

# **Cornwall Industrial Settlements Initiative**

## **ST CLEER**

### **(Caradon/Liskeard Area)**





# CORNWALL INDUSTRIAL SETTLEMENTS INITIATIVE

## Conservation Area Partnership

<b>Name:</b>	ST CLEER	<b>Study Area:</b>	Caradon/Liskeard
<b>Council:</b>	Caradon District Council	<b>NGR:</b>	SX 24876 68189 (centre)
<b>Location:</b>	3 miles north east of Liskeard	<b>Existing CA?</b>	No
<b>Main period of industrial settlement growth:</b>	1845-80	<b>Main industry:</b>	Tin and copper mining. Granite quarrying.

### Industrial history and significance

St Cleer developed from a simple churchtown into a sizeable settlement in direct response to the growth in industry on Bodmin Moor. In the 1850s there were some 4,000 miners working the South Caradon lodes. Rather than setting up home on the inhospitable high land and slopes the miners took lodgings in the more sheltered villages fringing the moorland. St Cleer would initially have been chosen due to the availability of lodgings in the existing houses, then as the fortunes of the mines and quarries became more certain, speculative and piecemeal housing developed, while St Cleer (unlike the adjoining industrial villages) alone developed as a proto-market centre, with a commensurate range of buildings and functions (market house, pubs, chapels, the working men's club, police station).

### Other comments

Much housing was built in St Cleer in the 1960s and early 1970s, and this has had a significant impact on the overall quality of the village. This said, the majority of the development is away from the historic core, and so to a certain extent the historic character still remains.

This character is currently at risk however from the insidious effects of inappropriate and poorly detailed alterations.

### Recommendations

#### Historic Areas

- Designate conservation area
- Prepare a full CA appraisal
- Designate OALS together with management and enhancement proposals
- Article 4 Directions to control alteration and partial demolition of walls in CA
- Article 4 Directions to control PD on single dwelling houses and alteration and partial demolition of small buildings in CA

#### Historic buildings

- Revise Statutory List
- Prepare list of locally significant buildings

### **Policy and management**

- A full survey of archaeological potential
- Limit or restrict development within the village development limit
- Recognise back-land areas and rear lanes as an important aspect of St Cleer's character
- Set up village trails, guides and other promotional initiatives
- Further study to promote other aspects of St Cleer's history, in particular the development of the railway, St Cleer's religious history and the history of the area around Ramsland.
- Site-specific design guidance for the village.
- Full survey of existing trees and ornamental landscapes with appropriate protection measures
- Restoration and enhancement schemes to enhance some of St Cleer's important focal points.

**Conservation Area Partnership**

**Cornwall Industrial Settlements Initiative**

**ST CLEER**

(Caradon/Liskeard)

Bridget Gillard, Historic Environment Service

And

The Cahill Partnership

2004

Report No: 2004R096

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**Front cover illustration:** St Cleer from the air (HES – F64/P26)

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## Abbreviations in main text

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

# **1 Introduction**

## **1.1 Background**

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

## **1.2 Project Aims**

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

A bid is being prepared for submission to UNESCO by February 2005 (for inscription in June 2006). The bid areas will include the full range of 18<sup>th</sup>-20<sup>th</sup> century mining landscape components, including the settlements that were created or rapidly expanded as a result of mining and its associated industries. All mining settlements are of significance to the World Heritage Site Bid - those that fall within the final Bid areas will be covered by the WHS Management Plan, while those that fall outside these areas will form part of the context for the World Heritage Site and will need to be sensitively managed in the light of this.

## **1.3 Project methodology**

The methodology involved historical research, followed by a site visit(s). For the historical research, a date range of 1750 to 1945 was chosen, as this represented the period of industrial growth and decline in Cornwall. Archaeological and historical sources housed at CCC (see Section 11.1) were consulted, together with Listed Building data supplied by the District Councils. Using this information, Ordnance Survey base maps were hand coloured to show: the different phases of historical development; surviving historic components from each development phase; archaeological sites, key historic buildings, and statutory designations. These maps (which formed the basis for Figures 2-4), together with copies of the primary sources consulted, were bound into a folder for each settlement, for use during site visits.

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

## **1.4 Date of Assessment**

**St Cleer was assessed as part of CISI during Summer 2002**

## **2 Location and setting**

### **2.1 Geographical location**

St Cleer is located approximately three miles to the north of Liskeard. St Cleer gives its name to the parish in which it lies (see Figure 1).

### **2.2 Landscape setting**

The village lies on the upper northern slopes of a hill just south of Bodmin Moor. The southern edge of the settlement spreads to the hill's summit at 222m and from this point one looks out over miles of gently sloping farmland towards the coast. Similar views are afforded to the east towards Devon. To the west the land remains high, and is also of an agricultural nature, dropping down eventually to the valley of the River Fowey. The most dramatic landscape lies to the north where the marginal fields with dry stone wall boundaries block the horizon and to the north-east the impressive mass of Caradon Hill rises to a height of 369m.

## **3 History and physical development (Fig 2)**

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

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

### **3.1 Pre-1809**

#### **3.1.1 Economic activity**

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

The medieval stannary of Foweymore (Bodmin Moor) was a major tin producing area, with coinage towns at Lostwithiel and Liskeard, but by the 15th century, it was in decline, both relative to other areas, and in absolute terms, although there were still substantial areas of production - the huge 1.5 km long Gonamena stream works south-east of Minions worked throughout the period, by the time of its early 19th century closure having produced over 4,000,000 tons of material and extracted 15,000 tons of black tin. The stream works at Trewalla dates from the early sixteenth century and a stamping site was recorded at Craddock Mill in 1513. This could be on the site close to Trewalla Farm, which was abandoned by 1748. All of the local stream valleys were historically exploited a much for stamping and milling as for stream working itself – not least the Seaton valley overlooking which was St Cleer churchtown itself.

By the end of the sixteenth century surface deposits were beginning to run out and underground mining had begun. This was fairly small scale at first due to the additional costs of access, drainage and haulage. In 1617 reference was made to tin working at

‘Newland Streme’ north-east of Minions and in 1691 to a mine at Happy Chance or Newland Lane End.

In the 1720s a Newcomen engine, the first steam engine erected in East Cornwall, was installed at the Cheesewring about a mile north of Minions at what was then known as Stowes Mine. By 1804 between ten and twelve stamping mills were operational there, and other mines working the Stowes Lode included Clanacombe and Newland mines.

In addition to tin the other important resource in the area was granite. This had been exploited in the form of moorstone (surface boulders) since the Bronze Age for field walls, round houses, funerary and ritual monuments, and quern stones for grinding corn. By 1800, specialist stone cutters leased the right to work certain areas of the moor and cut stone for millstones, cider mills and presses, chimneys, windows, etc., and the first of a series of small quarries (as opposed to moorstone workings) were beginning to open up.

### **3.1.2 Extent of settlement**

Of all the small settlements that form the Minions/Caradon Hill group, St Cleer is unique – the others either came into existence entirely as a result of the mid 19<sup>th</sup> century industrial development, or else were small and relatively anonymous hamlets. St Cleer, in contrast, was an ancient and well established, if still small, nucleated settlement – nearby prehistoric remains (Trethewy Quoit) and early medieval sites (Doniert Stone) indicate ancient settlement in the immediate context.

It served as the cultural, ecclesiastical and administrative focus of a large parish; as one of the surrounding ring of churchtowns around the Moors, it would have played an important part in the servicing, administration and housing for the seasonal exploitation of the area for both minerals and agriculture, and even for those nearby industrial villages that grew up in other parishes (Linkinhorne and St Ive) St Cleer was a natural focus rather than their own more distant churchtowns.

Although not recorded in Domesday, the church contains Norman remains, but the majority of the surviving fabric dates from the fifteenth century, as does the widely renowned holy well to the north east of the church along Well Lane. The form of the well building suggests it was used as an immersion pool; associated is a large Latin cross dating from the same period.

St Cleer, both the churchtown and its immediately surrounding agricultural ‘manors’, were favoured residences for many of the principal residents of nearby Liskeard from the 15<sup>th</sup> century onwards, and there are records of absorption of parts of the parish into the Borough boundaries of Liskeard over as long a period. This close connection probably accounts as much for the level of development in St Cleer by 1809 as does industrial activity on the moors. Certainly there were many large houses in the surrounding area, and within the churchtown two of the most notable structures both date from the late seventeenth century - the vicarage on the north western side of the church and Jasper Farmhouse to the north east.

By 1809, well before the major industrial development occurred, the four roads leading into and running around the churchyard were already all built up to some extent along their length – most densely to the east, where encroachment on the churchyard seems to have taken place, and to the south-east with a notable cluster of buildings (on the south side of Tremar lane). To the south of the church was the building which became the Sportsman Arms, which served the dual purpose of public house and detention centre for the disorderly before the police house was built. To the north and west was a less dense scatter of larger buildings including the vicarage and grounds.

## 3.2 1809-42

*'We are also informed that a rich copper lode has been discovered (and is now working) on Caradon Hills, just East of Linkinborne ....It is our opinion that this area ...hitherto but little explored except by the ancients...will ultimately become the seat of mining in the county'. Mining Intelligence, West Briton, 25/11/1836.*

### 3.2.1 Economic activity

In the early nineteenth century Ennor, a miner working for the Plymouth and Devonport Adventurers developed an adit on Caradon Hill in an area thought to contain copper. Further trials, funded by Liskeard based financial interests, allowed Captain James Clymo and the Kittow family, who acquired the lease in 1833, to strike the main lode; within a few months the shares were worth £2,000, and the South Caradon mine unusually remained in the control of the original miners, who were by now very wealthy.

The discoveries on Caradon Hill prompted large numbers of adventurers to take up sets on what they believed to be extensions of the lode. Some of these speculations were more successful than others - the mines closest to St Cleer itself (St Cleer Consols/Caradon United) were not amongst the more successful, but others did develop on a huge scale. West Caradon was one of the more profitable ventures where work was first recorded in 1837, and the mine rapidly expanded.

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

### 3.2.2 Extent of settlement

The 1842 Tithe map shows that the churchtown had hardly changed from the 1809 extent – apart from the development of the block of land east of the churchyard, and north of Tremar lane – but this does not, of course, reflect the increased density of occupation that undoubtedly took place in the earliest stages of the development of the area. The new workforce, as well as incorporating local people, was swelled by large numbers of men, women and children who were leaving Gwennap and St Austell, where copper mining was in decline. To begin with the men came on their own and lodged in the nearby villages, set up camps or slept in barns. These camps and temporary residences have left no archaeological record. Once joined by their families the miners lodged in existing cottages. Eventually, however, the existing accommodation was to prove inadequate, *'a great demand was created for labourers, the population of the district suddenly and largely increased, the house accommodation proved very insufficient, small cottages and single rooms became frightfully crowded: fever and immorality were the natural consequences'*, Allen, 1856.

## 3.3 1841-1883

*'Our path had been gradually rising all the way from St Clare's Well: and, when we left Trethevey Stone, we still continued to ascend, proceeding along the tram-way leading to the Caradon Mine. Soon the scene presented another abrupt and extraordinary change. We had been walking hitherto amid almost invariable silence and solitude: but now, with each succeeding minute, strange, mingled, unintermitting noises began to grow louder and louder around us.....All about us monstrous wheels were turning slowly: machinery was clanking and groaning in the hoarsest discords: invisible waters were pouring onward with a rushing sound: high above our heads, on skeleton platforms, iron chairs clattered fast and fiercely over iron pulleys, and huge steam pumps, puffed and gasped....men women and children were breaking and washing ore in a perfect marsh of copper-coloured mud and copper-coloured water. We had penetrated to the very centre of the noise, the bustle and the population on the surface of a great mine.'* Wilkie Collins, 1851.

### **3.3.1 Economic activity**

By the early 1840s 4,000 tons of copper ore were being produced annually from the eleven lodes around Caradon Hill. By the late 1840s there were nearly 4,000 miners working in the district. During the years 1845 – 64 output rose further - in 1855 600 people were working at South Caradon alone as both the mine and associated works expanded - in the Seaton Valley there was a changing house, barber's shop, wash house and tool house.

Due to the great productivity at South Caradon the continuation of its lodes were explored at Gonamena, New West Caradon, Craddock Moor and East Wheal Agar. Most of these ventures remained on a small scale, only Craddock Moor was larger and in 1862 250 were working the mine.

It was not only the Caradon Hill mines which saw an increase in activity during the mid nineteenth century. In 1843 Clanacombe mine was renamed Wheal Phoenix and a new company formed by Captain James Seccombe. By 1848 copper ore sales had began and by 1851 there was a workforce of 132. In 1852 rich copper reserves were discovered and for the next ten years Phoenix rivalled South Caradon as one of Cornwall's greatest copper mines. By 1860 there were 36 heads of stamps.

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

Due to its size South Caradon was able to weather the recession more successfully than its neighbours, but it too was hit profoundly by the slump. The rise in output could not be matched by a rise in income and in 1866 the miners decided to strike. The strike collapsed after it was met with resistance by the owners and the men were forced to accept new conditions. In 1873 there was a brief rise in the price of copper. The annual output at South Caradon was still 5,000 tons, but it was becoming increasingly difficult to pay dividends

In contrast, at Wheal Phoenix, William West re-equipped the mine to produce tin. By 1865 there were 320 men, 60 women and 80 boys employed by the mine, and by 1869 the workforce rose to nearly 600, and in 1870 the mine had 144 heads of stamps.

The success of the mines in the Minions area and on Caradon Hill during this period was greatly assisted by the expansion of the Liskeard and Caradon Railway. In 1842 a group of mine owners commissioned a survey to assess the feasibility of a rail link between the Caradon Mines, the Cheesewring Quarry and Liskeard Canal. By 1846 a line was in place between South Caradon and Moorswater and a separate line to the quarry in the north was connected by an incline at Gonamena. The line was immediately profitable. In 1858 the Cheesewring Granite Company Limited extended the line up to Kilmar and a tramway joined the lines to Phoenix mines and the railhead in the area that became Minions. By 1869 a branch line was constructed to the mines at Phoenix United replacing the original tramway. In 1877 the line was extended around Caradon Hill to Minions allowing the closure of the Gonamena incline and improved access for the Cheesewring Quarries and the Phoenix Mines.

The quarry at Cheesewring was first leased from the Duchy of Cornwall in 1845 by Trethewey, Clogg and Company. The output in 1858 had reached 111,274 tons. By 1868

Cheesewring and its neighbouring quarries were employing 240 workers and 40 masons at a finishing yard at Moorswater. The quarries greatly supported the newly arrived railway. Further quarries in the area included Caradon Quarry and Goldiggings Quarry.

### 3.3.2 Extent of settlement

The census figures of the time show how significantly the population of St Cleer increased. Between 1841-1851 the population of St Cleer parish rose 66%, and by 1841-61 the population had risen by 400%. The census figures also indicate what proportion of the population worked in the mines. In 1841 29.7% of male workers were miners, this rose to 55.2% in 1851 and 63.1% in 1871. Similarly the mines were also significant employers of the women in the parish. In 1841 16.7% of the women worked in mining rising to 31.3% in 1871.

St Cleer developed partly to accommodate the miners and their families, with cottage rows to the south of the church along Welsby Terrace and Fore Street, east along Tremar Lane and to the north east along Well Lane. Bible Christian and United Methodist chapels appeared in St Cleer to serve this industrial population, as they did in many of the surrounding villages.

But St Cleer was much more than just a residential industrial settlement, and there are much more complicated strands to its settlement development.

St Cleer churchtown retained its significance as the service and marketing centre for a wide area. A public unconsecrated cemetery with mortuary chapel was built north of churchtown in 1867 to serve the scattered non-conformist communities; as early as 1848 there was a Sunday School, a library, an Association for the Dissemination of Knowledge and an amateur brass band. Following the Education Act of 1870 a school was established in Well Lane. Despite the calls for temperance from the Methodists a number of public houses were established including Homecroft in Welsby Terrace, the Stag Hotel and the Market Hotel.

A contemporary commentator observed that *'some... evils have been partially corrected, new cottages and meeting houses have sprung up... shops have been improved and schools established'* and in 1859 St Cleer had the first purpose-built rural police station in the area.

The commercial development of the village included in the 1870s a smithy, a post office, a range of traders including a tailor, seven grocer/drapers, three millers, a blacksmith, three wheelwrights, three shoemakers, a butcher, shopkeepers and, most significantly, a market and market house. The St Cleer area was a major stronghold in the south-west of the Co-operative movement – partly a function of its proximity to Plymouth, a significant national centre for the movement; St Cleer, Tremar, Darite all had 'philanthropic' stores by the 1870s.

Much of the development of St Cleer churchtown was only indirectly due to the industrial development in the area. Trade directories throughout the 19<sup>th</sup> century show that the local farming community remained the largest single group of traders and businessmen in the area, although they undoubtedly thrived because of increased local demand for produce.

Not the least significant influence, although difficult to quantify, was St Cleer's historically close relationship with Liskeard, itself undergoing a major revival in the mid 19<sup>th</sup> century based on both industrial and agricultural growth. There were physical and economic links (the Borough waterworks were established on St Cleer Downs in 1867) and social and religious ones – Liskeard was a centre of non-conformist activity in the 18<sup>th</sup> century, several of its prominent citizens and supporters of the Wesleys were actually resident in St Cleer, so that even the extent of local non-conformism is only partly due to industrialisation.

Liskeard was a favoured professional and residential centre, and this was also reflected in the community in St Cleer, where local residents included professional men, schoolmasters, mine managers and agents, while the surrounding countryside, beside the farmers, was the almost exclusive preserve of clerical gentry, no less than six of the local estates/manors owned and lived in by clerics from both Cornish and nearby Devon parishes. The Trade directories of the time give little indication, indeed, that St Cleer was an industrial settlement at all.

### **3.4 1883-1907**

*Mr May is instructed by the Directors of the South Caradon Mine (Limited) to OFFER FOR SALE BY AUCTION in one lot, at the auction mart, Tokenhouse Yard, in the City of London, on WEDNESDAY, 9<sup>th</sup> September, 1885, at two in the afternoon precisely, the whole of the valuable MINING PLANT, MACHINERY AND STORES of the South Caradon Mine (Limited), all in good working order and condition.* – Mining Journal, September, 1885.

*'A lot of the men went abroad. My father went to Africa, to the goldmines. You see, all mines stopped, there was nothin' 'ere and a lot of them went abroad'* oral history from Minions - CAU 1993.

#### **3.4.1 Economic activity**

The 1880s saw large scale reinvestment in South Caradon with a limited company formed in May 1883 to take over the assets and raise new capital. Under South Caradon Limited the workforce grew from 300 to 400, as new lodes were explored as the older parts were now almost worked out. As the running costs of the mine became excessive it was obvious there was no longer the capital to keep the mine in production. At the end of 1885 the mine was closed and its machinery advertised for sale, although by 1889 following a rise in the price of copper a new company was formed to work the South Caradon, East Caradon and Glasgow Caradon setts. Despite the fact the price of copper had doubled confidence remained low and the shareholders were unwilling to reinvest. As a result in March 1890 the mines closed.

In 1881 Wheal Jenkin reopened as part of Marke Valley Consols Mines Ltd. The output was small, as were the numbers employed. By 1890 the mine was closed and there were no subsequent attempts to rework the lodes. South Phoenix mine reopened in 1882 but work was suspended after several mergers and re-openings in 1892 and the mine abandoned in 1893.

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

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

The survival of the quarries was due in part to the low transport costs of the railway. But with the closure of so many mines the railway directors began to look elsewhere for alternative sources of income. In 1882 they applied to the Board of Trade to run a

passenger service to the moors, but this was refused due to the condition of the line. This did not however prevent an unofficial service being run in the open wagons, advertised in the local press. However the sharp decline in the transportation of ore continued and in 1886 a Receiver was appointed.

#### **3.4.2 Extent of settlement**

The uncertain future and eventual demise of the mines in the area had a profound impact on the development of the surrounding settlements. It is notable that the maps of 1883 and 1907 of St Cleer are virtually identical.

The service function of the churchtown continued, however. Kelly's 1906 Directory records the usual dominance of farmers in the parish, and a similar range and number of tradesmen as in the 1870s (including the Co-ops), but significantly the market seems not to have developed, and there are no longer any resident mine companies or pursers/managers.

The Church of England had made belated attempts to recover its position with a major restoration of the church, and the provision of St Agatha's Room on Symons Row, which was used as a village hall and reading room, but the general impression is that St Cleer had become the simple rural churchtown it remained from then on.

### **3.5 1907-46**

#### **3.5.1 Economic activity**

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

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

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

#### **3.5.2 Extent of settlement**

Apart from three detached houses and the Liberal Club just outside the churchyard in Well Street, St Cleer developed very little during this period, reflecting the collapse of the local industries. However, the village with its shop, post office, church, school and pubs continued to be a centre for the outlying farms and cottages.

### **3.6 Post 1946**

The second half of the twentieth century has seen the village treble in size. The church, post office and Market Hotel public house are still at the centre of the village but housing, which once only fringed the roads in narrow bands, now fills all the intervening land. The estates are a mixture of terraced, detached and semi-detached houses. There is little

evidence of light industry or small businesses moving to the area, and so it would appear the majority of the working population commute to nearby Liskeard.

## **4 Current character (Figs 3 & 4)**

### **4.1 General**

Although St Cleer still retains some of its pre-nineteenth century character (the fifteenth century church, churchyard and bordering detached houses forming almost a village green at the centre of the settlement), the predominant nature of the village is mid-nineteenth century. During this period St Cleer provided housing for workers in the surrounding industries, and services in the form of shops, pubs, chapel, church and school, and was halfway to becoming a full market town when the local mining boom halted.

To a large extent the role of the village has not changed, although the workers now commute to Liskeard rather than the mines and quarries on Bodmin moor. Apart from the loss of the United Methodist Chapel in Well Lane, and the conversion of one of the shops to a private residence, the other buildings still survive serving their original functions, and as a consequence the village has a strong continuity with its mid-nineteenth century character. This character has been compromised to a certain extent by the scale of modern development.

### **4.2 Built environment**

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

St Cleer's role originally as an important ecclesiastical centre, through its links with the Knights Hospitallers and Templars and the holy well, and later as a service centre for the nineteenth industrial workers, is still reflected in the surviving architecture.

The grade I church of St Clarus [1] with its prominent ashlar granite tower situated at the heart of the village provides an important focal point both within the village itself and the surrounding area. The churchyard fringed by mature trees and containing a number of listed monuments provides a significant area of green space within the densely developed settlement.

It is unclear whether the grade I granite well [11] was connected with the village church or, as has been suggested, a supposed nunnery of St Clare in Liskeard. Its rectangular trough with open arcades to the sides and front suggest it was an immersion pool. It was restored in 1864. Adjacent stands a grade II Latin cross [12], but there is no other evidence of associated building that could link it with the convent or the church.

Nonconformity, as with other settlements in the area associated with mining, was an important part of village life. The United Methodist Chapel [14] in Well Lane is no longer extant, but the granite rubble stone Cemetery Chapel [16], 1864 has a plaque dedicating it to the 'various dissenting denominations'. (Along the road leading west from the village are a very important Bible Christian Chapel and Sunday School, but these lie outside the study area.)

The school [17], school house [28] and Cemetery Chapel were all built during the same period with rubble stone walls and granite ashlar dressings. It is possible that they were planned and built as a group to provide for the needs of the growing community.

The imposing bulk of the police station [18] with its steeply pitched roof and distinctive row of chimneys stands alone next to the vicarage and opposite the churchyard as it did when it was first constructed.

#### **4.2.2 Commercial buildings**

Before the nineteenth century development of Pensilva some miles to the east, St Cleer was the largest village in the area meeting the social and domestic requirements of the smaller surrounding villages. In the early nineteenth century there was already a shop [34] opposite the churchyard, and during the mid nineteenth century the village became an important local commercial centre.

For a while a small market was held at St Cleer and, apart from a few outbuildings behind the Market Inn car park, the only remaining evidence is the Market House [21] itself. Constructed in 1850 this rubble stone building with ashlar dressings, stilted semicircular window openings and decorative roundel in the gable end resembles a nonconformist chapel.

The Shop [34] is now a private house, the only clue to its former life being its name, large windows and the traces of a fascia board. The post office [20] now includes a general store and it is marked on the 1883 map, suggesting it was purpose-built. It forms part of a row of cottages, but its importance is marked by a larger scale and decorative eaves band.

A well-known dichotomy of mining life, the importance of both Nonconformity and the popularity of public houses, can be witnessed in St Cleer. By 1883 there were three public houses, which, given the size of the village, was a high proportion, and again suggests the village was drawing in patrons from further afield. The Sportsman' Arms [19], now a private house was the oldest inn. It forms a visual counterpoint to Jasper Farmhouse diagonally opposite it over the churchyard, and only the altered window and door openings indicate its former use. The Stag Hotel [22] and Market Inn [23] both date from the village's mid-nineteenth century expansion, but are stylistically distinct. The Market Inn with its granite rubble stone walls, brick soldier arches and decorative keystones relates to the other significant structures (mortuary chapel, school, police station, market house and school house) [16][17][18][21][28] built during the same period. By contrast the Stag Hotel, now greatly altered, is rendered with a very bland façade.

#### **4.2.3 Housing**

Like most settlements which have developed organically over a long period of time St Cleer has a varied selection of houses from the imposing vicarage [10] with its mid-eighteenth century façade to the modest workers' cottages of Symons Row [68].

However due to their number and prominence it is the working-class cottages which define the character of the village. A handful of the cottages date from the early nineteenth century [33] [34], but the majority are mid nineteenth century. The cottages near the school [29], in Meadow Terrace [42], at Symons Row and along Tremar Lane [41] are similar to those found in the surrounding villages and hamlets where industrial workers were housed; developed in a piecemeal fashion they are built from local granite, some now rendered and painted, with slate roofs and thin strips of garden. In contrast however the cottages along Welsby Terrace and the southern side of Fore Street give the impression of a planned development. Both rows have taller houses towards the junction with Well Lane providing a strong accent at the head of the vista from the northern end of the village. This effect has been slightly masked by the later façade added to 10 Fore Street. All the cottages have small front gardens enclosed by the characteristic low granite walls. Along Well Lane there are a few cottages [31] that do not address the street and originally stood in their own plots of land. It is possible that these cottages were modest smallholdings within the settlement.

On Fore Street are a number of larger houses in rows [50] [53] with decorative window surrounds, sash windows and door-cases dating from the same mid-nineteenth century period.

Two former farmhouses still survive in the village reflecting its role as an agricultural centre for the surrounding farms and small-holdings, the late seventeenth century Jasper Farmhouse [13] and Pitts Park [70]. The only other sizeable detached house Moorland House [57], was again part of the mid-nineteenth century development, but built in the Regency style with a cast iron balcony and veranda.

Only three detached houses were built during the first half of the twentieth century, but in recent years the village has expanded enormously with mixed developments of terraces, detached and semi-detached houses.

#### **4.2.4 Railway features**

At the foot of Well Lane before the land drops away to the river valley there remains evidence of the Liskeard and Caradon Mineral Line [24]. It is possible to discern where the track ran along an embankment which is now largely overgrown.

On the eastern side of Well Lane next to the dismantled railway is a stone shed [25], part of the original St Cleer depot.

#### **4.2.5 Paving/street ephemera**

Throughout the village the pavements where they exist are formed from tarmac with thin granite kerbs. Many of the houses, those on the south side of Fore Street, the east side of Well Street, along Tremar Lane, give directly onto the street.

Tucked under the hedge just beyond St Clare's Well is a granite water trough [30]. This was originally in the middle of the road to provide water for the horses and animals being driven through the village to the market. To the side of the Market House lies an area of cobbles bordered by a granite drainage channel [48] indicating part of the area where the market was once held.

Along Tremar Lane and outside the Stag Hotel are two original K6 telephone boxes [52][54].

Granite walls are a feature throughout St Cleer from the loose rubble stone of the churchyard walls [67] which in places accommodates ferns and other greenery, to the squared blocks of the cemetery [45] and the low front garden boundaries of the cottages.

#### **4.2.6 Materials and local details**

The School House [28], Police House [18], Market House [21] and Cemetery Chapel [16] all built in the mid-nineteenth century are evidence of a type of architecture specific to St Cleer. Their granite walls, slate roofs, strong stone detailing and flat fronted facades present a rugged, uncompromising character often found in South-West moorland settlements. This vernacular style is even more apparent when considered in contrast to the standard more 'polite' features of Temple Garth [35], the bay windows, keystones, thin plat bands, rendered walls, decorative ridge tiles and finials of which could be found in any town or village throughout England.

The bold moorland style of St Cleer is also apparent in the rows of cottages especially along Fore Street. Originally un-rendered stone, the facades of the cottages are simply articulated by thick plat bands on otherwise flat facades, the porches are later additions. The simple slate roofs are divided by rows of stocky chimneys. No 9 Fore Street has an individual granite canopy [64] over the passageway leading to the rear gardens.

A number of buildings throughout the village are slate hung. The main façade of the vicarage [10] has slates at first floor level, the rear wall of the post office [20] is slate hung as are some of the cottages along Meadow Terrace [42] and the gable ends of properties along Well Lane and Tremar Lane. These protective measures highlight the extreme weather conditions a settlement so close to the Moor would experience during the winter.

### **4.3 Views, vistas and green spaces**

#### **4.3.1 Views and vistas**

There is scarcely a view within the village that does not include a glimpse of the church tower. Looking south up Well Lane the tower is flanked by the surrounding trees, and from Tremar Lane it rises up behind the steeply pitched roofs. Looking down into the village from the common land opposite the Stag Hotel the pinnacles of the tower appear to emerge from a canopy of leaves.

Due to the winding nature of the lanes there are few vistas within St Cleer. However, looking down Well Lane from the Post Office the different pitches of the slate roofs rise in a confused jumble against the sloping fields on the edge of Bodmin Moor divided by the same granite as the walls in the village.

The views out to the north of the village end with the rising slopes of the Moor and to the north east the impressive bulk of Caradon Hill with its scars of mine workings and quarries. From St Cleer Downs on the southern side of the village there are sweeping panoramas out over the much lower slopes of agricultural land towards Devon in the east and the coast to the south.

#### **4.3.2 Green Space**

At the heart of St Cleer lies the historic green space of the churchyard fringed by mature trees. This central green area is echoed by the cemetery at the foot of Well Lane which again is tree lined with a number of large shrubs and bushes. Much of the historic housing in the village is set back behind small front gardens and some of the more significant walls are filled with plant life. Along Well Lane on the western side there are a few survivals of the Cornish hedge [26] which once bordered the lane. Along Tremar Lane is a mysterious patch of grass containing some old stones and to the south of the settlement lies the open common land of St Cleer Downs.

## **5 Industrial significance**

Without the industrial expansion on Bodmin Moor it seems likely that St Cleer would have remained as an ecclesiastical and service centre for the surrounding farms. Development would probably not have expanded much beyond the nucleated pattern centring on the churchyard.

Before the mid-twentieth century the most significant period of development in St Cleer was between 1842 and 1883 which exactly corresponds with the prosperity and growth of the mines, quarries and railways. In 1855 South Caradon had six hundred workers on their pay roll. Unlike in the mining villages and towns further west into Cornwall, the majority of the miners and quarry workers here chose to live in the more sheltered settlements and villages that surround the moor, apart from the railhead village of Minions located high on the Moor itself. St Cleer would initially have been chosen due to the availability of lodgings in the existing houses, supplemented by later purpose-built housing; the housing types of this period in St Cleer are rows of cottages typical of those lived in by miners throughout Cornwall.

In this respect St Cleer could be described as an industrial residential settlement, but it was far more than that. The other buildings types which developed during this period, market

house, pubs, chapels, the working men's club and police station, are all typically associated with larger mining settlements/churchtowns/service centres. As the fortunes of the mines and quarries became more certain speculative and piecemeal housing developed closer to the industrial sites, while St Cleer took on much more the character of small market and service centre, and indeed, may have developed into a small market town had the industrial boom continued. Without the stimulus of the mines, its proximity to the established centre at Liskeard meant it was inevitably to decline back into its original function as a relatively prosperous and sizeable rural churchtown.

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

### **6.1 Scheduled monuments**

There are three scheduled monuments in St Cleer – St Clare's Well, the stone cross by St Clare's Well and the cross in the churchyard.

### **6.2 Historic buildings**

There are thirteen listed buildings. The church is listed grade I, six monuments in the churchyard are grade II, there is a grade II cross and the walls and gate of the churchyard are also grade II. The vicarage and Jasper Farmhouse are both grade II listed. St Clare's well and associated cross are both listed as well as scheduled monuments.

### **6.3 Historic area designations**

There is no conservation area, nor any other historic area designation.

### **6.4 Other designations**

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

The whole village is part of an Area of Great Landscape Value (AGLV) Policy CL8.

The Council has sought to limit new building, other than existing commitments, to infill development in accordance with Policy H3.

Any development of the remaining larger sites will be limited to meet the needs of those unable to compete in the local housing market, part of the Council's Affordable Housing Policy.

The development limit is designed to preserve the rural gaps between St Cleer and the villages to the east – Policy H2-3.

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

### **7.1 Current issues**

Despite losing its role as service provider for the surrounding industries St Cleer has remained an important local centre. Furthermore it does not suffer from many of the common problems facing a village of its size; signage and road markings have been kept to a minimum, parking is facilitated by the car park to the north of the church, the majority of front garden walls are still in place, and the major historic buildings are in a good state of repair.

The major issue in St Cleer is the scale of modern development which took place in the 1960s and early 1970s when the village trebled in size. The majority of these buildings are in drives and closes off the roads and impact to a lesser extent on the historic fabric, but they have resulted in the loss of Cornish hedges and a sense of enclosure along the western side of Well Lane and the eastern end of Tremar Lane. The overall character of

the village has become more suburban due to the proliferation of visibility splays and the modern houses being set back behind large front gardens.

The other serious threat to the historic character of the settlement is the number of inappropriate alterations that have occurred.

A large proportion of the historic buildings have plastic windows including some of the more prominent ones, which has particularly impacted on the character of the village.

The use of granite throughout the village links the settlement with the surrounding field boundaries and tors, but this sense of homogeneity is gradually being eroded through painting and rendering. This can also result in loss of detail, particularly apparent in the row of cottages opposite Windsor House.

The integrated design of Welsby Terrace and the corresponding row of cottages along Fore Street, and the vista from Well Lane have been compromised by an inappropriate façade at No 10 Fore Street.

## **7.2 Forces for change**

Caradon District Council has recognised that the village was highly developed in the past and as a result any future development will be very small scale.

Small workshops may be permitted in the St Cleer/Tremar area.

# **8 Recommendations**

## **8.1 Historic areas**

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

Designate CA to include the area around the church, the houses along the road as far as Pitts Park, Welsby Terrace and the buildings behind it, the buildings to the east of Well Lane to include the disused railway building, the houses along Tremar Lane as far as Meadow Terrace, and the houses along Fore Street to include Heather View

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

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

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

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

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

At present there are no OALS in St Cleer, but consideration should be given to designating the area to the south of the village known as St Cleer Downs, the area to the north of the disused railway along Well Lane and to the east of the village along Tremar Lane.

Reason: To retain the discrete identity of St Cleer, and to manage and protect the setting of the proposed conservation area.

*OALS are an extremely important and useful policy both to contain the spread of development around settlements and to act, in effect, as a secondary layer of management and control round a conservation area, preserving the setting of such an area.*

**Recommendation 4: Article 4 Directions (walls)**

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

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

**Recommendation 5: Article 4 Directions (buildings)**

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

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

## **8.2 Historic buildings**

A fuller understanding of the stock of historic structures in St Cleer as elsewhere in Cornwall, is urgently required – local list surveys, thematic surveys, detailed recording as part of Article 4 Directions should all be viewed not only as a first stage to Listing, but as an end in themselves, as critically important elements in the creation of policies, in prioritising action, in targeting funding strategies, and as a means of successfully managing change and promoting opportunities.

**Recommendation 6: Statutory listed building review**

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

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

*The following list puts forward a range of structures that might be considered for listing - there are others not given here which on closer inspection might also be included; the intention here is to give an idea of the scale of any potential listing exercise.*

*The Cemetery Chapel [16]*

*The Goods Shed [25]*

*The Shop, The Cottage, Traveller's Joy [34]*

*Clarence House [38]*

*Homecroft [19]*

**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.

### **8.3 Policy and management**

#### **Recommendation 8: Archaeology**

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

Reason: To prevent proposals that would harm the archaeological heritage of the village and thereby preserve the special character of St Cleer.

#### **Recommendation 9: Limit or restrict development**

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

Reason: To comply with existing Local Plan commitments and to retain the discrete identity of St Cleer.

#### **Recommendation 10: Back-land, courtyards and alleyways**

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

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

#### **Recommendation 11: Interpretation and promotion**

Produce village trails linking St Cleer with the other settlements associated with the Bodmin Moor industries. There are already interpretation panels in St Cleer and Crow's Nest, but no real attempts too show the links between the settlements. The trails could begin at Minions where there is already an existing Heritage Centre. Similar proposals were put forward in Caradon District Council's Draft Caradon Hill Strategy 2001.

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

#### **Recommendation 12: Further study (1)**

Undertake a wider study of the East Cornwall Mineral Line to determine its part in the development of local settlements as well as the various industrial sites along its route.

Reason: To further understand the importance of the railway in the historical development of St Cleer.

#### **Recommendation 13: Further study (2)**

Research the history of St Cleer's well and the part played by the Knights Templars and Knights Hospitallers in the development of the settlement.

Reason: To understand the role religion played in the development of the early settlement.

#### **Recommendation 14: Further study (3)**

Investigate the history of the development known as Ramsland to the south of the settlement, in order to determine whether the development was linked to industrial activity on St Cleer Downs.

Reason: To further understand the role of local industry in the development of the settlement.

**Recommendation 15: Design guidance**

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

Reason: To preserve and enhance the special character of St Cleer, and promote change that will preserve and enhance the character of the settlement.

**Recommendation 16: Trees and ornamental landscapes**

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

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

**Recommendation 17: Restoration/enhancement schemes**

Concentrate restoration/enhancement schemes on some of St Cleer's focal points, particularly the centre of the village at the junctions between Well Lane, Welsby Terrace and Fore Street.

Reason: To recognise the importance of focal points as part of the overall character of St Cleer.

## **9 References**

### **9.1 Primary sources**

1699 Gascoyne Map

1809 OS drawings

1842 Tithe Map

1845 Whitley Map

1883 OS 25 inch map

1907 OS 25 inch map

1947 RAF air photographs

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

### **9.2 Publications**

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Wilkie Collins, 1851, *Rambles beyond Railways*

## 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: MD = medieval, C = century, c = approximately, cons = consecutively, inc. = inclusive.

Ref.	Street no.	Name	Street	Site type	Period	Status	SM or LB No	PRN
1		St Clarus	St Cleer	Church	Early C15	LB I	SX26NW 10/79	17292
2		Cross	St Clarus' Graveyard	Cross (Medieval )	MD	LB II	SX26NW 10/80	
3		Chest Tomb	St Clarus' Graveyard	Chest Tomb	1788	LB II	SX26NW 10/81	
4		Chest Tomb	St Clarus' Graveyard	Chest Tomb	C18	LB II	SX26NW 10/82	
5		Chest Tomb	St Clarus' Graveyard	Chest Tomb	C18	LB II	SX26NW 10/83	
6		Chest Tomb	St Clarus' Graveyard	Chest Tomb	1765	LB II	SX26NW 10/84	
7		Chest Tomb	St Clarus' Graveyard	Chest Tomb	1708	LB II	SX26NW 10/85	
8		Chest Tomb	St Clarus' Graveyard	Chest Tomb	1810	LB II	SX26NW 10/86	
9		Wall, Gate	St Clarus' Graveyard	Wall and gate	C18, C20	LB II	SX26NW 10/87	
10		Vicarage	St Cleer	House	C17, C18, C19, C20	LB II	SX26NW 10/88	
11		St Clare's Well	Well Lane	Well (Holy well)	C15	LB I	SX26NW 10/98 SAM 192	17277
12		Cross	Well Lane	Cross	C15	LB II	SX26NW 10/99 SAM 192 B	17276
13		Jasper	Well Lane	House (Farmhouse)	Late C17	LB II	SX26NW 10/100	
14		United Methodist Chapel (site of)	Well Lane	Methodist Chapel (site of)	1859			
15		Cross	St Clarus' Graveyard	Cross	MD		SAM PRN 26255	17278
16		Mortuary Chapel	St Cleer	Mortuary Chapel	1864			

Ref.	Street no.	Name	Street	Site type	Period	Status	SM or LB No	PRN
17		School	Well Lane	School	1842-1883			
18		Police Station (former)		police station (now house)	1859			
19		Homecroft (formerly the Sportsman's Arms)	Welsby Terrace	Public House (now house)	Pre 1809			
20		Post Office	Welsby Terrace	Post Office	1842-1883			
21		Market House		Market House	1842-1883			
22		Stag Hotel	Fore Street	Inn	1842-1883			
23		Market Hotel	Well Lane	Inn	1842-1883			
24		Liskeard and Caradon Railway (site of)		Railway (site of)	1809-42			12088
25		Shed (former railway building)	Off Well Lane	Railway building	1809-42			
26		Cornish Hedge	Well Lane	Cornish Hedge	Pre 1809			
27		Hazeldene	Well Lane	House	1907-47			
28		School House	Well Lane	School house (now house)	1842-83			
29		Kelvin Cottage, Well Path Cottage, 1, 2&3 Well Park	Well Lane	Row	1842-83			
30		Trough (formerly in the centre of the road)	Well Lane	Trough	1809-42			
31		Wall Villa and adjacent cottages	Well Lane	House (cottages)	1842-83			
32		Vounder	Well Lane	House	1842-83			
33			Well Lane	House (cottage)	1809-42			
34		The Shop, The Cottage, Traveller's Joy	Well Lane	Row (row of cottages incorporating a former shop)	1809-42			
35		Temple Garth	Well Lane	House	1809-42			

Ref.	Street no.	Name	Street	Site type	Period	Status	SM or LB No	PRN
36		Liberal Club	Well Lane	Liberal club (now Public building)	1907-47			
37		Liberal Cottage	Well Lane	House (cottage)	Pre 1809			
38		Clarence House	Tremar Lane	House	Pre 1809, 1842-83			
39		House and outbuildings (possibly associated with the market)	Tremar Lane	House and outbuildings	Pre-1809			
40			Tremar Lane	Row	1842-83			
41		Lamorna Cottages, Dunstan and adjoining cottages	Tremar Lane	Row	1842-83			
42	1-6 (cons)	Meadow Terrace	Tremar Lane	Row	1842-83			
43	6	Meadow Terrace, Gatepost	Tremar Lane	Gatepost (granite)	1842-83			
44		War Memorial	Well Lane	War Memorial	?			
45		Cemetery walls and gates	Well Lane	Cemetery walls and gates	1842-83			
46		Cemetery	Well Lane	Cemetery	1842-83			
47			Well Lane	House	1809-42			
48		Paving (Cobbles and granite drainage channels – possibly part of market)	Off Well Lane	Paving	1842-83			
49		Rosedale Cottages	Welsby Terrace	House (cottages)	1842-83			
50			Fore Street	House(s)	1842-83			
51			Off Fore Street	Barn or market building (now house)	1842-83			
52		Telephone Box (K6)	Tremar Lane	Telephone Box (K6)	Early 20 <sup>th</sup> Century			

Ref.	Street no.	Name	Street	Site type	Period	Status	SM or LB No	PRN
53		Moor View and adjoining cottages	Fore Street	Row	1842-83			
54		Telephone box (K6)	Fore Street	Telephone box (K6)	Early 20 <sup>th</sup> Century			
55		Heather View	Fore Street	House	1883-1907			
56	1-3 (cons)	Windsor View	Fore Street	Row	1844			
57		Moorland House		House	1842-83			
58		Ramsland (rows of cottages possibly associated with the quarry)		Row	1842-83			
59		Quarry (site of)		Quarry (site of)				
60		Palmerston, Bye-the-Way, and cottages opposite		House (cottages)	1842-83			
61				Agricultural building (now Garage)	1842-83			
62		Windsor House	Fore Street	House	1809-42			
63	1-10 (cons)		Fore Street	Row	1842-83			
64	9	Granite canopy and passageway	Fore Street	Granite canopy and passageway	1842-83			
65	1-4 (cons)		Welsby Terrace	Row	1842-83			
66			Welsby Terrace	House	1842-83			
67		Churchyard wall		Churchyard wall	Pre-1809			
68	1-6 (cons)		Symons Row	Row	1842-83			
69				House	1907-47			
70		Pitts Park		House	1809-42			