 75 SW 4/130	
171	13 & 14		British Road	House	1841-80			
172		St Agnes School	British Road	School, wall, railing and gate	c.1874	LB II	SW 75 SW 4/131	
173		St Agnes School, Walls and railings	British Road	Walls and railings	1874			
174		The Castle	British Road	Games Room/belvedere, now house	1880-1908			
175		The Castle, Walls to kitchen garden	British Road	Walls to kitchen garden	1841-80			
176		The Coach House	British Road	Coach House	1880-1908	LB II	SW 75 SW 4/135	
177		The Coach House, Paving	British Road	Paving	1880-1908			
178		Castle Villa	British Road	House	1841-80	LB II	SW 75 SW 4/136	
179	16	Coulterville House	British Road	House	1841-80, later additions			
180	17 – 19		British Road	House	1809-41			
181	20 & 21		British Road	House	1841-80			
182	1 – 3 (cons)	Coastguard Cottages		Coastguard Station	1893	LB II	SW 75 SW 4/132	
183	1 – 3 (cons)	Coastguard Cottages		Wall, earth closet and wash house Coastguard Station	1893	LB II	SW 75 SW 4/133	

Ref.	Street no.	Name	Road	Site type	Period	Status	SM or LB No	PRN
184		Coastguards Rocket House		Rescue Equipment House Coastguard Station	1893	LB II	SW 75 SW 4/134	
185	23		British Road	House	1841-80			
186	24 & 25		British Road	House	1809-41			
187	26		British Road	House	1880-1908			
188	27		British Road	House	1880-1908			
189	Adj 28		British Road	Wall	C19			
190	28		British Road	House	1809-41			
191		War Memorial	British Road	War Memorial	Early C20	LB II	SW 75 SW 4/242	
192		Methodist Chapel	British Road	Nonconformist chapel	1860	LB II	SW 75 SW 4/241	
193		Steps to Coastguard Cottages	Town Hill	Steps	1893			
194		Town Hill	Town Hill	Embanked road	1841-80			
195	1 – 4 (cons)		Beaconsfield Place	Houses	1908-46			
196		Market house (site of)	Churchtown	Market house (site of)	1706 - late C19			19431
197	41 & 41a		Vicarage Road	Shop	1809-41	LB II	SW 75 SW 4/245	
198	50 & 51		Vicarage Road	Shop	1809-41			
199		Wheal Harriet (site of)	British Road	Mine (Documentary)	PM			41350
200		Boundary stones, possibly in connection with foundry [154]	Quay Road	Boundary stones	C19			

Ref.	Street no.	Name	Road	Site type	Period	Status	SM or LB No	PRN
201		Milestone	Penwinnick Road	Milestone	C19			
202		Paving	Churchtown	Paving	C18/C19			
203	4	Outbuilding	Trevaunance Road	Outbuilding	1841-80			
204		Rosewood	West Kitty	House	Pre-1809			
205		House adj. The Ope	Churchtown	House	1809-41			
206		Old Church Hall	Churchtown	Hall	1841-80			
207	3		Churchtown	shop	1906-46			
208		Polbreen House	Polbreen Lane	House	1809-41			
209		Sundew Cottage/April Cottage	Polbreen Lane	House	1809-41			
210		The Old Farmhouse	Lawrence Road	House	1809-41			
211		Skiddy Widden & outbuilding	Goonvrea Road	House	1880-1906			
212		Dorcas's Shaft	Polbreen Lane	Mine shaft	C18/C19			
213		Site of Polbreen Mine	Polbreen Lane	Mine (site of)	C18/C19			
214		Mine outbuildings (West Kitty)	Vicarage Road	Mine outbuildings	1880-1906			
215		West Kitty Mine (site of)	Vicarage Road	Mine (site of)	1880-1906			
216	5		Rosemundy Hill	House	1841-80			



Figure 5 The setting of St Agnes has an unrivalled picturesque quality: the dramatic scale of the Trevaunance Valley with its dense tree cover; the stepped roofs of Stippy Stappy [156]; above all the beacon-like spire of the church [39] focused on which are the intimate streets of the churchtown, as well the wider landscape.



Figure 6 Churchtown has an exceptional sense of place - scale, enclosure, spatial interest, quality materials and buildings - although not without pressure from traffic, parking and inappropriate alterations. The grand hotels in particular give a sense of scale and size which points to a recurring historical theme – the appearance and function of a town in what was always, legally, a village. *Churchtown from the south; cobbled paving [47] older than the late 19th century shopfront [44].*



Figure 7 *Peterville from the north-west (Town Hill [144][143][14-16]).* St Agnes is a conglomerate of formerly separate hamlets, often still separated from each other by open spaces, remnant farmland, old mine workings etc. Each hamlet retains a distinctive flavour – Peterville was an old industrial quarter, now given over to tourism and signposts.



Figure 8 St Agnes has many prominent buildings and landmarks – church spire, chapel, and pervading all the remains of the mining that created the place. *West Wheel Kitty [98], Vicarage Road shaft, from West Kitty Lane.*



Figure 9 Trees and greenery dominate wider views with their backdrop of the dramatic coastal scenery of valley, with mine waste and the moorlands beyond. *Looking east down Town Hill towards Trevaunance Coombe and Wheal Kitty.*



Figure 10 Even the 'urban core' and focal buildings are framed by mature trees, gardens and open spaces. *Left: the spire of the church [39] from Trevaunance Road; right: the Methodist Church [192] from the north.*