

# **Cornwall Industrial Settlements Initiative**

## **TREMAR COOMBE**

**(Caradon/Liskeard Area)**



**2004**



# CORNWALL INDUSTRIAL SETTLEMENTS INITIATIVE

## Conservation Area Partnership

<b>Name:</b>	Tremar Coombe	<b>Study Area:</b>	Caradon/Liskeard
<b>Council:</b>	Caradon District Council	<b>NGR:</b>	SX 25429 68593 (centre)
<b>Location:</b>	South-east Cornwall, 2 miles north of Liskeard	<b>Existing CA?</b>	No
<b>Main period of industrial settlement growth:</b>	1841-80	<b>Main industry:</b>	Accommodation for miners and quarry workers.

### Industrial history and significance

Without the industrial expansion on the moors to the north it is highly unlikely that Tremar Coombe would have evolved as a settlement. The vast bulk of the village dates from the mid-nineteenth century when the mine at South Caradon was employing over six hundred workers and other mines in the area, including nearby Wheal Agar, also required a workforce. Tremar Coombe was effectively a dormitory settlement for the mines, providing a more sheltered and hospitable environment to live in than the bleak exposed moorland above. It would have played a significant role as a provider of accommodation. During the mid nineteenth century there were over seventy cottages in the village, and these could have housed more than two hundred workers for the neighbouring mines and quarries.

### Other comments

Despite quite sizeable housing developments to the north during the 1950s and 1960s, Tremar Coombe has retained much of its character as a mid-nineteenth industrial settlement. This character is now under threat, however, due to the high proportion of inappropriate alterations and extensions.

### Recommendations

#### Historic areas

- Designate conservation area.
- Prepare a full Conservation Area (CA) Appraisal.
- Article 4 Direction to control alteration and partial demolition of walls in CA.
- Article 4 Direction to control permitted development (PD) on single dwelling houses and alteration and partial demolition of small buildings in CA.

#### Historic buildings

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

#### Policy and management

- A full survey of archaeological potential.
- 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 Tremar Coombe's character.
- Set up village trail, guides and other promotional initiatives.
- Further study to promote other aspects of Tremar Coombe's history, in particular the development of similar surrounding developments such as Stanton Row.
- 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 Tremar Coombe's important focal points.



**Conservation Area Partnership**

**Cornwall Industrial Settlements Initiative**

**TREMAR COOMBE**

(Caradon/Liskeard Area)

Bridget Gillard, Historic Environment Service

and

The Cahill Partnership

2004

Report No: 2004R100

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

**Front cover illustration:** Tremar Coombe from the air (NMR – 21900/Frame 29)

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## Abbreviations in main text

AGHV	Area of Great Historic Value
AGSV	Area of Great Scientific Value
AONB	Area of Outstanding Natural Beauty
CA	Conservation Area
CAU	Cornwall Archaeological Unit
CCC	Cornwall County Council
CISI	Cornwall Industrial Settlements Initiative
GPDO	General Permitted Development Order
HES	Historic Environment Section, Cornwall County Council
HERS	Heritage Economic Regeneration Scheme (English Heritage)
HLF	Heritage Lottery Fund (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 Educational, Social and Cultural Organisation
WHS	World Heritage Site
[1]	Site number on Figure 4 and in the gazetteer (Appendix)

# **1 Introduction**

## **1.1 Background**

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

## **1.2 Project Aims**

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

A bid is being prepared for submission to UNESCO by February 2005 (for inscription in June 2006). The bid areas will include the full range of 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**

**Tremar Coombe was assessed as part of CISI during August 2002**

## **2 Location and setting**

### **2.1 Geographical location**

Tremar Coombe is in south-east Cornwall two miles north of Liskeard, half a mile north-east of St Cleer, and half a mile north of Tremar, in the parish of St Cleer (fig 1). It is just to the south of Bodmin Moor.

### **2.2 Landscape setting**

Tremar Coombe is situated in the broad valley of the Tremar Stream, a tributary of the River Seaton. The settlement follows the slope of the hill as it continues to rise up onto the open moorland to the north. At the top end of the village the cottages along Chapel Row rise to the east to above 210 metres. The landscape at the northern end of the village towards Tremarcoombe Common is similar to the moorland above, with no hedges or field boundaries by the road, and open areas of grassland interspersed with outcrops of rock. The open characteristic continues at the southern end of the village, but there are far more trees and the landscape views south are of enclosed agricultural land. Passing through the village itself one makes the transition from the wild inhospitable Moor to sheltered cultivated farmland.

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

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

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

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

### **3.1 Pre-1809**

#### **3.1.1 Economic activity**

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

The medieval stannary of Foweymore (Bodmin Moor) was a major tin producing area, with coinage towns at Lostwithiel and Liskeard, but by the 15<sup>th</sup> 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 19<sup>th</sup> century closure having produced over 4,000,000 tons of material and extracted 15,000 tons of black tin. The stream works at Trewalla dates from the early sixteenth century and a stamping site was recorded at Craddock Mill in 1513. This could be on the site close to Trewalla Farm, which was abandoned by 1748.

By the end of the sixteenth century surface deposits were beginning to run out and underground mining had begun. This was fairly small scale at first due to the additional costs of access,

drainage and haulage. In 1617 reference was made to tin working at 'Newland Streme' north-east of Minions and in 1691 to a mine at Happy Chance or Newland Lane End.

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

In addition to tin the other important resource in the area was granite. This had been exploited 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**

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

Prior to 1809 there was no real settlement at Tremar Coombe, simply two buildings adjacent to a cross roads. The north-south road led from Liskeard to the Moor and the east-west route linked St Cleer to Trethevy Quoit, then known as Trethevy's stone and on to the small settlement of Trenouth.

## **3.2 1809-1841**

### **3.2.1 Economic activity**

In the early nineteenth century Ennor, a miner working for the Plymouth and Devonport Adventurers developed an adit on Caradon Hill in an area thought to contain copper. The trial was unsuccessful, but was later retried by Captain James Clymo and the Kittow family who acquired the lease in 1833. It took three years to strike copper during which time Clymo unsuccessfully tried to sell South Caradon shares to raise capital. Within a few months of striking the main lode the shares were worth £2,000, and the 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 setts on what they believed to be extensions of the lode. Some of these speculations were more successful than others. West Caradon was one of the more profitable ventures where work was first recorded in 1837, and the mine rapidly expanded. Other smaller mines in the area included Caradon Consols and Tokenbury Mine, where production at first was small scale and spasmodic.

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

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

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

### **3.2.2 Extent of settlement**

By this stage the settlement had become known as Cuckoo's Nest and the only buildings consisted of a row of cottages known as Coom House in the area now known as Trecarne on the western arm of the crossroads. It would appear that one of the pre-1809 buildings had been abandoned and the remaining building extended to form the row. The cottages had a parcel of land attached to the west with outbuildings and front gardens. It is possible they housed agricultural workers or miners involved with the streamworks in the river valley.

## **3.3 1841-1880**

### **3.3.1 Economic activity**

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

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

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

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

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

copper. The annual output at South Caradon was still 5,000 tons, but it was becoming increasingly difficult to pay dividends.

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

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

In 1870 the mine had 144 heads of stamps and acquired the sett of the old Stowes Mine immediately to the west of Wheal Phoenix. The new company was called Phoenix and West Phoenix United mines.

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

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

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

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

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

### **3.3.2 Extent of settlement**

In common with a number of other settlements in this area, Tremar Coombe expanded greatly during this period, and the majority of the historic fabric is of this date. Although by no means a carefully planned and structured project the development does appear to have taken place in a series of distinct groups. The largest of these being the rows of cottages at the lower end of the village to the east of the road, the majority of which address the road with long gardens (with sheds) behind them. Further development took place at the ends of these gardens with three further rows of cottages, again with long plots behind them. On the other side of the road were two rows each set within their own land. It seems likely that a number of these cottages would have housed men working the adjacent streamworks, but the numbers involved suggest they mainly travelled north to the industries on the Moor. The original settlement at Trecarne expanded further to include two more cottages to the west of the original row and a group of buildings on the other side of the road, including a stores.

A substantial United Methodist Chapel was built in 1863 with a minister's house attached slightly later. At the opposite end of the same plot of land there was a large house with outbuildings that would appear to have been a bakery and possibly other commercial buildings. The remaining development of this period was on the slopes of the hill behind the chapel along Chapel Row, where over twenty workers' cottages were built. At the foot of Chapel Row a footpath led up to the mining settlement of Darite and it is possible the inhabitants of Chapel Row walked to work in the mines beyond, or possibly to the railway.

## **3.4 1880-1907**

### **3.4.1 Economic activity**

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

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

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

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

Despite the slump in the price of copper and so many mines closing Phoenix United continued to produce large amounts of copper economically alongside its very productive output of tin. In 1885 it was producing more tin than all the other Cornish mines except for Dolcoath and East

Pool. During the next ten years however the shafts had to be sunk ever deeper and the price of copper and tin continued to slump. The mine survived for longer than many of its neighbours by cutting the workforce and lowering wages but by 1894 the company was in the hands of the Receivers. By 1898 it was abandoned, equipment sold for scrap and most of the buildings demolished. Between 1848 – 89 Phoenix United had produced 84,538 tons of copper and between 1853-1898 15,996 tons of tin.

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

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

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

Reflecting the economic downturn of this period there was no development in Tremar Coombe during the late nineteenth century other than a house and outbuildings on the upper banks of the stream above Trecarne.

### **3.5 1906-47**

#### **3.5.1 Economic activity**

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

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

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

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

During the first half of the twentieth century four detached houses were built amongst the existing settlement. From their size and surrounding land they would appear to be homes for people choosing to live in attractive countryside, rather than housing for those who needed accommodation close to local employment.

### **3.6 Post 1947**

During the second half of the twentieth century Tremar Coombe developed considerably. A large estate was built to the north of the settlement beyond the chapel and the areas within the village between existing developments have become infilled. However the land to the west of the stream has remained largely untouched. There are no longer any commercial premises within the village, but the chapel is still active.

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

### **4.1 General**

Tremar Coombe has the distinctive character of an industrial workers' settlement, in this case sited in a river valley, within walking distance of the mines above Darite and the railway. Rows of cottages spread up the hill behind the Methodist chapel and fringe the eastern side of the road through the village. This said, in the early twenty-first century the village has taken on a more rural ambience and has the feel of a dormitory village, sought after for its attractive location. A number of sizeable detached properties have been built, rows of small cottages have been converted into single residences, the links with surrounding settlements have become picturesque country footpaths and the chapel is the only non-domestic building.

### **4.2 Built environment**

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

One of the fundamental elements of mid-nineteenth century industrial worker's settlements in Cornwall is the non-conformist Chapel, and in Tremar Coombe the Methodist Chapel [1] is the principal building both in scale and architectural detail. The chapel is most notable for its size, three bays long with a further bay added not long after its initial construction. It is interesting to note that the surrounding villages and hamlets would also have had their own chapels, but the immediate neighbours to Tremar Coombe were all different sects. At Venland there was a Primitive Methodist Chapel, at Crow's Nest Wesleyan Methodists, and Bible Christians at Darite. This would suggest that villagers travelled to attend whichever chapel suited their convictions, and explains why the chapel at Tremar Coombe, a United Methodist Chapel, was so large. The chapel is partially rendered, but on the northern wall the granite blocks are exposed. The windows have brick dressings, granite keystones and Gothic glazing bars. On the main façade to the road the rendered walls contrast with the solid granite quoins, shallow brick porch and granite hood mould.

#### **4.2.2 Commercial buildings**

The complex of one storey stone buildings [7] below the chapel would appear to have been part of a commercial development. The large chimney suggests one of the buildings might have been a bake house, and the others stores. They are now incorporated into the main house and the stores at the end of the plot is now an outbuilding.

In the area known as Trecarne there is a single storey rubblestone building called Trecarne Stores [22], which again is now used as an outbuilding.

#### **4.2.3 Housing**

The predominant housing type in Tremar Coombe is the row of cottages and there are three distinct developments within the village. The oldest is at Trecarne where the pre-1809 rubblestone cottage at the foot of the lane [29] was extended to form a row in the early and then mid-nineteenth century. The oldest part is rubblestone, now painted and slate hung at first floor level. Over the road Trecarne Cottages [23] are solidly constructed of stone blocks with granite lintels. Natural materials in their unaltered state also remain at Rosecarne [26], which is slate

hung with a slate roof, very similar in construction to the cottages at Meadow Terrace in nearby St Cleer.

The cottages at Chapel Row [3] [5], although greatly altered through the addition of porches, garages, replacement windows and modern roofs, were obviously once all of a type: reverse fronted, rubblestone with small windows. They climb the side of the hill reminiscent of cottages in coastal or hilly settlements throughout Cornwall.

The cottages at the foot of Tremar Coombe although also built in rows are far less uniform in construction, with different rooflines, window types and architectural features. They range from tiny stone cottages with casements [12] to double fronted houses with sash windows [16]. The impression of a piecemeal, individual approach is further evidenced by Middle Park [13] built as a tiny villa with bay windows and a decorative roof finial.

Shortly after the chapel was built a minister's house was grafted onto the side. Constructed of rubble stone with granite quoins and lintels it is double fronted, with a later porch.

The majority of buildings in Tremar Coombe, although many are now rendered and painted, would have been constructed from granite and rubblestone, providing a visual link with the drystone walls and granite outcrops on the moors above. A remnant of this relationship between settlement and moorland is still discernible in the low granite walls which enclose the majority of front gardens in the village.

#### **4.2.4 Paving/street ephemera**

The main paved area of Tremar Coombe is outside the cottages at the foot of the settlement, consisting of tarmac with thin granite kerbs. Outside the chapel, the original cobble surfacing [2] edged with granite still survives, the entrance way denoted by broad slabs of stone. At the foot of Chapel Row the original granite gateposts [6] mark the route between Tremar Coombe and Darite can still be found.

Below Trecarne the stream was formed into a leat during the mid-nineteenth century and a sizeable retaining wall [20] constructed below the cottages, consisting of large granite blocks at the base with regular courses of stone above. The bridge [21] dates from the same period, but the parapets are modern.

An unexpected and quite wonderful area of paving can be found on the track between the centre of the village and Trethevy Quoit [9]. Early maps show this as a packhorse route, and it is still possible to see areas of cobbles and shallow steps formed from thin wedges of granite. The sides of the track are steep sided stone and earth banks.

### **4.3 Materials and local details**

Due to its close proximity to the quarry on Caradon Hill and the abundant surface stone on the moorland directly beyond the village it is unsurprising that the majority of buildings and walls in Tremar Coombe are constructed from moorstone and granite. In a delightful reversal of the usual practice of using stone for decorative purposes to embellish important buildings, in Tremar Coombe brick is used to dress the chapel windows.

### **4.4 Views, Vistas and Green Space**

#### **4.4.1 Views and Vistas**

The main vista within the village is up the hill from the Tremar end towards the chapel. Here the village appears at its most densely developed with the large mass of the house in front of the bake house and the chapel rising above the rows of cottages fringing the road and the varied roofscape at Trecarne. But even this view in the heart of the settlement has a large green element to it as the western side of the road is bordered by the green verges and trees which flank the

stream. Looking down into the heart of the village from Trecarne the eye is drawn to the fields which immediately abut the houses at the side of the road. Due to the gradient there is a striking view from the top of Chapel Row with the dense development of cottages on one side and largely open land to the north leading down to the strong vertical accent of the chapel and fields scattered with housing rising beyond.

At the lower end of the village from the service lane to the cottages behind the road it is possible to appreciate the relationship between Tremar Coombe and St Cleer - behind the cottages of Burrator and Jasper [18] rise the cottage roofs and church tower of St Cleer surrounded by a canopy of trees.

From the head of the village the road continues to climb onto the Moor and the vista is terminated by the steep slope of a hill. Similarly, looking south rising agricultural land bounds the horizon.

#### **4.4.2 Greenery**

Even in the centre of the village there are sizeable areas of green space. Agricultural land permeates the village behind Trecarne Gate and Netherton, and immediately abuts the back gardens of Chapel Row. The moorland penetrates the village to the north at Tremarcoombe Coombe Common and right through the middle of the settlement snakes the Tremar Stream, fringed by grassland and marsh. Nearly all the houses have front gardens crammed with shrubs and trees, and at Trecarne remnants of the original Cornish hedge [24] still survive. There is a small green area around the bus stop, and a further open area of mown grass to the north of the Chapel.

## **5 Industrial significance**

Without the industrial expansion on the moors to the north it is highly unlikely that Tremar Coombe would have evolved as a settlement. Although a certain amount of development occurred in the late eighteenth and early nineteenth century, whether for agricultural purposes or for stream working, the vast bulk of the village dates from the mid-nineteenth century when the mine at South Caradon was employing over six hundred workers and other mines in the area, including nearby Wheal Agar, also required a workforce. Access to Darite, the railway and the mines beyond was from the footpath next to the chapel. Tremar Coombe was effectively a dormitory settlement for the mines providing a more sheltered and hospitable environment to live in than the bleak exposed moorland above. The presence of the chapel also marks out the village as a typical industrial settlement, but for most other services the villagers would have looked to nearby St Cleer. Tremar Coombe, however, would have played a significant role as a provider of accommodation. During the mid nineteenth century there were over seventy cottages in the village, and it is not unreasonable to assume these could have housed more than two hundred workers for the neighbouring mines and quarries.

## **6 Designations**

### **6.1 Scheduled monuments**

There are no scheduled monuments in the study area.

### **6.2 Historic Buildings (Fig 4)**

There is one listed building the Methodist Church, listed grade II.

### **6.3 Historic Area Designations (Fig 4)**

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

## 6.4 Other designations

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

The whole village lies within an Area of Great Landscape Value (AGLV) – Policy CL8

The further expansion of the village is subject to a Village Development Limit – Policy H2-3

There are two Open Areas of Local Significance (OALS) – Policy EV6. One lies to the north of the bridge at Trecarne as far as the Village development limit and the other protects the open land between Lake View and the cottages opposite Ash View.

The land to the north of the settlement known as Tremarcoombe Common is a Cornwall Nature Conservation Site (CNCS) – Policy CL13.

Any new development within the above limits will be subject to Policy H3 reflecting Caradon's concern to meet the housing needs of local people.

The OALS and Village Development Limit are designed to prevent the spread of new buildings along the roads, onto land adjacent to the stream and to maintain the discrete nature of the settlement.

## 7 Current issues and forces for change

### 7.1 Current Issues

The major issue in Tremar Coombe is the creeping loss of historic integrity and quality due to inappropriate alterations: -

- A very high proportion of the historic buildings have plastic replacement windows and a number have lost their original slate roofs.
- In many instances porches have been added, and on the whole these blend in well and add to the haphazard charm of the buildings, particularly in Chapel Row. However, in a few instances these extensions are out of scale to the original building, and poorly designed.
- The siting of garages is not always sensitive to the surrounding historic fabric and in a few cases they have been placed directly in front of the original buildings, breaking up the streetscape.

Modern buildings sited amongst early developments have often been built with little reference to their surroundings in terms of scale, design and materials.

### 7.2 Forces for Change

The Village Development Limit has been so tightly drawn around the existing development at Tremar Coombe and the only open areas within the settlement designated as OALS, that the current size and mass of the village should largely remain unaltered. However, development within the limit would be considered for affordable housing and new workshops.

The Environment Agency has identified Tremar Coombe as a potential flood problem area.

## 8 Recommendations

### 8.1 Historic areas

#### **Recommendation: 1 Conservation Area**

Designate CA to include all the housing along the road from Tremar to the Moor excluding the new buildings between Otterbank and Roman House as far as the Methodist Chapel, and to include the south side of Chapel Row, and the older buildings at Trecarne.

Reason: To recognise the areas of special architectural and historic importance in Tremar Coombe, 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 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 Tremar Coombe against inappropriate incremental alterations and demolition.

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

Article 4 Directions to control the demolition and alterations to individual houses, to prevent demolition of free-standing outbuildings.

Reason: To protect the character of Tremar Coombe against inappropriate incremental alterations and demolition.

## **8.2 Historic buildings**

*A fuller understanding of the stock of historic structures in Tremar Coombe 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: 5 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 Pottery [29]*

*Wincot [28]*

**Recommendation: 6 Non-statutory historic buildings survey (Local List)**

Prepare a list of locally significant structures which contribute substantially to the character of the settlement, based on the combined criteria of both listing and Article 4 Directions, and backed up by a Buildings-at-Risk survey, detailed Article 4 Directions and substantive and enforceable policies in the local plan. This could also back up applications for grant aid.

Reason: To ensure a full and accurate record of the historic fabric of the settlement, to strengthen existing Local Plan commitments to prevent proposals that would harm the historic

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

### **8.3 Policy and management**

#### **Recommendation: 7 Archaeology**

Undertake a full survey of archaeological potential in Tremar Coombe, 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 town and mining remains in general, and thereby preserve the special character of Tremar Coombe.

#### **Recommendation: 8 Derelict land**

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

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

#### **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 Tremar Coombe.

#### **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 Tremar Coombe's character; preserve and enhance their informal qualities and important surviving buildings.

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

#### **Recommendation: 11 Interpretation and Promotion**

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

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

#### **Recommendation: 12 Further study**

Undertake a study of Stanton Row which lies to the south of Tremar Coombe. These cottages fall outside the study area, but their design and date suggest they are part of the general industrial development.

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

### **Recommendation: 13 Design Guidance**

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

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

### **Recommendation: 14 Trees and ornamental landscapes**

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

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

### **Recommendation: 15 Restoration/enhancement schemes**

Concentrate restoration/enhancement schemes on some of Tremar Coombe's important focal points, particularly the centre of the village at Trecarne and Below the Methodist Church.

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

## **9 References**

### **9.1 Primary Sources**

1809 OS drawings (2 inch)

1841 Tithe Map of St Cleer parish

1845 Whitley Map

1880 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**

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

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

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

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

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

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

## Appendix: Gazetteer of archaeological sites and historic buildings

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

Ref.	Street no.	Name	Road	Site type	Period	Status	SM or LB No	PRN
1		Tremar Coombe Methodist Chapel	Tremar Coombe	Methodist Chapel (United)	1863	LB II		137857
2		Paving Tremar Coombe Methodist Chapel	Tremar Coombe	Paving (cobble)	1841-80			
3	1-19 (cons)		Chapel Row	Row	1841-80			
4		Windover	Chapel Row	House	1907-47			
5		Edelweiss, Cranford, No. 4, March, May Cottage, No. 7	Chapel Row	Row	1841-80			
6		Gate Posts	Chapel Row	Gate post	1841-80			
7	1-2		Tremar Coombe	House	1841-80			
8		Trecarne Gate	Tremar Coombe	House	1841-80			
9		Track	Opposite Trecarne	Track (original packhorse track)	PM			
10		Doiran, Penwith	Tremar Coombe	House	1907-47			
11	1-3 (cons)	Laburnum Cottages	Tremar Coombe	Row	1841-80			
12	1-3 (cons)	Jasmine Cottages	Tremar Coombe	Row	1841-80			
13		Ivy Cottage, Middle Park	Tremar Coombe	House	1841-80			
14	1-3 (cons)	Ashview, Co-op Cottage and adjoining cottages	Tremar Coombe	Row	1841-80			
15		Newlyn Cottage, Lower Park, Oakdale, Sunnyside, Gwynver Cottage, Llanelly, Rosedean	Tremar Coombe	Row	1841-80			
16		Coombe House, Meridian and adjoining cottage	Tremar Coombe	Row	1841-80			

Ref.	Street no.	Name	Road	Site type	Period	Status	SM or LB No	PRN
17		Cambridge Cottage, Coombe View	Tremar Coombe	Row	1841-80			
18		Burrator, Jasper	Tremar Coombe	Row	1841-80			
19	1-4	Lake View	Tremar Coombe	Row	1841-80			
20		Brook Dell	Tremar Coombe	Leat	1841-80			
21		Bridge	Trecarne	Bridge (lower parts)	1841-80			
22		Trecarne Stores	Trecarne	Stores	1841-80			
23	1-2	Trecarne Cottages	Trecarne	House	1841-80			
24		Hedge	Trecarne	Hedge	Pre-1841			
25		Kevean	Trecarne	House	1907-47			
26		Rosecarne	Trecarne	House	1841-80			
27	1	Coombe Gate	Trecarne	House	1841-80			
28	2	Coombe Gate, Wincot	Trecarne	House	1809-41			
29		Pottery	Trecarne	House	Pre-1809			
30		Walls	Tremar Coombe	Wall	1841-80			
31	1-3 (cons)	Rose Cottages	Tremar Coombe	Row	1841-80			
32		Nega	Tremar Coombe	House	1907-47			
33		South Acre, Acre Cottage	Tremar Coombe	Row	1841-80			
34	1-2	Priory Cottage	Tremar Coombe	Row	1840-1907			