

Cornwall Industrial Settlements Initiative

TREKNOW & TREGATTA

(North Cornwall Area)



CORNWALL INDUSTRIAL SETTLEMENTS INITIATIVE

Conservation Area Partnership

| | | | |
|---|--|-----------------------|-------------------------|
| Name: | Treknow and Tregatta | Study Area: | North Cornwall |
| Council: | North Cornwall District Council | NGR: | SX 05630 86830 (centre) |
| Location: | North Cornwall, 19 m north of Bodmin, 4 m north west of Camelford and 1 mile west of Tintagel. | Existing CA? | No |
| Main period of industrial settlement growth: | Pre1809 to mid 19 th century | Main industry: | Slate quarries |

Industrial history and significance

Treknow is one of a group of villages and hamlets along the north coast of Cornwall which have had a mixed agricultural and industrial history for many hundreds of years. For all that the industrial settlements associated with tin and copper are perhaps better known, Treknow is perhaps one of the oldest 'industrial' settlements that the CISI programme is likely to study, based mainly on slate quarrying - earlier even than 16th century Delabole, with some early metal mining. Quarrying had already created a sizeable place by 1809; indeed the physical structure of Treknow - its bowl-like formation, in parts literally carved out of the rock - could be the result of early slate excavations. It was in direct response to the needs of industrial workers in the expanding quarrying industry of the early 19th century that the rows of cottages in Treknow and Tregatta were constructed, not a new phenomenon, but more of the same storey already several centuries old. The use of slate throughout the settlements for roofs, chimneys, walls and paving, which contributes so greatly to their character, is further testimony to the dominant role of the local industry.

Other comments

In the case of Treknow, its picturesque setting led in the late 19th/early 20th centuries to a flowering of Arts and Crafts influenced architectural and building works. It is rare that a simple, relatively humble village like this can be singled out as a place to go and see such work of the highest quality, but like Tintagel, the Arts and Crafts influence permeates in subtle ways the whole village and is an important element of Treknow's character.

The same attractions in its setting have resulted in a great deal of expansion in the late twentieth century (with less quality in execution of buildings, or in relationship to the historic landscape and village topography and character) which, if allowed to continue at the same pace, could seriously compromise the historic character of the settlement.

Recommendations

Historic areas

- Designate a Conservation Area
- Prepare a full Conservation Area appraisal
- Designation of OALS/informal open space together with management and enhancement proposals

- Article 4 Direction to control alteration and partial demolition of walls in CA
- Article 4 Direction 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
- Proposals affecting areas of derelict land to be based on a thorough understanding of the unique historical and archaeological importance of the sites
- Limit or restrict development in the outskirts
- Recognise back-land areas and rear lanes as an important aspect of Treknow and Tregatta's character
- Further develop interpretation of the villages, and other promotional initiatives
- Further study to promote Treknow and Tregatta's history.
- Site-specific design guidance for the village
- Full survey of existing trees and ornamental landscapes with appropriate protection measures
- Restoration/enhancement schemes to enhance some of Treknow and Tregatta's important focal points

Conservation Area Partnership

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Bridget Gillard, Historic Environment Service
and
The Cahill Partnership

2004

Report No: 2004R099

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Front cover illustration: Treknow from the air (HES – F45/P92)

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Abbreviations in main text

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

1 Introduction

1.1 Background

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

The Cornish Mining World Heritage Site Bid is being prepared for submission to UNESCO by February 2005 (for inscription in June 2006). The bid areas will include the full range of 18th-20th century mining landscape components, including the settlements that were created or rapidly expanded as a result of mining and 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 or for 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) and video 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

Treknaw and Tregatta were assessed as part of CISI during December 2003

2 Location and setting

2.1 Geographical location

Tregatta is situated on the B3263, the main road from Camelford (about four miles to the southeast) to Tintagel (one mile to the north). Treknow lies a quarter of a mile down a small lane, which leads to Trewarmett, Trebarwith and Trebarwith Strand. Launceston is 23 miles away to the east and Bodmin 19 miles to the south. The villages are in the parish of Tintagel and the district of North Cornwall.

2.2 Landscape setting

Tregatta sits on a flat coastal plain around 100m above sea level. It is surrounded by fields, many of them remnants of medieval fields systems, given over mainly to pasture. To the east the land rises in a series of hills to over 300m. The landscape here is very open and exposed. In contrast Treknow lies on the slopes of a hillside bordering a tree lined river valley which leads to the sea at Trebarwith Strand. Although the village lies on the upper slopes of the valley there is a far greater sense of enclosure than in the settlement above at Tregatta.

3 History and physical development

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

3.1 Pre-1809

3.1.1 Economic activity

Agriculture and quarrying were the major activities in the area; all four constituent farmstead/hamlets in the area are probably medieval in date, and there are remnant medieval field systems around Treknow (a Domesday manor), Tregatta and Trewithen (both 13th century reputed manors), the coastal plain being a relatively fertile arable and wool-producing area.

Evidence suggests the local slate was quarried and exported in the late medieval period. At Lanterdan Quarry on the cliffs to the west of Treknow there are indications that slate was being dug as early as 1305, and the Lanterdan quarry itself was in production by 1493, leased by the Manor of Tintagel to Richard Cullow. The church terrier of 1727 lists tithes collected from men 'working to quarry'.

In addition to the slate production a small copper mine was worked to the south-west of Treknow, probably in the later years of the eighteenth century.

3.1.2 Extent of settlement

The Domesday entry for Treknow refers to a settlement and manor known then as 'tredeno'. The manor, which comprised a hundred acres, was held by the monks at Bodmin and included a hall, chapel, grange and ox house. The name Treknow meaning 'the valley place' was in use by the fourteenth century when the settlement included five households, but the earlier manorial buildings were no longer extant. By 1727 the terrier describes '*several tenements in the village of Treknow have time out of mind paid the great and small tithes to Sir Edmund Prideaux, Bart*', a landowner from Padstow.

In 1801 the entire population of the parish of Tintagel, including Treknow and Tregatta was 649; Treknow was one of the larger villages in the parish. Paradoxically, more is known about the settlements in the medieval period, because of their manorial status, than in the 18th/early 19th centuries when Treknow and Tregatta were fairly anonymous places in local records.

The 1809 map shows a large nucleated settlement, a reflection of the well-established scale and prosperity of the local economy; some of the earliest surviving buildings in the village appear to be set in old quarries – perhaps once commercially operated, or perhaps simply used to build the cottages themselves. This central historic area was as large as it is today – further settlement has stretched along the lanes leading out from the core, except for the latest 20th century infill north of the centre which has been developed on former fields with no reference to historic topography.

A deeply cut holloway from the village to Trebarwith Strand provided access to the harbour and a route for the pack animals to bring sand from the beach to manure the acidic soil. The lane between Treknow and Tregatta was part of the medieval route which led eventually to the castle at Tintagel.

The settlement and manor of Tregeth is first recorded in 1298; the name had changed to Tregatta by 1493 when Richard Cullow took over the tenancy of the house and the surrounding sixty acres. He was also part owner of the ‘Lanterden’ slate quarry, which remained in his family until the eighteenth century. Adjacent to Tregeth was the settlement and manor of ‘Trewythyan’ first recorded in 1305, and subsequently referred to as Trewithen. The north-west/south-east line of the road is an ancient church path from Trewarmett to Tintagel parish church, improved in the early 19th century.

On the 1809 OS map a complex of buildings at Trewithen and the site of the original manor house are clearly shown, as is that of Tregatta and a group of ancillary buildings on the southern side of the road

3.2 1809-1842

3.2.1 Economic activity

At least eight quarries were operating along the coast between Tintagel and Trebarwith Strand during this time – Gillow Quarry, Long Grass, Lambshouse, Gull Point, Dria Quarry, Caroline Quarry, Lanterden and West Quarry. Agriculture remained a major employer, but it is probable that the mine at Lill Cove ceased production during this period.

3.2.2 Extent of settlement

By 1841 the overall population of the parish of Tintagel had risen to 1,185. The developing industries had prompted a corresponding expansion in the villages; in Treknow this took the form of cottages and cottage rows for mine and quarry workers along the tracks on the south side of the village. These led down the hillside to the coastal quarries and Trebarwith Strand (and the valley below the village is full of suggestive earthworks of unknown antiquity), and to Trewarmett and the mills in the valley below.

Treknow was never simply, or necessarily primarily, an industrial settlement, however - at the core of the settlement were sizeable farms and it seems likely many of the smaller cottages grouped around it belonged to agricultural labourers as much as quarrymen. Similarly Tregatta developed from the site of two major houses to include a smithy and workers’ cottages – landless apart from small garden areas.

3.3 1842-1882

3.3.1 Economic activity

Apart from West Quarry, which had closed by 1882, the other coastal quarries continued to produce slate. Towards the end of this period a wharf was constructed at Penhallick Point to facilitate the export of slate from Dria, Bagalow and Caroline Quarries just to the west of the settlements. Although a certain amount of the slate was used locally, most was exported to the rest of Cornwall and the South West of England. The major inland works at Prince of Wales and

Bowithick (at Trewarmett) were operating on a large scale by the 1870s. A local man, Jabez Brown, recorded in his journal of 1852 *Have been this day to the quarry (Bowithick) and paid the men their wages. Went to Trebarwith where we have three vessels, one in and the other two waiting to be loaded*. Bagalow Quarry, one of the later quarries, was opened in 1834 by a Mr Jeffrays and the locally used material transported along a holloway to Treknow. By mid-century there were dressing floors at Caroline Quarry on the cliff tops to the north of Hole Beach on a site joined to Treknow by a track.

Whilst slate quarrying and agriculture continued as the major employers there were intimations of a new source of revenue in the form of visitors and tourists (the King Arthur's Arms pub in Tintagel was already so named in an 1856 trade directory). During this period however the numbers were small and composed mainly of writers, artists and poets inspired by Tennyson's *Morte d'Arthur* with its putative links to the castle in nearby Tintagel.

3.3.2 Extent of settlement

Treknow continued to develop during this period with further cottage rows along the south-western track and new developments of cottages on the road into the valley. At the foot of the hill, outside the envelope of the village, were two corn mills sited on the river taking full advantage of the waterpower. The trend of new building continued to be that of small workers' cottages or rows and the same was true of Tregatta.

Although there were at least sixty cottages in Treknow and over twenty in Tregatta the communities continued to look to Tintagel and Camelford for schools, church, chapel and post office. There were, however, week-night meetings of the united Methodists in private houses in Treknow.

3.4 1882-1905

3.4.1 Economic activity

By 1905 a number of the coastal quarries had closed but Lambshouse continued to operate, worked by Harveys of Hayle with 33 indoor workers and five outdoor. The three quarries near Treknow and Tregatta - Bagalow, Caroline and Lanterdan - continued to operate, although the latter, now owned by Thomas Sweet, had only one employee by 1907. At Trewithen the 1893 directory records the presence of one of only 8 slate merchants listed in the whole county (Francis Ede Bunt).

Agriculture remained, as ever, an unquantifiable but important aspect of the local economy; Kelly's Directory of 1893 lists three farmers residing in Treknow and the mills continued to operate in the valley below.

In 1893 the new North Cornwall Railway came to Camelford opening up the North Cornish Coast to a new generation of tourists, less well heeled than the artistic visitors of previous years. Tintagel became the centre of the nascent tourist industry in the area, but the surrounding villages and coastline would have been visited for their picturesque qualities.

3.4.2 Extent of settlement

The heart of Treknow altered very little during this period, but the settlement became more autonomous with two shops, a letterbox and a Sunday School. The major physical change in the village was the appearance of sizeable detached and semi-detached houses built in prominent positions to take full advantage of the coastal and valley views. It seems likely that these houses were used as boarding houses for tourists and a lodge house owner is listed in the 1893 Kelly's Directory. The village's new found status as a desirable place to visit is further evidenced by the remodelling of a row of cottages in the heart of the village in the newly fashionable Arts and Crafts style. The architect Detmar Blow was working in Tintagel in 1896 on the restoration of

the Old Post Office and it seems likely he influenced the remodelling of these cottages, renamed Jubilee Cottages in honour of Victoria's Diamond Jubilee in 1897.

Although the scale of the quarrying in aggregate in the Tintagel area was large, individual settlements were only relatively modestly affected; no new building took place at Tregatta, but by 1893 there were two blacksmiths working in the village; Francis Ede Bunt's slate merchants business at Trewithen, while it might explain the large outbuildings still standing, did not obviously lead to large numbers of cottages being built.

3.5 1905-1946

3.5.1 Economic activity

Some of the quarries were still active at the beginning of the period - a local man Alan Menhenick recalled in the 1920s *'we worked with the tides, around the clock. I've been at the quarry at four in the morning. When the tide was in, we blasted; when the tide was out, we went down and collected the slate'*. By the start of the Second World War, however production had ceased. The area remained popular with tourists until war-time restrictions, and the surrounding land continued to be farmed. The RAF aerial photograph of 1946 shows the land to the west of Treknaw given over to allotments.

3.5.2 Extent of settlement

Despite the closure of the quarries the settlement at Treknaw (less so Tregatta) was by now so well established it continued to expand – Trebarwith strand was well-known as a tourist destination by the early 20th century. Further detached houses were built on the outskirts of Treknaw and in 1929 the Chapel of the Holy Family was built on the eastern side of the village by Samuel Symons and George Climo, from funds provided by a local lady Kate Austen, a relation of the novelist. A row of six council houses was built on land between Treknaw and Tregatta and the village children were provided with a school built in 1914 in a relatively isolated spot at Treven north of Tregatta – but one ideally suited to the wide rural area it served, and making the walk to school half the distance it was when they went to Tintagel. A village institute was built in the heart of the village opposite one of the village stores. The arty remodelling of the older cottages seen in the late 19th century continued apace.

3.6 Post 1946

Treknaw's location on the slopes of an attractive valley in close proximity to the picturesque cove at Trebarwith Strand has made it a popular holiday and retirement village. Since the Second World War a further close of public housing has been built at the head of the village in addition to a large number of detached bungalows and houses on the western and southern sides of the settlement. The Chapel and village hall continue to operate, but the shops have returned to domestic use. There is, however a builder's yard on the western side of the village with the same name, Climo, as the builder involved in constructing the chapel. Tregatta's more exposed site and proximity to the B3263 have resulted in no further physical development, although for a while the old Trewethan Manor was run as a public house.

4 Current Character (Figs 3 & 4)

4.1 General

The present character of Treknaw is more redolent of a seaside settlement than an industrial one. The strong four-square silhouettes of the hotels and prominent Edwardian terraces are reminiscent of the many North Cornish coast resorts such as Tintagel and Bude, and the industrial workers cottages could easily be mistaken for those of fishermen. In contrast Tregatta now appears less of a settlement and more a scattering of agricultural housing.

4.2 Built environment

4.2.1 Public/ecclesiastical buildings

Treknow and Tregatta historically relied on neighbouring Tintagel for the majority of their ecclesiastical and public needs, but the two buildings eventually set up in Treknow in the early twentieth century both remain in use. The Village Hall [27] a rendered building with slate roof and crested ridge tiles appears domestic in both scale and detailing. The Church of the Holy Family [31] is similarly small in scale and its simple lancet windows at the southern end, slate stone walls and square headed aisle window openings with Crittal windows echo the Arts and Crafts aesthetic to be found in other buildings throughout the village.

4.2.2 Commercial buildings

Apart from the builders' yard there are now no commercial buildings in Treknow and Tregatta. The two relatively late shops [40] [74] have returned to domestic use. The former is a recent conversion and the original stall risers and window configurations are still in situ. The façade of the Anchorage [74] appears to show evidence of a fascia board against the rough render. The sometime inn at Tregatta [2] is now in domestic use, whilst the blacksmiths [5] now appears to be a simple slate stone, slate roofed barn. However, the original external chimney stack, long wooden lintels and large door openings bear witness to its former function.

4.2.3 Housing

The surviving historic housing in Treknow and Tregatta still reflects to a certain degree the settlements' metamorphosis from early manorial agricultural communities to industrial settlements, and then tourist locations.

The Manors. The early manor or tenement house at Trewithen [1] still survives a slate-stone, slate roofed construction amongst a later jumble of housing and outbuildings [2] of similar construction. The surviving slate stone walls and courtyard-type enclosure still gives the impression of an earlier self-contained community.

The Manor [6] at Tregatta was probably only ever a tenement building and the present pair of cottages share only their slate stone walls with the original construction. The windows have been remodelled and repositioned and porches added during the Victorian period.

Early workers cottages. Within Treknow a scattering of early cottages still survive from the pre-industrial period. The cottage adjacent to Rock View Farm [42] with its low roof of tiny slates in diminishing courses and walls constructed from slithers of slate stone was most probably the original farm building. The earliest building in the settlement however, Oakcroft [26], a rendered and painted slate-stone rubble construction with a slate roof, rubble stacks and vertical slate chimney pots, thought to date from the late sixteenth century, may well have housed early slate diggers, as could the late eighteenth century cottages [23] on the northern side of the village.

Industrial workers housing. One of the major surviving historic housing types in Treknow is the workers cottage constructed between 1809 and 1882. The main area of this development is on the lane leading into the valley on the south-western edge of the village. Here are rows and pairs of cottages of slate stone rubble, with slate roofs and small window openings [60]. Many have been rendered or painted [55] [59], but their position hugging the hillside in a series of steps gives the impression of homogeneity. Similar pairs of cottages can be found throughout the village [24] [37] [38] and in Tregatta [3] [5] [7] [8]. Dating from the same period and undoubtedly built for similar occupiers Jubilee Terrace [45] stands apart from its neighbours due to its remodelling in the Arts and Crafts style. The rough-cast render, cat-slide roof extension, and decorative terracotta finials places it stylistically in the same category as the detached building next to Rock View Farm [41].

Tourist housing. The hotels and guest houses built in the Edwardian period still make a strong contribution to the character of the settlement not only due to their size and prominent locations - taking full advantage of prospects towards the sea and river valley - but also due to their highly decorative detailing. Elegant ridge tiles [14], gable dormers [14][18][35], white brick dressings [18], pebble panels [35] and terracotta finials [35] might all be described as seaside vernacular and contrast with the more sober restrained slate stone construction of their neighbours.

The few early twentieth century additions to the village such as Anneth [22], a detached house set in the middle of its own plot, set the trend for the majority of modern building in the village.

4.2.4 Paving/street ephemera

Although there is little in the way of paving, where it exists throughout the village it is in the form of slate (both smooth flags [47] [62] and end bedded to form a richly textured surface). Slate has also been widely used for steps [49] [63]. The original street furniture has been preserved with an original K6 telephone box [30] in the heart of the village and post boxes [9][39] in both Treknow and Tregatta; the most interesting relic is the recessed shoat or spring head [29] which is probably a site of some antiquity, even if largely 19th century in its current form.

4.2.5 Materials and local details

The vast majority of historic buildings in Treknow and Tregatta are made from the same materials - slate-stone rubble walls with slate roofs, the earliest of which have walls formed from thinner courses of slate [26][42] and smaller roof tiles. A large number have been painted and rendered, and yet enough remain unaltered to give an impression of homogeneity. There are features in Treknow such as the early chimney construction with pots fashioned from vertical slates, the Arts and Crafts influence (including the use of roughcast render) and the later decorative panels filled with pebbles which link the village stylistically with nearby Tintagel.

It is rare that a simple, relatively humble village like this can be singled out as a place to go and see early 20th century domestic architecture and building of the highest quality, but like Tintagel, the Arts and Crafts influence permeates in subtle ways the whole village and is an important element of Treknow's character.

The other element which sets the two settlements firmly in the context of the surrounding landscape is the slate walls. Throughout the villages are dry stone walls [12] formed from slate set in a herringbone pattern with intervals of horizontal courses, possibly to give added strength. This style is known locally as 'curzyway' and in the villages themselves was further embellished in the Edwardian period with spar stone copings [65]. In places the walls are breached to provide access to the tracks which led from the settlements to the local slate quarries. Here stiles were formed from slabs of slate and a number still exit between Tregatta and Treknow [13] [21].

4.3 Views, Vistas and Green Space

4.3.1 Views and Vistas

From Tregatta the major views are looking west over the flat coastal fields bounded by stone walls towards the major landmarks of Tintagel – the church tower and the Camelot Hotel – with the sea beyond, and over the fields to the east where the land rises to a series of hills covered in a patchwork of fields. As the land falls steeply between Tregatta and Treknow neither settlement affords views of the other.

Due to its site on the side of a hill there are extensive views out from Treknow across the tree-lined river valley below to the farmland beyond. The glimpses of the steep valley and the dramatic coastal scenery can be breathtaking.

Within the settlement the twisting street patterns and steeply sided hedges form more intimate vistas in marked contrast to the open panoramas in the settlement above.

4.3.2 Greenery

The bowl shaped valley at the head of Treknow stands creates views across from one part of the village to the other – almost in effect like a village green, a central space around which the historic buildings spread.

Although surrounded and permeated by fields there is very little other greenery in Tregatta, the landscape being too open and windswept to support anything other than the occasional stunted tree. In contrast the more sheltered habitat in Treknow has a number of trees in addition to hedges and cultivated gardens. As the village slopes towards the valley the number and density of the trees increases - although early 20th century photographs show that the valley was then much more open, with more grass and only shrub cover in much of it now given over to trees and woodland.

5 Industrial significance

Treknow is one of a group of villages and hamlets along the north coast of Cornwall which have had a mixed agricultural and industrial history for many hundreds of years. For all that the industrial settlements associated with tin and copper are perhaps better known, Treknow is perhaps one of the oldest ‘industrial’ settlements that the CISI programme is likely to study, based mainly on slate quarrying – earlier even than 16th century Delabole - with some early metal mining. Quarrying had already created a sizeable place by 1809; indeed the physical structure of Treknow - its bowl-like formation, in parts literally carved out of the rock - could be the result of early slate excavations. It was in direct response to the needs of industrial workers in the expanding quarrying industry of the early 19th century that the rows of cottages in Treknow and Tregatta were constructed, not a new phenomenon, but more of the same storey already several centuries old. The use of slate throughout the settlements for roofs, chimneys, walls and paving, which contributes so greatly to their character, is further testimony to the dominant role of the local industry.

Onto this ancient pattern, just at the time when traditional industry and ways of life were declining, Treknow was discovered by a select few and benefited from Tintagel late 19th century tourist boom; it has fortunately remained relatively unknown to the coach tourists that now flood its larger neighbour.

6 Designations

6.1 Scheduled monuments

There are no scheduled monuments.

6.2 Historic Buildings (Fig 4)

There is one grade II listed building.

There is no local list.

6.3 Historic Area Designations (Fig 4)

There is no conservation area.

6.4 Other designations

(All policy numbers refer to North Cornwall local plan, adopted April 1999)

Both villages lie within an Area of Outstanding Natural Beauty (AONB) – policy ENV1.

The western side of Tregatta and all of Treknow apart from the eastern housing estate lie within an Area of Great Scientific Value (AGSV) – policy ENV5.

The land to the west of both settlements lies within an Area of Great Historic Value (AGHV) – policy ENV14/ENV15.

The coastal quarries lie within a Special Area of Conservation (SAC) – policy ENV4, and are designated a Cornwall Nature Conservation Site (CNC) policy ENV5 and a Site of Special Scientific Interest (SSSI) – policy ENV4.

North Cornwall District Council have a stated policy (ENV30 concerning derelict industrial sites particularly mining and quarrying.

7 Current issues and forces for change

7.1 Current Issues

At present the AGHV designation does not include the built environment of either Tregatta or Treknow, and consideration should be given to including them within the boundary. Although the built environment is given protection by the AONB status, conservation area status would concentrate policies and resources better toward the historic buildings and their setting.

However, Treknow (and Tregatta to a lesser extent) are extraordinarily closely linked to their landscape setting – much more in some ways than many typical mining industrial settlements in Cornwall. The field systems around the ancient manors, the pattern of paths and tracks leading to the quarry sites, the remnant, and largely uninvestigated, sites within the valley, the relationship to the mills, and later the tourist facilities in Trebarwith Valley, the very drama of the surrounding coastal scenery itself; all of these are as much part of the character and context of Treknow as the buildings. Although a conservation area should be a priority for Treknow, and the suggested boundaries have been drawn fairly closely around the village, consideration should be given to a much more extensive designation to encompass a wide area of this integrated and interdependent historic landscape. Use of associated local plan policies (AGHV, OALS etc) to give tiers of designation and control may be appropriate.

A certain amount of traditional detailing in historic properties has been lost, such as replacement of original windows by inappropriate plastic replacements. Although this is a universal problem in historic centres, especially when not benefiting from conservation area status, in some ways the damage is more acute in a place like Treknow; the quality of the architectural treatment of the late 19th and early 20th centuries was a reflection of the very personal reaction of architects and builder, visitors and residents alike to the unique character of the place, and this makes the loss of such detailing even more telling and regrettable.

Although a high proportion of the original slate walls still survive it is unfortunate that, where the road has been widened between Tregatta and Treknow, the new wall has not been rebuilt in the traditional configuration.

Although the church and village hall continue, the village has little in the way of facilities now, shops have closed, the pub at Tregatta has closed (although there is a pub at Trebarwith strand, and several in Tintagel); jobs in the villages are few, shopping is done by car at Tintagel, or the supermarket at Camelford, many of the older properties in the historic centre are now holiday homes and lets.

7.2 Forces for Change

Treknow has expanded greatly in recent years, almost doubling in size. One of the major new developments, Atlantic Close, while it does not impact too immediately on the core of the settlement as it is tucked away in land behind the earlier buildings, has compromised the

character of its wider historic setting, and it is important that the village should not continue to sprawl out along the approach roads.

At present road markings and signage at Treknow are fairly discreet and it is to be hoped that this should remain the case.

One of the defining characteristics of the two settlements, the widespread use of slate for roofing, paving and wall building could be at risk in the future from replacement with inappropriate materials if steps are not taken to protect these features.

8 Recommendations

8.1 Historic areas

Recommendation: 1 Conservation Area

Designate CA to include the whole of Treknow excluding the C20 housing estates. Explore the possibility of a more extensive designation encompassing Tregatta, and the surrounding historic landscape and context to the villages.

Reason: To recognise the areas of special architectural and historic importance in Treknow, 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.

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/informal open space

Designation of OALS to include the fields between Tregatta and Treknow, the field to the south of Rock View Farm and the field west of West Cottage. The whole of the small valley south of the village is in effect an informal open space, part of the settlement itself rather than the wider landscape, and designation may be appropriate.

Reason: To retain the discrete identity of Tregatta and Treknow 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 around 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 Tregatta and Treknow against inappropriate incremental alterations and demolition.

Recommendation: 5 Article 4 Directions (Buildings)

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

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

8.2 Historic buildings

A fuller understanding of the stock of historic structures in Tregatta and Treknow 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 for the Tregatta and Treknow area.

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.

Hillcrest [23]

Rock View Farm [42]

Valley View [43]

Jubilee Terrace [45]

Church of the Holy Family [31]

Manor House and Icen Cottage [6]

Trewethan Manor [1]

The Blacksmiths [5]

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 Tregatta and Treknow, backed up by an additional policy requiring proper recording of archaeologically sensitive sites before development.

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

Recommendation: 9 Derelict land

Base proposals affecting the areas of derelict land that surround and permeate Tregatta and Treknow on a thorough understanding of the unique historical and archaeological importance of the sites themselves, and also of their value to the setting of Tregatta and Treknow. Conserve surviving historic fabric and landscape.

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

Recommendation: 10 Limit or restrict development

Further development on the outskirts should be avoided or limited in extent and, where necessary, fully integrated into the historic topography and settlement form.

Reason: To retain both the discrete identity of Tregatta and Treknow and comply with existing Local Plan commitments.

Recommendation: 11 Back-land and trackways

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

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

Recommendation: 12 Interpretation and Promotion

At present the National Trust produce a leaflet on the coastal area to the west of Treknow and Tregatta as part of their Coast of Cornwall series. A similar leaflet could be produced in association with this linking the coast to the settlements inland and detailing the historic links between the two. Access could be via the old quarry tracks, thus ensuring these remain valued and in good repair. This leaflet could be available both in the village and from the tourist information centre at Tintagel.

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

Recommendation: 13 Further study

Undertake a more in depth study of the historic ownership of properties within the village, especially those from the pre-nineteenth century.

Reason: To determine who built the cottages and houses and for whom, and thus increase our understanding of how much the settlement was influenced by the early quarrying.

Recommendation: 14 Design Guidance

Produce design guidance (including, and particularly for, public realm works) 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 Tregatta and Treknow, and promote change that will preserve and enhance the character of the settlements.

Recommendation: 15 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: 16 Restoration/enhancement schemes

Concentrate restoration/enhancement schemes on some of Tregatta and Treknow's important focal points, particularly the area at the heart of Treknow.

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

9 References

9.1 Primary Sources

1809 OS map

1842 Tithe Map

1882 OS 25 inch map

1905 OS 25 inch map

1946 RAF air photograph

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

9.2 Publications

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Appendix: Gazetteer of archaeological sites and historic buildings

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

| Ref. | Street no. | Name | Road | Site type | Period | Status | SM or LB No | PRN |
|------|------------|---|-------|--|-----------|--------|-------------|-------|
| 1 | | Min Pin Inn (formerly Trewithen Manor) | B3263 | Manor House (sometime public house, now house) | Pre-1809 | | | 23162 |
| 2 | | Buildings adjacent to Min Pin Inn; possible slate merchant yard | B3263 | Outbuildings (now house) | 1842-82 | | | |
| 3 | | Smugglers Cottage, Trewethan Cottage | B3263 | House | 1809-42 | | | |
| 4 | 1-2 | Merton Cottage | | House | 1809-42 | | | |
| 5 | | Barn | | Blacksmith's workshop (now barn) | 1809-42 | | | 42587 |
| 6 | | Manor House, Icenii Cottage | B3263 | Manor house (now a pair of cottages) | Pre-1809 | | | 23079 |
| 7 | 1-3 | Tregatta Terrace | | House (cottage row) | 1905-46 | | | |
| 8 | | Beaver Cottages | B3263 | House | 1882-1905 | | | |
| 9 | | Letter Box | B3263 | Letter Box | 1882-1905 | | | |
| 10 | | Outbuildings | | Piggeries (now used as outbuildings) | 1842-82 | | | |
| 11 | | Footpath (former track to Caroline and Lanterdan quarries) | | Footpath | MD? PM | | | |
| 12 | | Wall (slate, local vernacular style) | | Wall | 1842-82 | | | |
| 13 | | Stile (slate) | | Stile | 1842-82 | | | |
| 14 | | Penallick Hotel, Trenowan | | House, now Hotel | 1882-1905 | | | |
| 15 | | Track (former track to Caroline and Lanterdan Quarries) | | Track | MD? PM | | | |

| Ref. | Street no. | Name | Road | Site type | Period | Status | SM or LB No | PRN |
|------|------------|--------------------------------|-----------------|---------------------------------------|----------------------|--------|--------------|-----|
| 16 | 1-6 | | Palmers Terrace | House | 1905-46 | | | |
| 17 | | Lowenna | | Stables (now house) | 1882-1905 | | | |
| 18 | | Atlantic View Hotel | | House, now Hotel | 1882-1905 | | | |
| 19 | | The Old Barn | | Farm building (now house) | 1842-82 | | | |
| 20 | | Footpath to Tregeath | | Footpath | MD? PM | | | |
| 21 | | Stile (slate) | | Stile | 1842-82 | | | |
| 22 | | Anneth | | House | 1905-46 | | | |
| 23 | | Hillcrest | | House | Pre-1809 | | | |
| 24 | | Hillside | | House | 1809-42 | | | |
| 25 | | Hildene Gull Cottage | | House | Pre-1809 | | | |
| 26 | | Oakcroft | | House | Late C16 | LB II | SX08NE 4/215 | |
| 27 | | Village Hall | | Village Hall | 1905-46 | | | |
| 28 | | House | | House | Pre-1809 | | | |
| 29 | | Water shoat and Paving (slate) | | Water shoat/spring and Paving (slate) | Pre-1809; 1842-82 | | | |
| 30 | | Telephone Box | | Telephone Box (K6) | 1905-46 | | | |
| 31 | | Church of the Holy Family | | Chapel | 1929 | | | |
| 32 | | Shutta Park | Trelake Lane | Barn (now house) | 1842-82 | | | |
| 33 | | Michael House, Overdene | Trelake Lane | House | 1882-1905 | | | |
| 34 | | Trelake Cottage | Trelake Lane | House | Pre-1809-1905 | | | |

| Ref. | Street no. | Name | Road | Site type | Period | Status | SM or LB No | PRN |
|------|------------|----------------------------------|------|-------------------------|----------------------------------|--------|-------------|-----|
| 35 | | Valley View | | House | 1905-46 | | | |
| 36 | | Heighly House and adj. | | House | 1882-1905 | | | |
| 37 | | Hillcroft | | House | 1809-42 | | | |
| 38 | | Rose Cottage, Cliff View Cottage | | House | 1809-42 | | | |
| 39 | | Letter Box | | Letter Box | 1882-1905 | | | |
| 40 | | | | House (sometime shop) | 1905-46 | | | |
| 41 | | | | House | Pre-1809 | | | |
| 42 | | Rock View Farm | | Farmhouse (now house) | Pre-1809-1882 | | | |
| 43 | | Valley View | | Farmhouse (now house) | Pre-1809-1946 | | | |
| 44 | | | | House | 1842-82 | | | |
| 45 | | Jubilee Terrace | | House (row of cottages) | Pre-1809 (remodelled 1897) | | | |
| 46 | | | | House | 1905-46 | | | |
| 47 | | Paving | | Paving | 1842-82 | | | |
| 48 | | Possible site of well | | Well (site of) | 1842-82 | | | |
| 49 | | Steps (slate) | | Steps (slate) | 1809-42 | | | |
| 50 | | Star Cottage | | House | Pre-1809 | | | |
| 51 | | Rock Farm | | House | Pre-1809, 1842-82 | | | |
| 52 | | By The Way | | House | 1905-46 | | | |

| Ref. | Street no. | Name | Road | Site type | Period | Status | SM or LB No | PRN |
|------|------------|---|------|-------------------------|----------------------------------|--------|-------------|-----|
| 53 | | Old | | House | 1842-82 | | | |
| 54 | | Outbuildings f/o Tom Cabin | | Outbuildings | 1905-46 | | | |
| 55 | | Tom Cabin, Lyndale, Overdale, Elm Cottage | | House (row of cottages) | 1809-42 (with 1905-46 additions) | | | |
| 56 | | Pollywinkle | | House | 1882-1905 | | | |
| 57 | | Trebeth Cottage | | House | 1842-82 | | | |
| 58 | | Sunnyside | | House | 1905-46 | | | |
| 59 | | Rock Cottages, Lower Rock Cottage | | House (row of cottages) | 1809-42 | | | |
| 60 | | Westdown, West Cottage | | House | 1809-42, 1905-46 | | | |
| 61 | | Holloway to Trebarwith Strand | | Holloway | MD? PM | | | |
| 62 | | Paving (slate) | | Paving (slate) | 1842-82 | | | |
| 63 | | Steps (slate) | | Steps (slate) | 1809-42 | | | |
| 64 | | Wall | | Wall | 1809-42 | | | |
| 65 | | Wall | | Wall | 1882-1905 | | | |
| 66 | | Allotments (former site of allotments) | | Allotments (site of) | 1905-46 | | | |
| 67 | | Outbuildings | | Outbuildings | 1842-82 | | | |
| 68 | | Outbuildings | | Outbuildings | 1882-1905 | | | |
| 69 | | Outbuilding | | Outbuilding | 1809-42 | | | |

| Ref. | Street no. | Name | Road | Site type | Period | Status | SM or LB No | PRN |
|------|------------|-------------------|------|------------------------|-----------|--------|-------------|-----|
| 70 | | Field system | | Field system (remnant) | MD | | | |
| 71 | | Field system | | Field system (remnant) | MD | | | |
| 72 | | Track to quarries | | Track to quarries | PM | | | |
| 73 | | The Cottage | | House | 1882-1905 | | | |
| 74 | | Anchorage | | House | Pre-1809 | | | |
| 75 | | Tregosse House | | House | 1905-46 | | | |