

Our Ref: 19846



Pendeen Community Cemetery Committee,
Talveneth,
Pendeen,
TR19 7UT

23 July 2019

Re: Survey of Wells and Water Features, Pendeen

Dear Sir/Madam,

Wheal Jane Consultancy were commissioned by Mrs Delia Webb to undertake a desktop search of historic mapping and geological data regarding wells and water features in the locality of the proposed Pendeen Community Cemetery.

Wheal Jane Consultancy have completed three previous investigations at the site as follows;

- Preliminary Viability Investigation, May 2018, Ref 19416
- Site Investigation, July 2018, Ref 19452
- Long-Term Groundwater Monitoring, August 2018 – April 2019, Ref 19457

This letter report should be read in conjunction with the above reports.

Historic Ordnance Survey and Tithe Maps

A search of historic mapping of the area shows that the earliest Ordnance Survey map was produced in 1879 (scale 1:2,500). Historic maps and other resources can be found in the Appendix. The map shows that the site of the proposed cemetery was part of an agricultural field, north of a public byway. Several cottages are visible to the west of the site and the North Inn and dwellings are located to the east, close to the road. A smithy is situated opposite the site, to the south-east. A footpath runs from the western boundary in a north-westerly direction. Two ponds are located within a 300m radius, the closest being at 220m east beside Boatman's Row and the second at 280m north-east beyond Boscaswell Downs Mine. An old mine shaft is noted at the disused Boscaswell Downs Tin Mine (90m north-north-east). It has been known for mine shafts to have also been used historically as well shafts. Three shafts are also visible at Boscaswell Lower Downs (240m north-north-east, 260m north and 300m north). The cottages to the immediate west, where there was thought to be a covered well, show no indication of water features being present.

An excerpt from the 1841 St Just Parish Tithe Map (reproduced by permission of Cornwall Record Office) shows that the cottages were present by the time of the map's production. The Tithe Map does not indicate whether any wells or water features were present in the grounds of the properties. It shows that no features were present in the field of the proposed cemetery.

The small-scale Ordnance Survey map of 1887-1888 (1:10,560), shows that three wells were located in the broader locality. The wells were situated at 330m north, 480m east-north-east and 500m east. Further mine shafts were also noted at 320m east-south-east, 320m south, 400m south-south-east, 470m north-east, 470m north, 490m south-south-west, 500m south-south-west, 500m south-east. An old shaft is also noted at East Levant Tin Mine 500m south-west. A former mine shaft is also noted at 520m west, close to North Levant Tin Mine. A spring issues from the ground at 420m south.

The 1906 map shows that two water taps have been constructed at Lower Boscaswell, north of the well. A pump has been built over the well, 480m east-north-east. Geevor Tin Mine was operational by

the time of the map's production and two shafts are noted 300m and 350m west of the site. An old shaft is also located at 220m north-east. The more contemporary maps do not indicate the presence of any water features within 250m of the site.

Geological Maps

The British Geological Survey map 351 & 358 Penzance shows that the bedrock geology is characterised by the Land's End Granite Intrusion. This is described as, "igneous bedrock formed between 359 and 252 million years ago during the Carboniferous and Permian periods". No superficial deposits are recorded. Several mineralised lodes are indicated to pass within or close to the site. These are copper and tin lodes, dipping at an angle of 65-75° SW. A geological fault is indicated at ~750m east (running north-south)

The Robert Symons Geological Map of St Just Mining District of 1857 indicates that a guide (a vertical or sub-vertical fault which may carry some metallic minerals) passes close to the site, running in an approximate north-south orientation. Old workings are shown at Boscawell Downs Mine to the north-east.

Borehole records and abstraction records

The BGS website shows that the closest borehole record is reference SW33SE7, 400m north-east, to the north of Boscawell Terrace. It is described as a "well with a lift pump". No information is provided regarding depth to groundwater. The well at Calartha Terrace, 500m east is described as a "well with a bucket". No groundwater abstraction licences are within 500m of the proposed cemetery.

Historical data

The Cornwall Council Interactive Map shows that the cottages to the west, numbers 1-4 Church Road, are Grade II listed properties. No information is given as to whether any wells or water features are present at the cottages or at the proposed cemetery site. An enquiry was made to HM Land Registry regarding the Title Entry for No.1 Church Road but this did not provide any further information concerning water features. The Historic England database was also searched for details about the properties, but this failed to provide any further information.

The Cornwall Industrial Settlements Initiative Pendeen and Lower Boscawell report (2002) lists the hand pumps north of Carn View Terrace and at Boscawell Terrace (both pre 1880). No further details are provided about wells in the area. The Listed cottages at Church Road are also briefly mentioned. An enquiry was made to the Cornwall Record Office regarding whether any information was held on historic wells or boreholes, but it was confirmed that the records showed no information in this area.

In conclusion, this review of historic mapping, geological data and documentary sources could not confirm the presence of any wells or boreholes within a 250m radius of the proposed new cemetery. However, the existence of historic wells within private properties cannot be completely ruled out.

We hope you find the above in order, however If you have any queries, please do not hesitate to contact us.

Yours Sincerely,
For and on behalf of Wheal Jane Consultancy,

Dan Jobson
BSc (Hons), FGS
Senior Geotechnical Engineer

July 23, 2019

Keep up to date with our latest news, including our Online Ordering System, at www.wheal-jane-consultancy.co.uk



djobson@wheal-jane.co.uk

Tel: +44 (0) 1872 560204

Old Mine Offices, Wheal Jane, Baldhu, Truro, Cornwall. TR3 6EE

Land Contamination, Site Investigations, Mine Searches, Mundic Analysis, Environmental Services



Appendices

- A. 1841 St Just Parish Tithe Map
- B. Historic Ordnance Survey Maps
- C. Robert Symons Geological Map of St Just Mining District of 1857
- D. Historic England Database of Listed Buildings
- E. Cornwall Industrial Settlements Initiative Pendeen and Lower Boscaswell Report

APPENDIX A

1841 St Just Parish Tithe Map



July 23, 2019

APPENDIX B

Historic Ordnance Survey Maps

Site Details:

Land Adjacent to Pendeen Community Centre, North of B3306, Pendeen, TR19 7SG

Client Ref: 19846
Report Ref: WJC-6174960
Grid Ref: 138124, 34343

Map Name: County Series

Map date: 1879

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1879
 Revised 1879
 Edition N/A
 Copyright N/A
 Levelled N/A



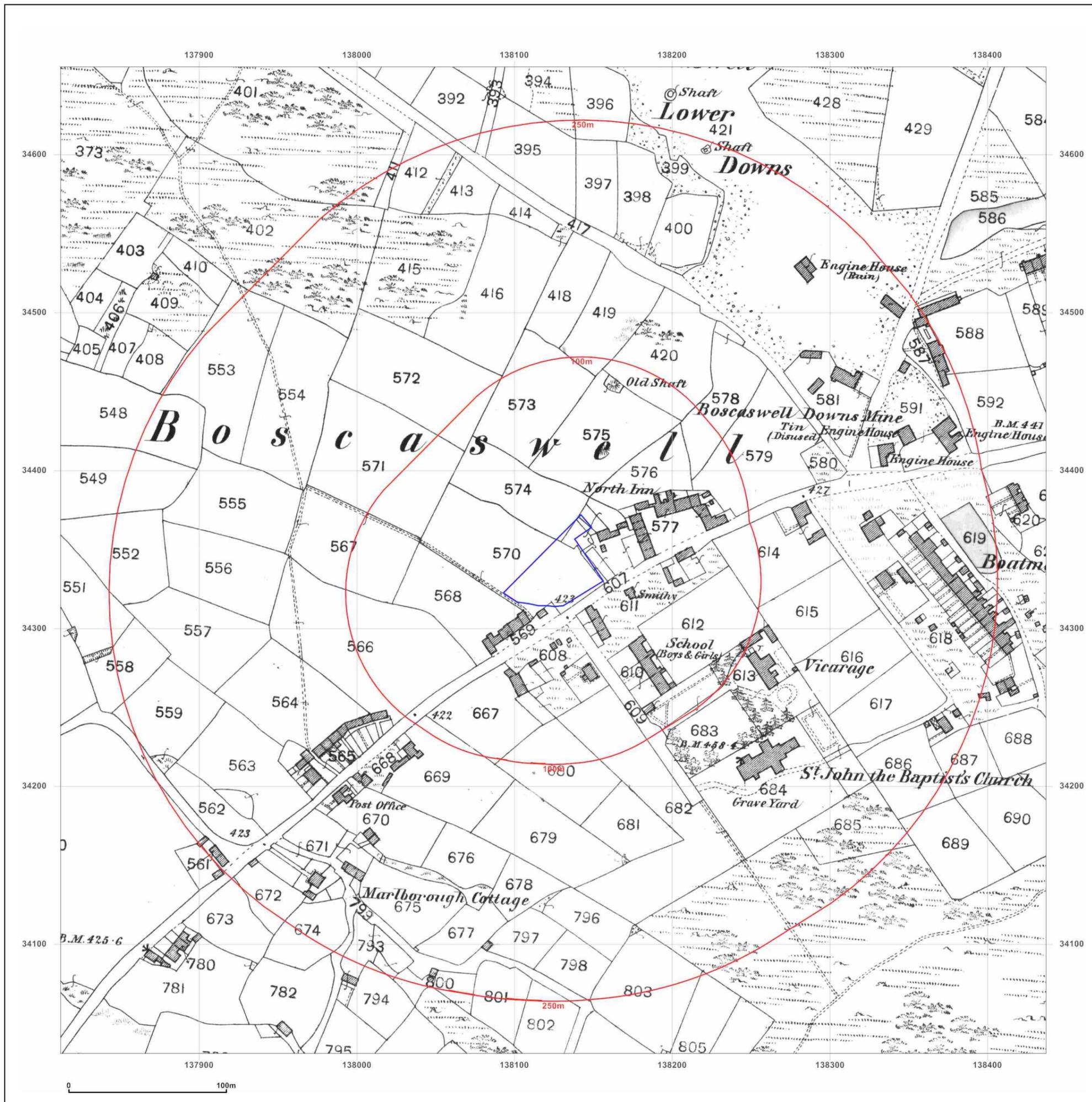
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Production date: 16 July 2019

Map legend available at:
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Site Details:

Land Adjacent to Pendeen Community Centre, North of B3306, Pendeen, TR19 7SG

Client Ref: 19846
Report Ref: WJC-6174960
Grid Ref: 138124, 34343

Map Name: County Series

Map date: 1908

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1908
 Revised 1908
 Edition N/A
 Copyright N/A
 Levelled N/A



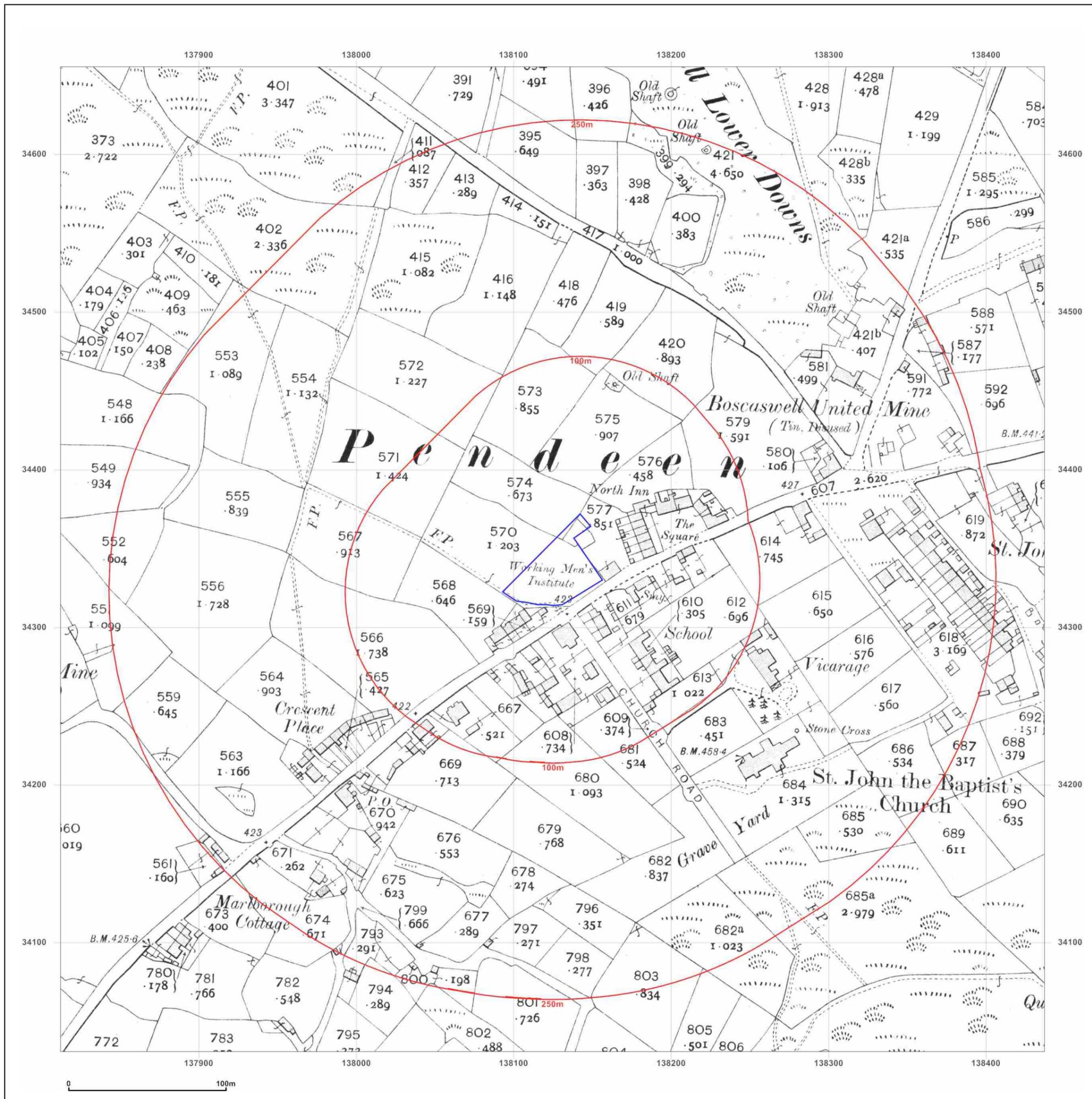
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Site Details:

Land Adjacent to Pendeen Community Centre, North of B3306, Pendeen, TR19 7SG

Client Ref: 19846
Report Ref: WJC-6174960
Grid Ref: 138124, 34343

Map Name: National Grid

Map date: 1975-1976

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1976
Revised 1976
Edition N/A
Copyright 1978
Levelled 1972

Surveyed 1975
Revised 1975
Edition N/A
Copyright 1976
Levelled 1972



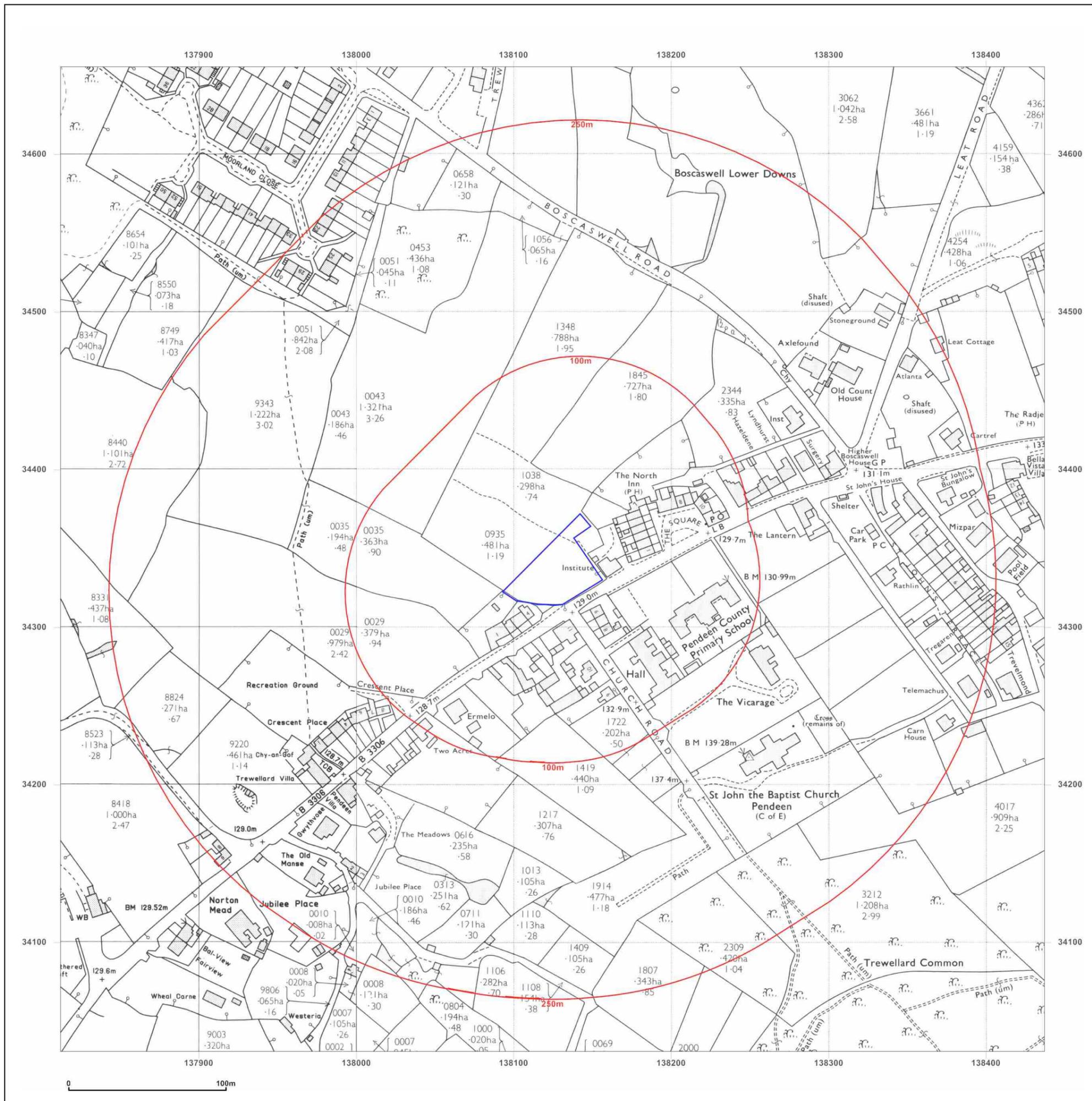
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Production date: 16 July 2019

Map legend available at:
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Site Details:

Land Adjacent to Pendeen Community Centre, North of B3306, Pendeen, TR19 7SG

Client Ref: 19846
Report Ref: WJC-6174960
Grid Ref: 138124, 34343

Map Name: National Grid

Map date: 1976-1978

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A	Surveyed N/A
Revised N/A	Revised N/A
Edition N/A	Edition N/A
Copyright N/A	Copyright N/A
Levelled N/A	Levelled N/A



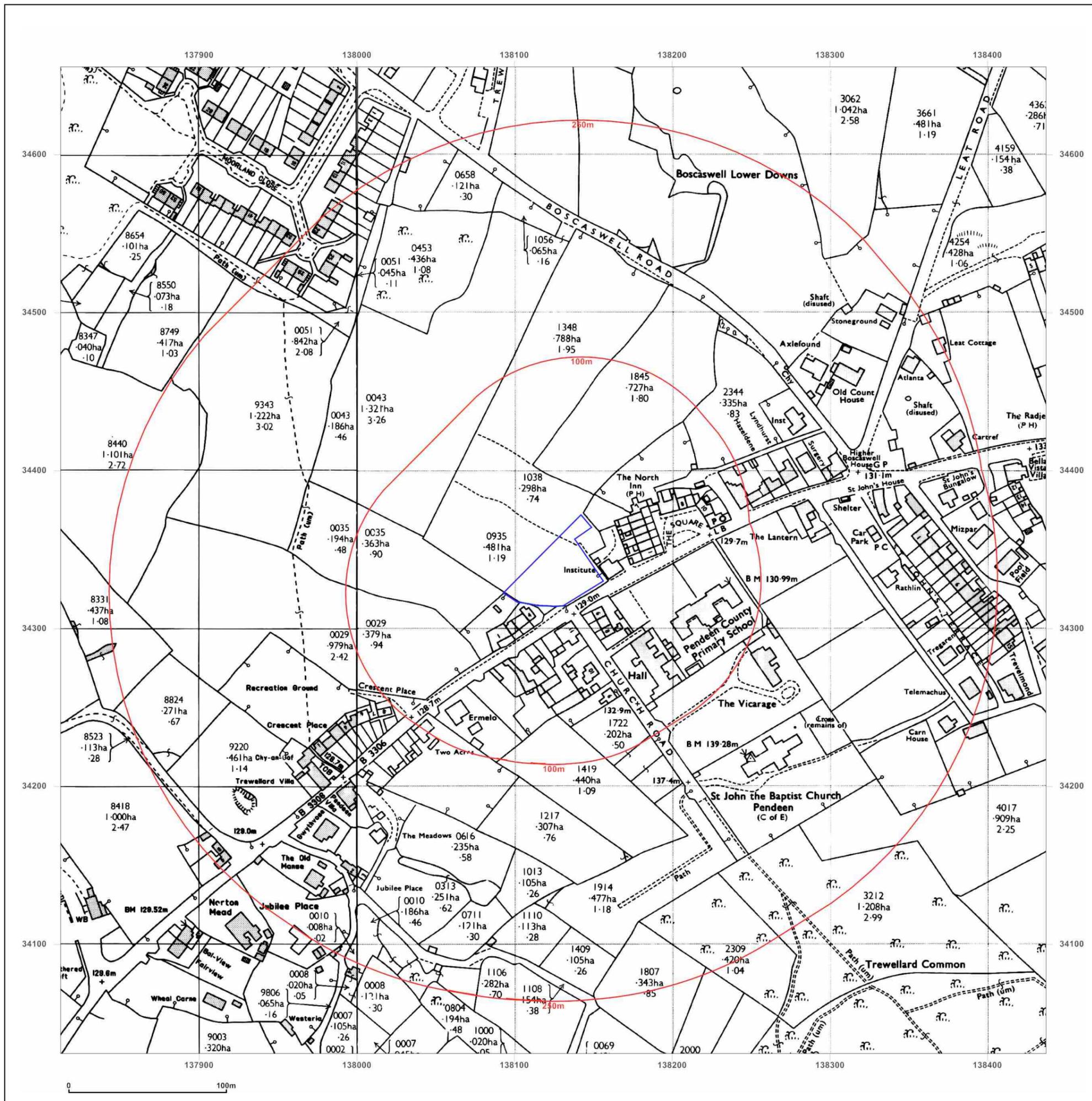
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Site Details:

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Client Ref: 19846
Report Ref: WJC-6174960
Grid Ref: 138124, 34343

Map Name: National Grid

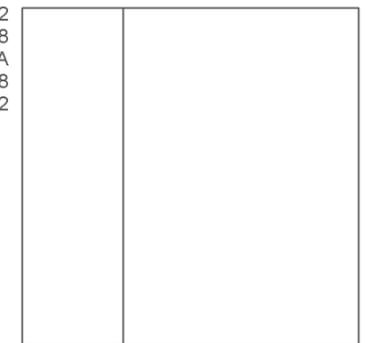
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Printed at: 1:2,500



Surveyed 1972
Revised 1988
Edition N/A
Copyright 1988
Levelled 1972



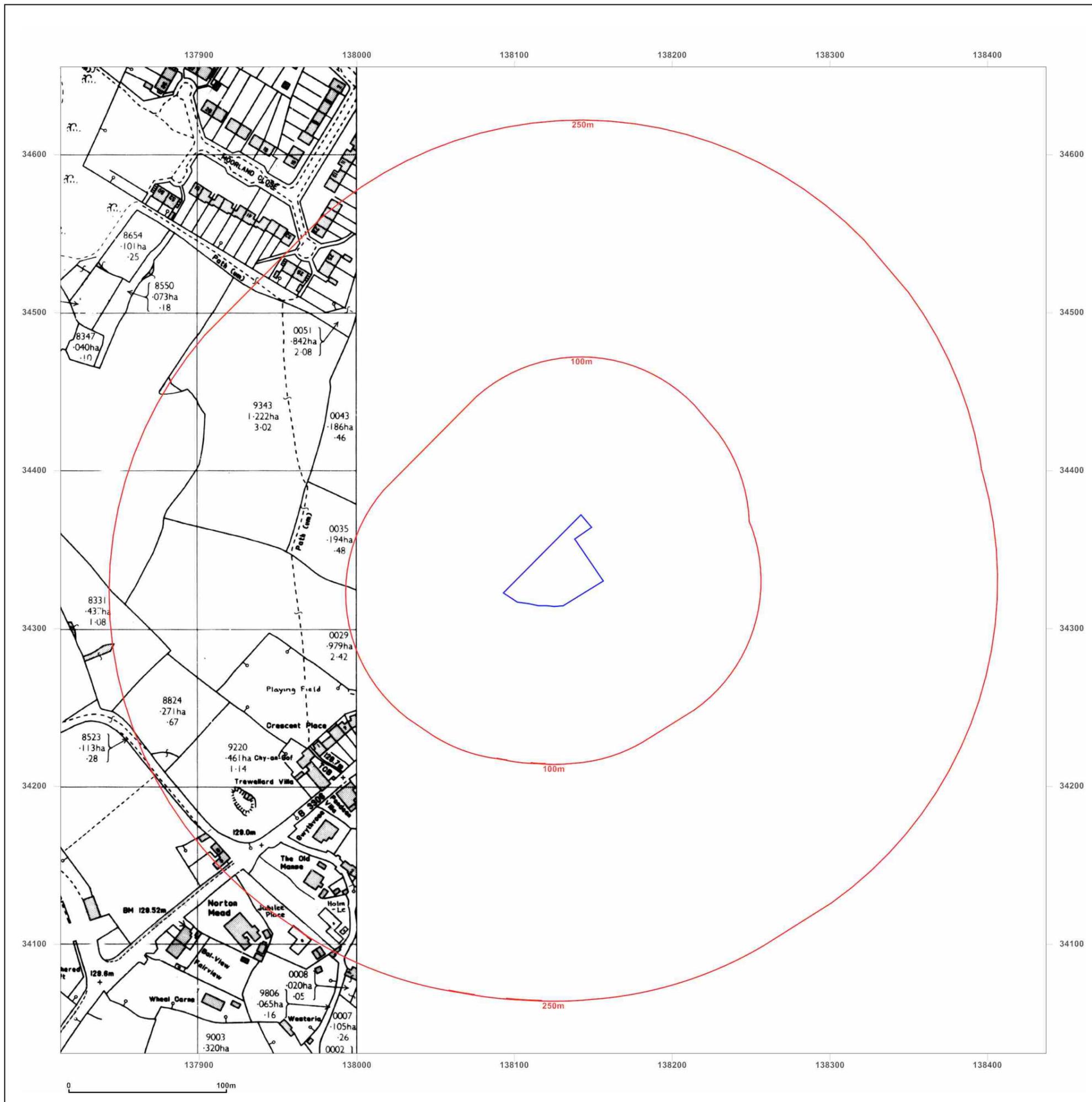
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Site Details:

Land Adjacent to Pendeen Community Centre, North of B3306, Pendeen, TR19 7SG

Client Ref: 19846
Report Ref: WJC-6174960
Grid Ref: 138124, 34343

Map Name: National Grid

Map date: 1989-1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A	Surveyed N/A
Revised N/A	Revised N/A
Edition N/A	Edition N/A
Copyright N/A	Copyright N/A
Levelled N/A	Levelled N/A



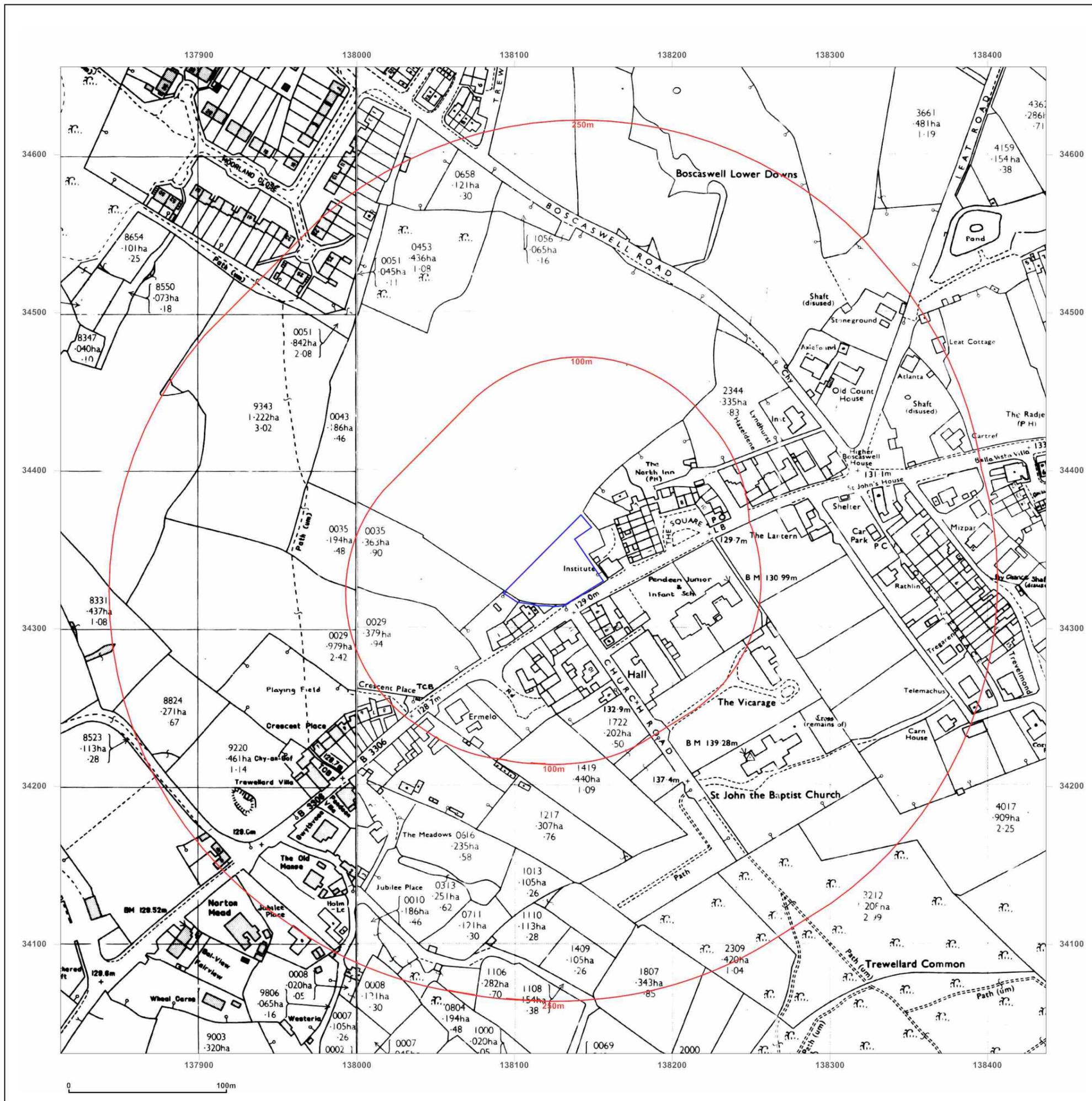
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Site Details:

Land Adjacent to Pendeen Community Centre, North of B3306, Pendeen, TR19 7SG

Client Ref: 19846
Report Ref: WJC-6174960
Grid Ref: 138124, 34343

Map Name: National Grid

Map date: 1994-1995

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1995
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled 1972



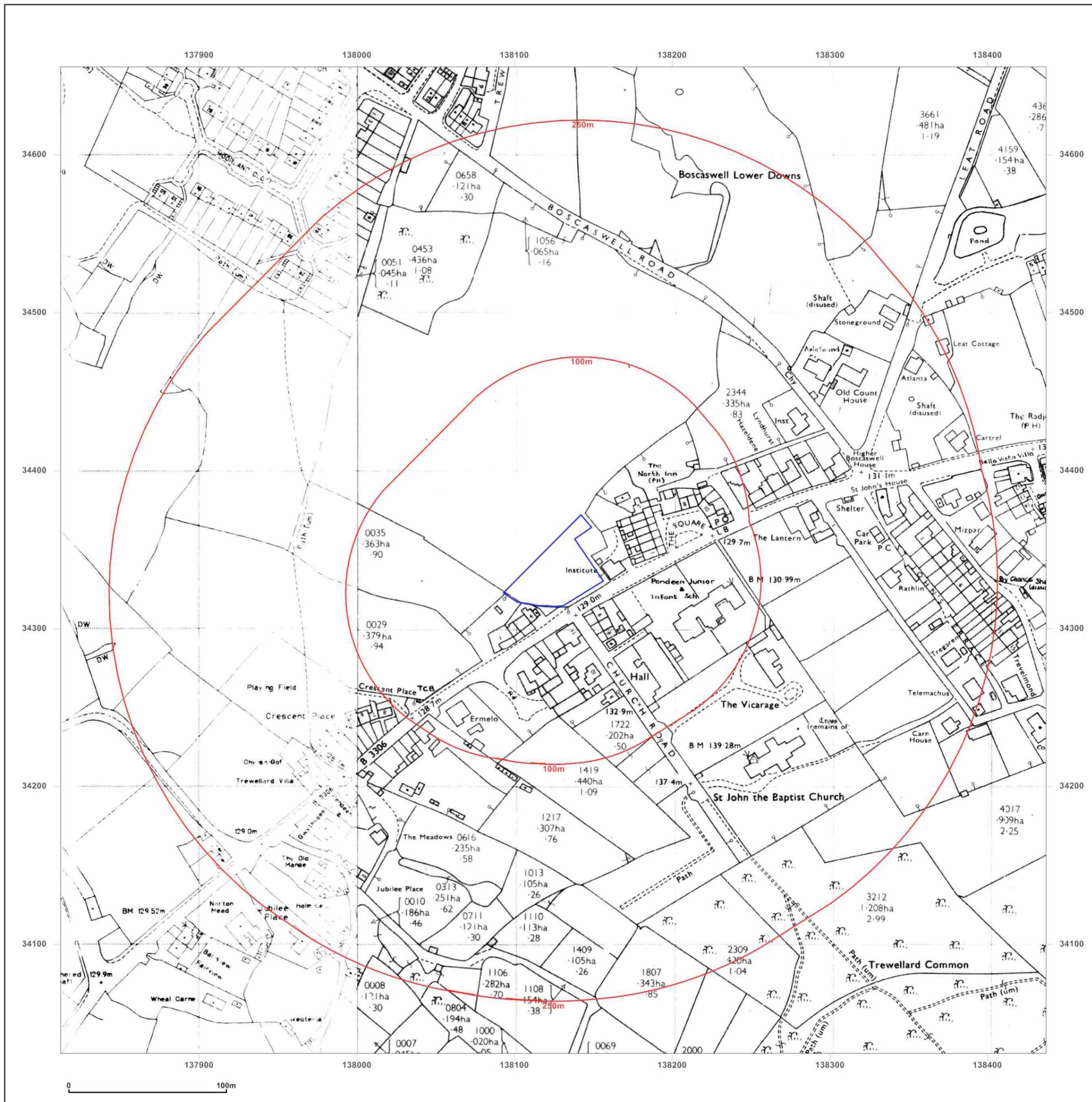
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Site Details:

Land Adjacent to Pendeen Community Centre, North of B3306, Pendeen, TR19 7SG

Client Ref: 19846
Report Ref: WJC-6174960
Grid Ref: 138124, 34343

Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1995
Levelled N/A



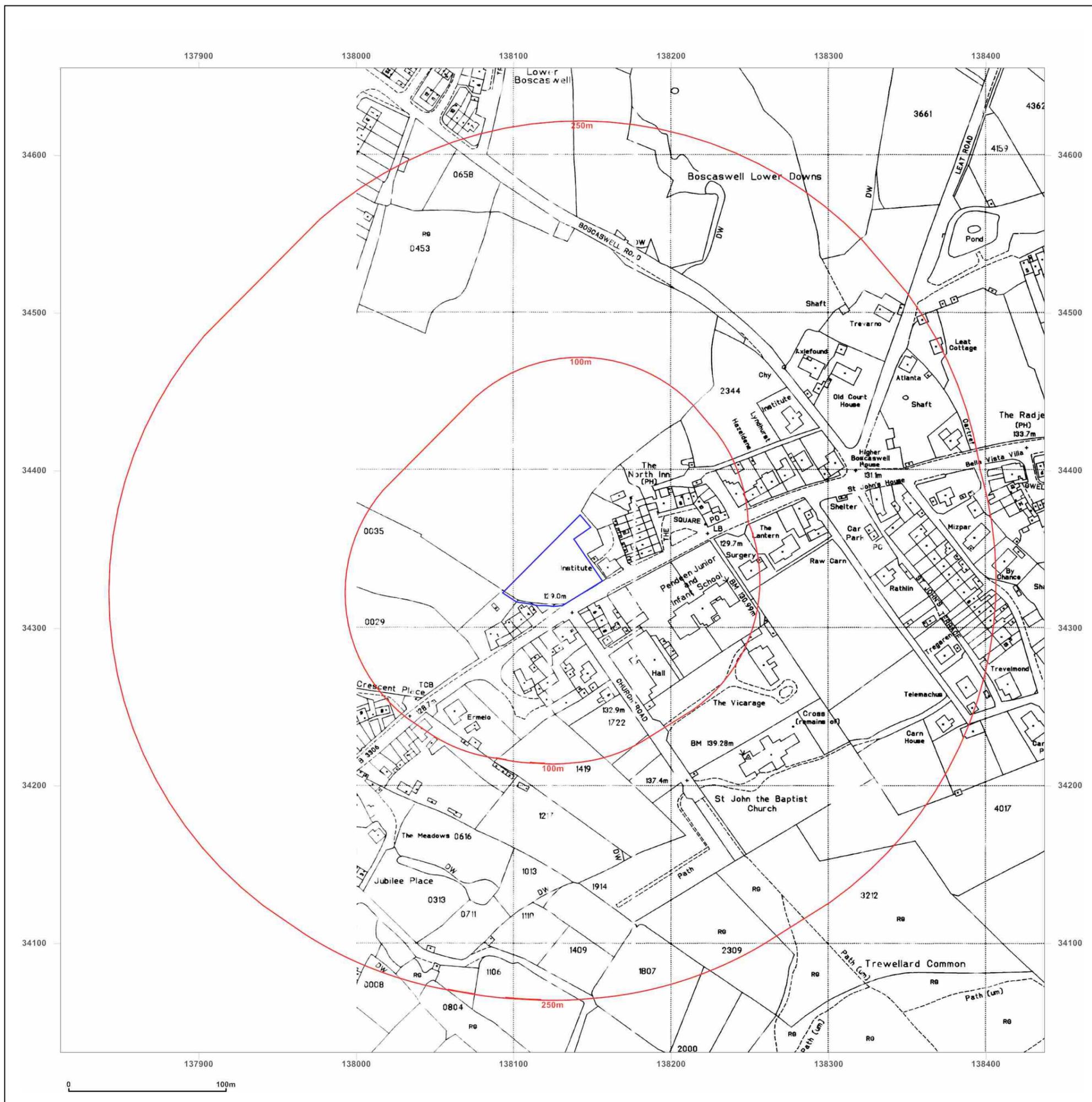
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Production date: 16 July 2019

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Site Details:

Land Adjacent to Pendeen Community Centre, North of B3306, Pendeen, TR19 7SG

Client Ref: 19846
Report Ref: WJC-6174960
Grid Ref: 138124, 34343

Map Name: County Series

Map date: 1887-1888

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1877
Revised N/A
Edition 1887
Copyright N/A
Levelled N/A

Surveyed 1877
Revised N/A
Edition 1887
Copyright N/A
Levelled N/A

Surveyed 1876
Revised N/A
Edition 1888
Copyright N/A
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Surveyed 1877
Revised N/A
Edition 1888
Copyright N/A
Levelled N/A



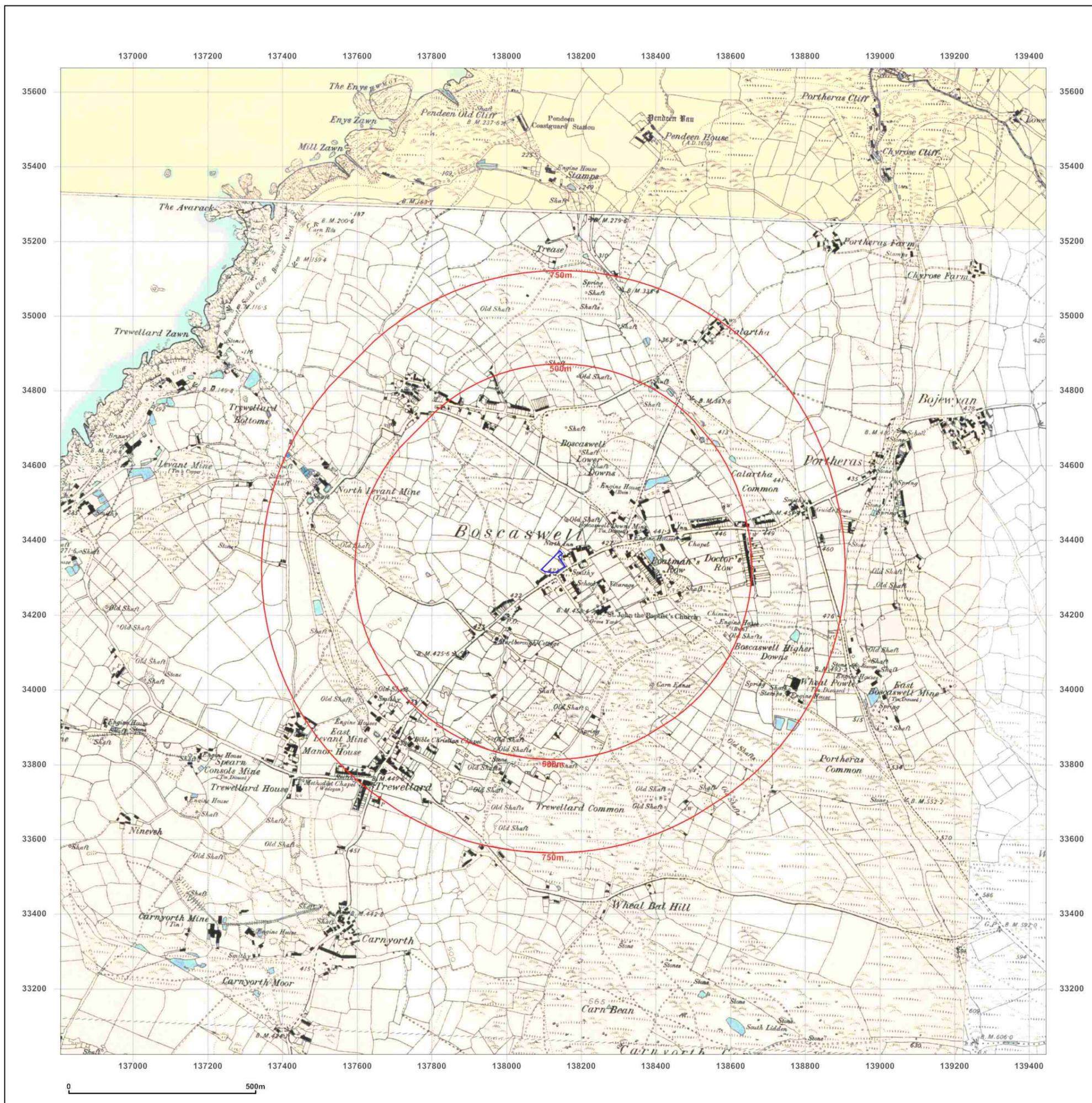
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Site Details:

Land Adjacent to Pendeen
 Community Centre, North of
 B3306, Pendeen, TR19 7SG

Client Ref: 19846
Report Ref: WJC-6174960
Grid Ref: 138124, 34343

Map Name: County Series

Map date: 1906

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1875
 Revised 1906
 Edition N/A
 Copyright N/A
 Levelled N/A



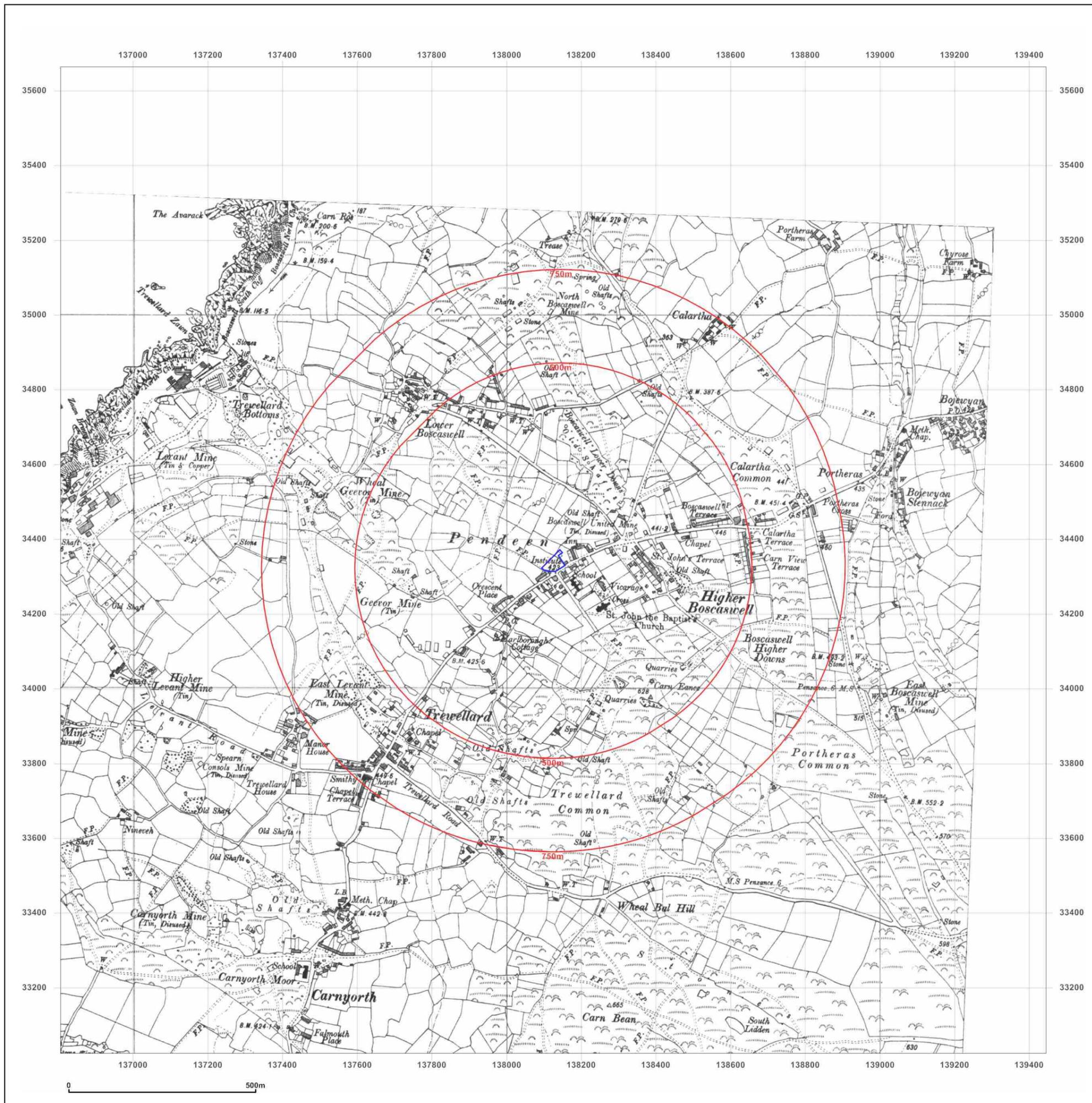
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Site Details:

Land Adjacent to Pendeen Community Centre, North of B3306, Pendeen, TR19 7SG

Client Ref: 19846
Report Ref: WJC-6174960
Grid Ref: 138124, 34343

Map Name: County Series

Map date: 1906-1908

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1875
 Revised 1908
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1876
 Revised 1906
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1875
 Revised 1906
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1876
 Revised 1908
 Edition N/A
 Copyright N/A
 Levelled N/A



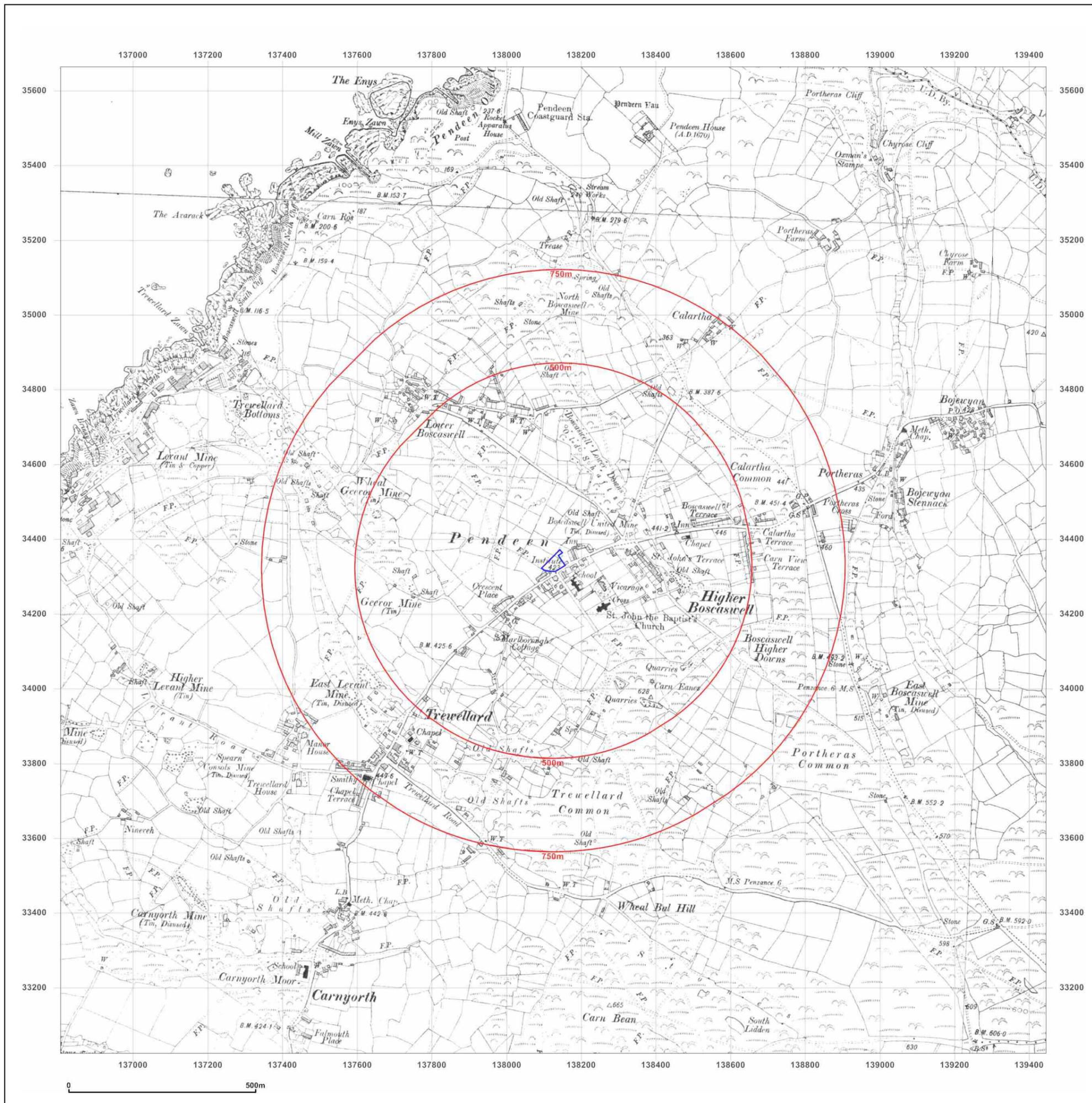
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Site Details:

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Client Ref: 19846
Report Ref: WJC-6174960
Grid Ref: 138124, 34343

Map Name: Provisional

Map date: 1958

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1958
 Revised 1958
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1958
 Revised 1958
 Edition N/A
 Copyright N/A
 Levelled N/A



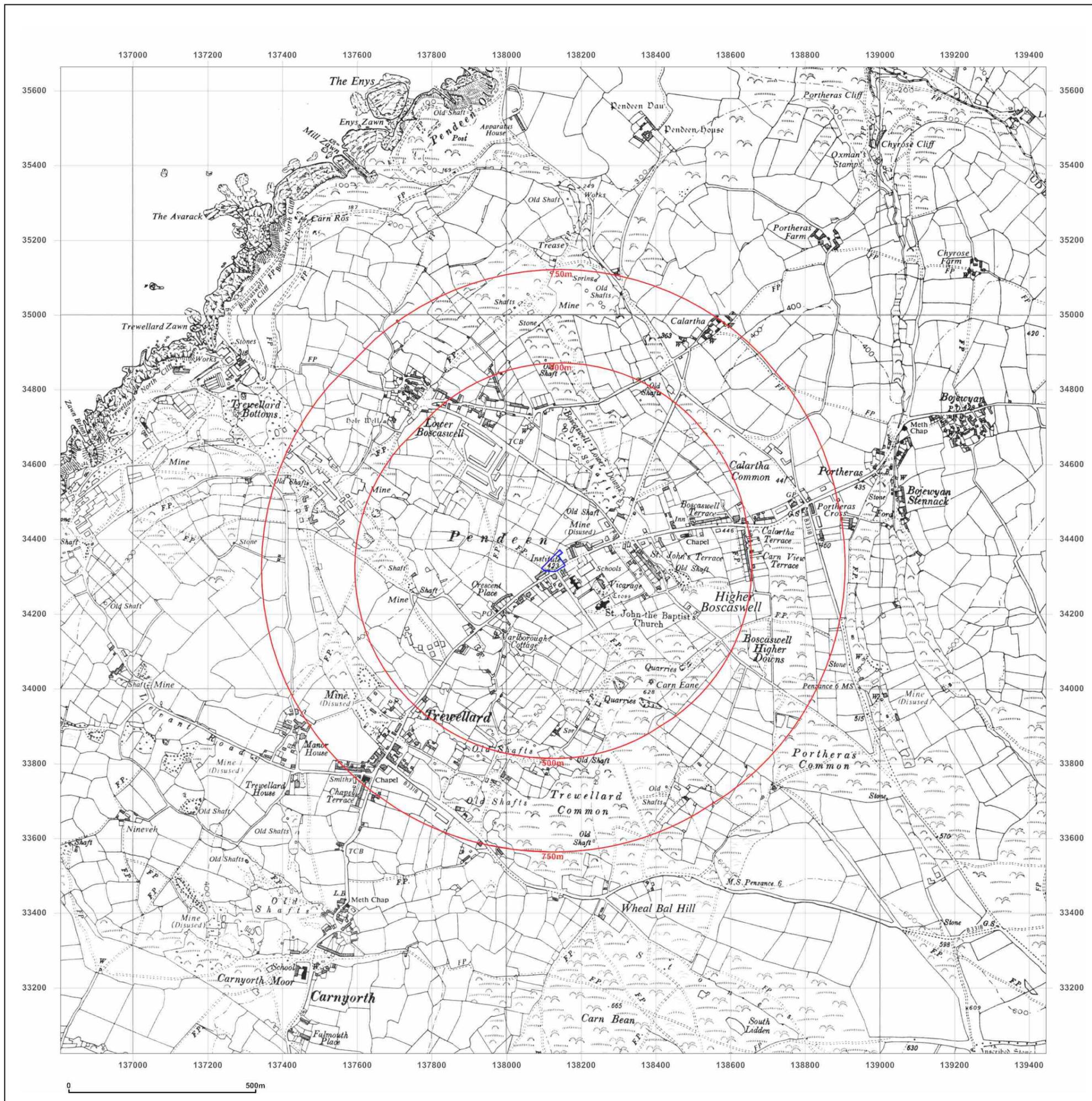
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Production date: 16 July 2019

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Site Details:

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Client Ref: 19846
Report Ref: WJC-6174960
Grid Ref: 138124, 34343

Map Name: National Grid

Map date: 1981

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1976
Revised 1981
Edition N/A
Copyright 1981
Levelled N/A

Surveyed 1976
Revised 1981
Edition N/A
Copyright 1981
Levelled N/A



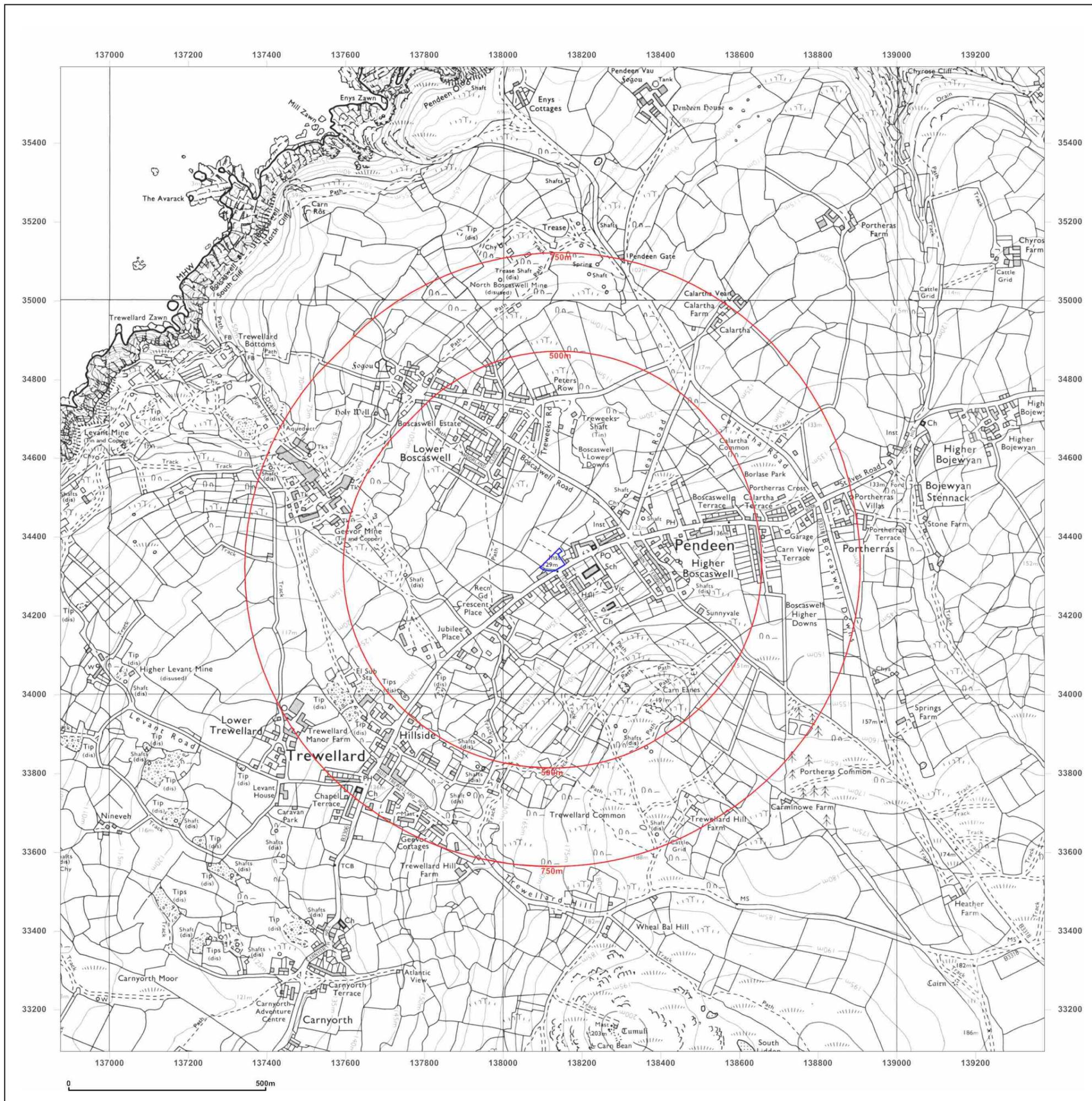
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Production date: 16 July 2019

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Site Details:

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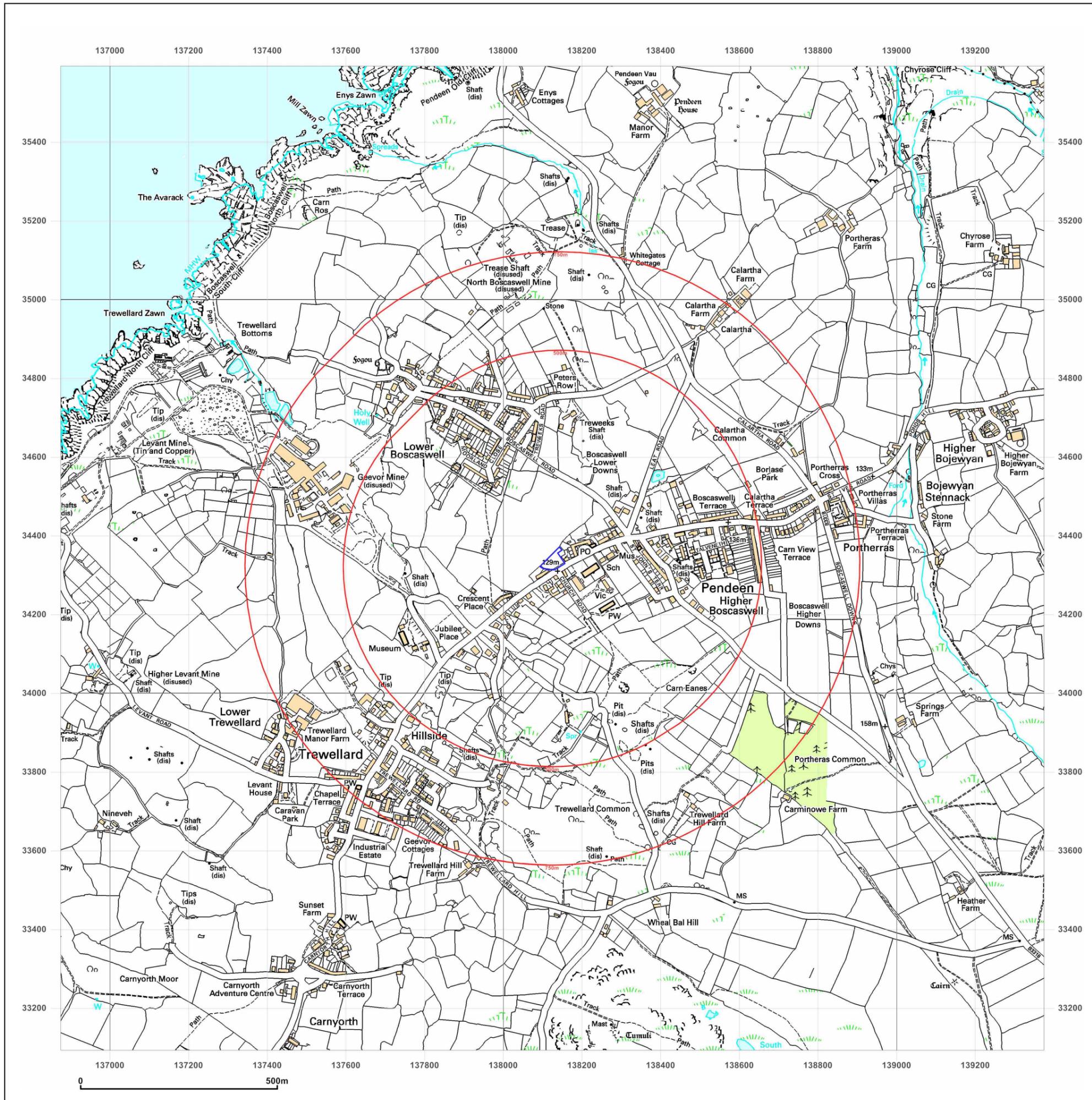
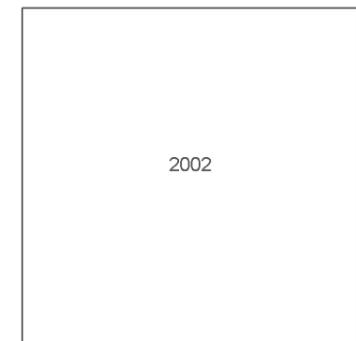
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Report Ref: WJC-6174960
Grid Ref: 138124, 34343

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

Land Adjacent to Pendeen Community Centre, North of B3306, Pendeen, TR19 7SG

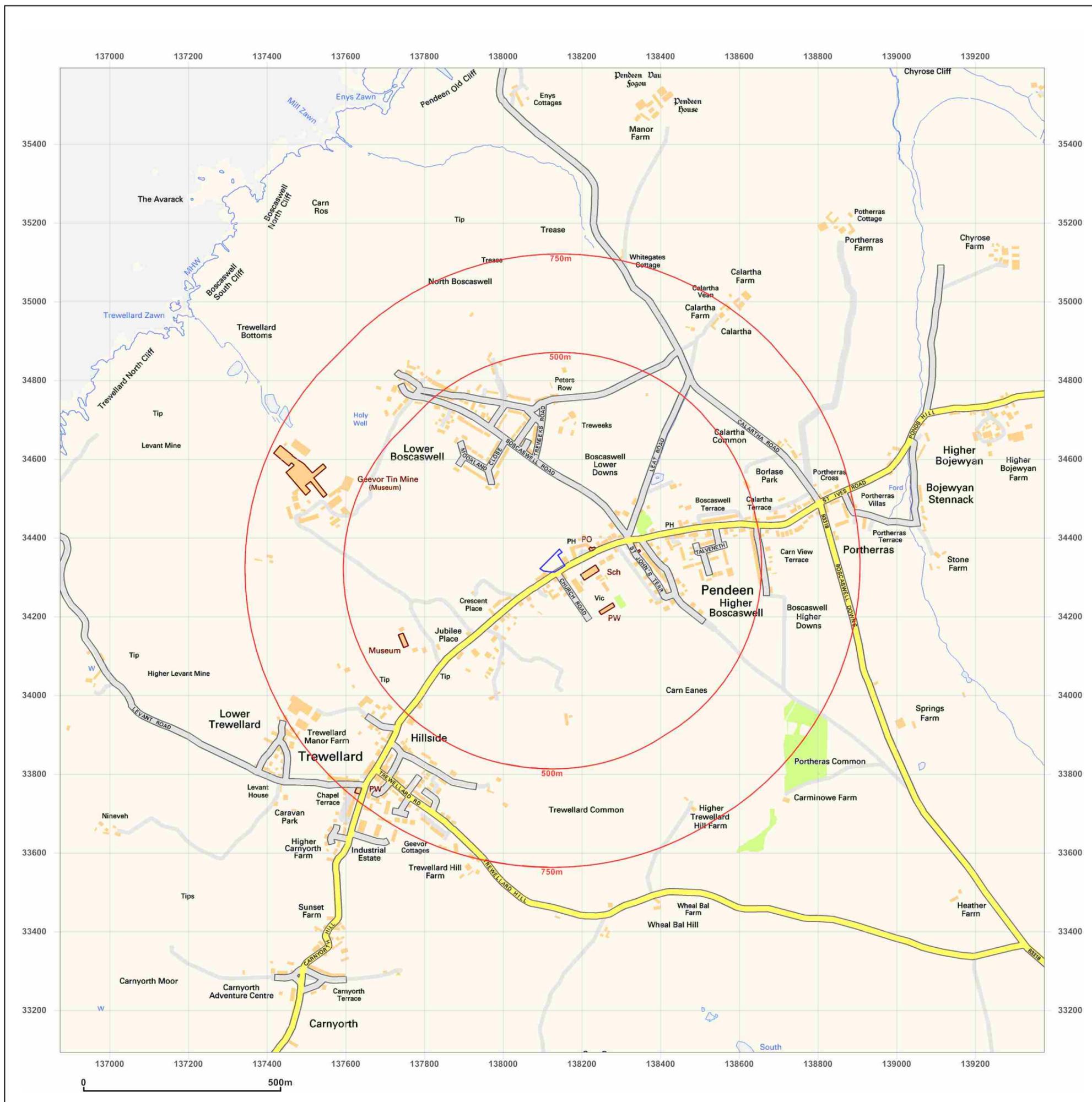
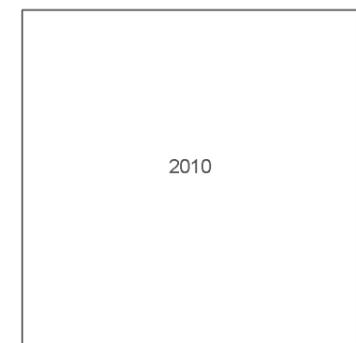
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Report Ref: WJC-6174960
Grid Ref: 138124, 34343

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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Production date: 16 July 2019

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Site Details:

Land Adjacent to Pendeen Community Centre, North of B3306, Pendeen, TR19 7SG

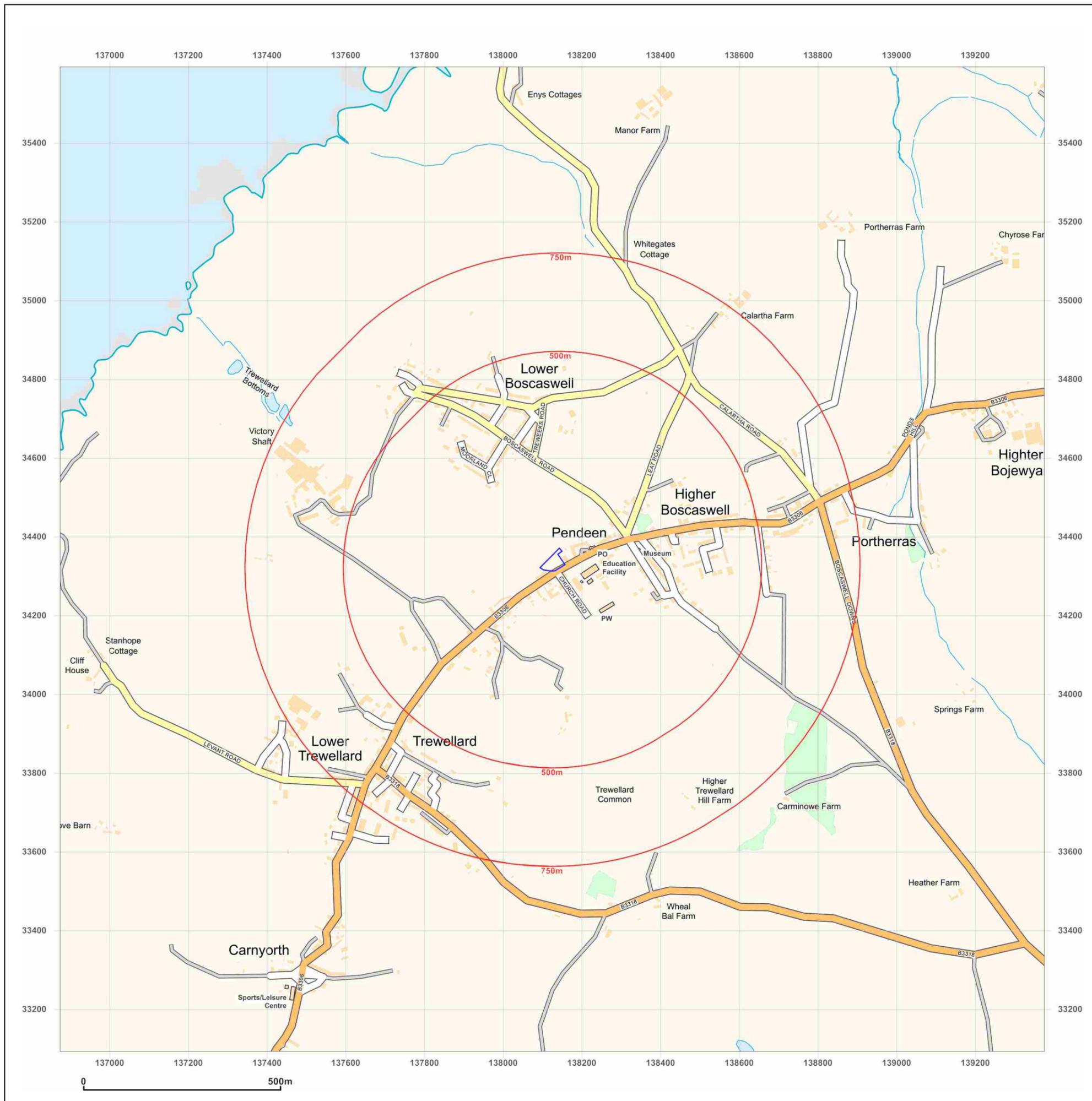
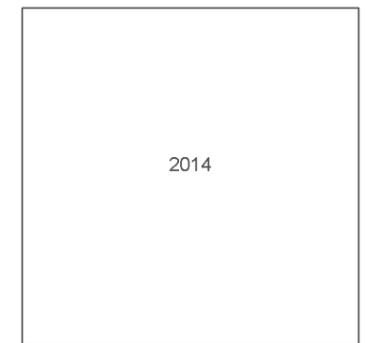
Client Ref: 19846
Report Ref: WJC-6174960
Grid Ref: 138124, 34343

Map Name: National Grid

Map date: 2014

Scale: 1:10,000

Printed at: 1:10,000



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APPENDIX C

Robert Symons Geological Map of St Just Mining District of 1857





APPENDIX D

Historic England Database of Listed Buildings



Historic England

1-4, CHURCH ROAD

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1159754

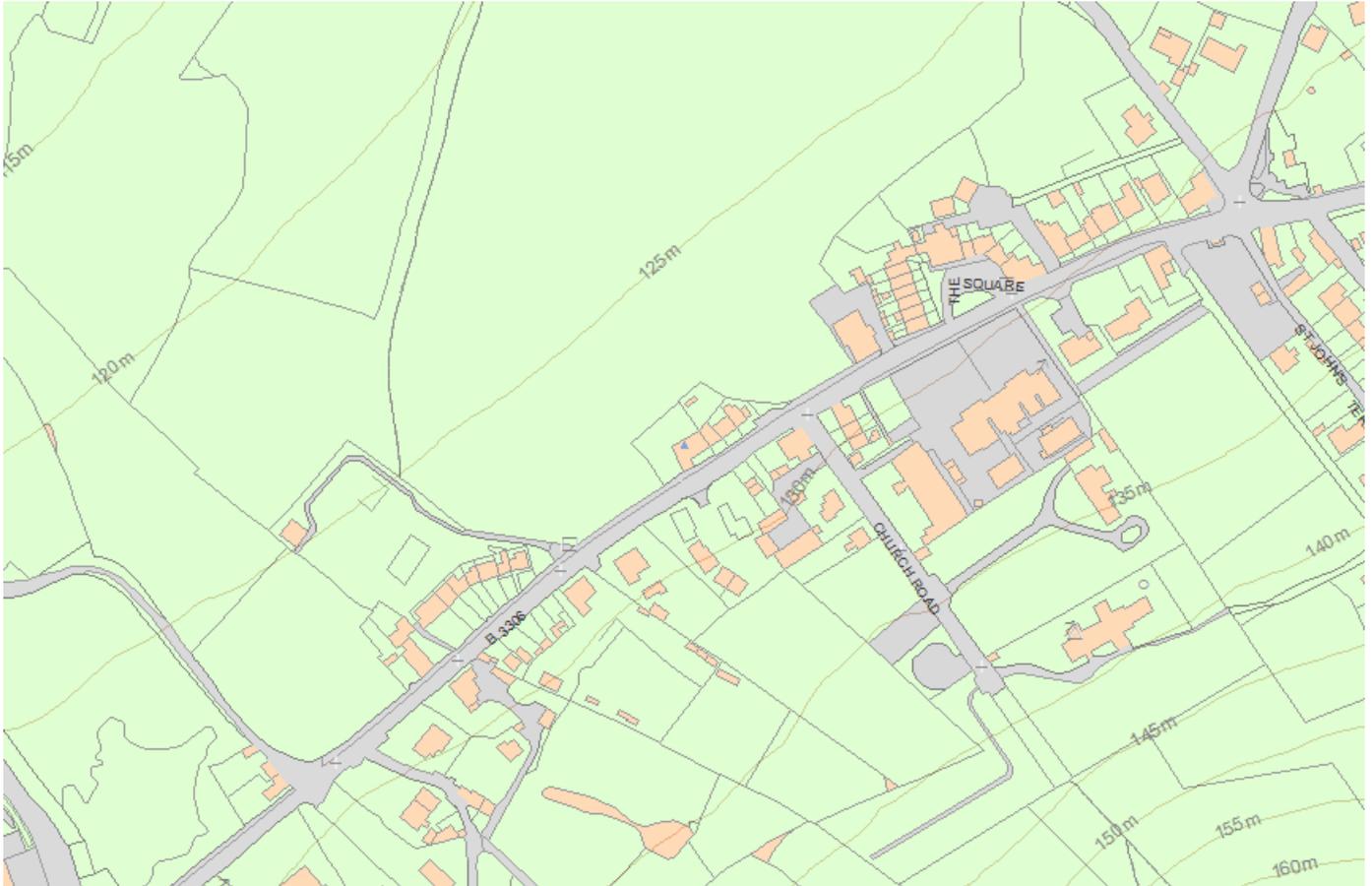
Date first listed:

21-Sep-1973

Statutory Address:

1-4, CHURCH ROAD

Map



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Use of this data is subject to **Terms and Conditions**.

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1159754 .pdf**

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Jul-2019 at 10:54:17.

Location

Statutory Address:

1-4, CHURCH ROAD

The building or site itself may lie within the boundary of more than one authority.

District:

Cornwall (Unitary Authority)

Parish:

St. Just

National Grid Reference:

SW 38086 34296

Details

1. 1589 PENDEEN ----- Nos 1 to 4 (consec), Church Road SW 33 SE 1/85

II 2. C18 row of cottages. Granite rubble. No 2 stuccoed. Slate roofs. 2 storeys. 7 windows. Later sashes without glazing bars. Plain doorways with modern glazed doors. 4 granite chimney stacks. Hipped roofed wing projecting to left of No 1.

Listing NGR: SW3808634296

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

69209

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 14 Jul 2006

Reference: IOE01/15787/28

Rights: Copyright IoE Mr Ivor Corkell. Source Historic England Archive

Archive image, may not represent current condition of site.



There aren't currently any contributions

© Historic England 2019

July 23, 2019

APPENDIX E

Cornwall Industrial Settlements Initiative Pendeen and Lower Boscaswell Report

Cornwall Industrial Settlements Initiative
PENDEEN and LOWER BOSCASWELL
(St Just Area)



April 2002

CORNWALL INDUSTRIAL SETTLEMENTS INITIATIVE

Conservation Area Partnership

Name:	PENDEEN and LOWER BOSCASWELL	Study Area:	St Just Mining Area
Council:	Penwith District Council	NGR:	SW 3834
Location:	North-west coast of West Penwith, north of St Just	Existing CA?	No
Main Period of Industrial Settlement Growth:	1820-1986	Main Industry	Mining

Industrial history and significance

Lower Boscaswell was the original settlement focus in this area, and, because of the continuation of mining in the vicinity right up to 1991, went through a long period of continuous development and change. There are prehistoric settlement remains, a medieval holy well, buildings associated with post medieval farming and pre-19th century mining, as well as 19th century industrial housing and mid 20th century mining remains and housing.

The scatter of hamlets along the main B3306 road now known as Pendeen rapidly grew and merged in the early 19th century mining boom. This is one of the best places to see mining remains cheek by jowl with some of the most impressive rows in the St Just Mining Area. The new nucleation took the name from the new parish formed in 1843 to serve the mining area of north St Just, and the complex of religious and educational buildings around the church is perhaps the most telling monument to the importance of mining in the settlement.

Other comments

Lower Boscaswell should be integrated into the coastal zone mining management programmes. Pendeen needs a comprehensive plan and urban design approach to create a dynamic village centre.

This settlement will either form part of the proposed Cornish Mining World Heritage Site Bid, or will be considered an important part of the context for the Bid

Recommendations

Historic areas

- CAs for Boscaswell and Pendeen.
- Prepare a full CA Appraisal.
- More extensive Use of Local policy Open Areas Related to Villages

Historic buildings.

- Review Statutory List of Historic Buildings.
- Carry out Buildings-at-risk survey.

- Prepare a list of locally significant buildings.
- Topographical and archaeological surveys of mining remains (Pendeen) and closes and enclosures (Boscawell).

Policy and management.

- Urban Design plan for Pendeen.
- Article 4 Direction to control PD on single dwelling houses and partial demolitions in CA.
- Detailed Village Trail.
- SPG for Listed Buildings, design of new buildings, conversions etc.

Conservation Area Partnership

**Cornwall Industrial Settlements Initiative
PENDEEN and LOWER BOSCASWELL
(St Just Area)**

N. J. Cahill
and
Cornwall Archaeological Unit

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Front cover illustration

Pendeen and Lower Boscaswell looking north west, with Geevor mine beyond (CAU F53/56)

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Contents

	<i>Page</i>
1 Introduction	7
1.1 Background	7
1.2 Project Aims.....	7
1.3 Project methodology.....	7
1.4 Date of Assessment.....	7
2 Location and setting	8
2.1 Geographical location.....	8
2.2 Landscape setting	8
3 History.....	8
4 Physical development (Fig 2).....	9
4.1 Pre-industrial/early industrial phase	9
4.2 Industrial (1820-1986).....	9
4.3 Post-Industrial.....	11
5 Surviving historic components (Fig 3).....	11
5.1 Pre-industrial/early industrial	11
5.2 Industrial.....	11
6 Character	12
6.1 Buildings (Fig 4).....	12
6.1.1 Lower Boscaswell.....	12
6.1.2 Higher Boscaswell.....	14
6.1.3 Portherras Cross	16
6.2 Spaces, views and panoramas	16
6.2.1 Lower Boscaswell.....	16
6.2.2 Pendeen (Higher Boscaswell and Portherras Cross).....	17
6.3 Landscape	17
6.4 Materials and Local details	18
7 Designations	18
7.1 Scheduled monuments.....	18
7.2 Listed Buildings	18
7.3 Conservation Areas	18
7.4 Other designations	18
8 Current issues.....	19
8.1 Current uses.....	19
8.2 Forces for change	19
8.3 Extent of loss	19
9 Industrial significance.....	20
10 Recommendations	20
10.1 Historic areas (Fig 4).....	20
10.2 Historic buildings	20
10.3 Policy and management.....	21
10.3.1 Lower Boscaswell.....	21
10.3.2 Pendeen.....	22
11 References	22
11.1 Primary Sources	22
11.2 Publications	23
Appendix: Gazetteer of archaeological sites and key historic buildings	25

List of figures

1. Location map
2. Historical development
3. Surviving historic components
4. Gazetteer sites, existing designations, and recommendations
5. Pendeen from Carn Eanes.
6. Pendeen, Carn View Terrace.
7. Pendeen – new development at Talveneth.
8. Lower Boscaswell, looking west to the sea.
9. Lower Boscaswell – garage in Boscaswell Road.
10. Lower Boscaswell – Boscaswell Estate.

Abbreviations in main text

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

1 Introduction

1.1 Background

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

1.2 Project Aims

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

A bid is being prepared for submission to UNESCO by February 2004 (for inscription in June 2005). The bid areas will include the full range of 18th-20th 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

Pendeen was assessed as part of CISI during summer/autumn 1999

2 Location and setting

2.1 Geographical location

Pendeen is on the narrow coastal plain west of the Penwith Moors, north of St Just on the B3306 St Just to St Ives coast road between Trewellard and Bojewyan, and about half a mile from the sea. Lower Boscaswell lies a few hundred yards to the west, between Pendeen and the coast. Both lie within Pendeen ecclesiastical parish and St. Just Civil Parish in Penwith District; see Figure 1.

2.2 Landscape setting

Pendeen is made up of a string of hamlets and rows along the main B3306 road including Crescent Place, Church Road, North Row, Higher Boscaswell and Portherras Cross. Pendeen itself is the name of the headland and manor at SW 3840 3560 which gave its name in 1846 to the new parish, and has now come to be applied to the roadside ribbon development. Lower Boscaswell remains a separate village further to the west on the coastal plain. This is a typical settlement pattern in the St Just Mining Area, where most of the mining settlements are strung out along the main north-south road, which follows the line of the foot of the steeper slopes up to the moors. The earlier agricultural nucleations, like Lower Boscaswell, are all further to the west in the middle of the coastal plain, linked by a series of lanes and tracks parallel to the main B3306 road, with a series of east-west routes leading from the coast to the moors which have been an important factor in siting and layout of the later settlements. The surviving complexes of buildings at Geevor Mine still form the most prominent landscape feature of the area, although Pendeen church tower is seen from many angles in very close relationship to the locally commanding height of Carn Eanes.

The historical development of Pendeen/Lower Boscaswell has been influenced to a very great degree by the extensive areas of commons at Boscaswell Lower Downs and Boscaswell Higher Downs, upon which all the local mine complexes were built, and which provided ample building land, and probably grazing rights, for the workers cottages, and which continued to influence the settlement topography into the early 20th century.

3 History

Given the long history of tin working in the area, there must always have been an industrial element in the landscape and settlement history of the Pendeen area. The principal manor house in the area, Pendeen, was rebuilt in 1670 by the newly enriched John Borlase on the proceeds of tin profits (Lake 286).

There are references to mining in the 16th century in the area, probably mostly streamworking in the Boscaswell Downs/Calartha/Portherras area, and some coastal extraction. Any mining population could also have been active on the early Trewellard Hill/Carn Eanes group of workings. There seems to have been a general coalescing of small enterprises by the late 18th century, with some deep mining already by the 1740s, but the 1820s saw the main expansion of mining in the area. Despite the continued and greater later success of Geevor, most of the mines in the area were relatively small and unspectacular. East Levant (Trewellard) remained independent until 1837, and was then worked with North Levant (Geevor), which itself remained relatively small until major expansion after 1851, when it began absorbing most of the local smaller sets. It continued until final closure in 1991, though not without distinct phases of contraction, sale, reformation, re-investment, all of which have left their mark on the history of the adjacent settlements.

The Boscaswell mines also seem to have formed from an amalgamation of lots of smaller operations, some, like Wheal Zandra have left virtually no history. There seems to have been spurts of activity at the various Boscaswell sites (Boscaswell United, Boscaswell Downs and

Wheal Powell), with a major period of working 1820-1857, ending in claims of fraud, a new boom in 1872 (copper), and closure, again with claims of fraud in 1874, at which time 350 people were employed at the mine. Apart from the operations associated with Geevor, especially at Treweek's Shaft in Lower Boscawell which was still active in the 1960s, all other mining activity had ceased by the Great War.

The other early and large scale employers of labour were the water powered mills in the two valleys, these were an extensive system both of corn mills (especially the Rose Valley) and stamping mills (Portherras Valley) that remained active until the 1870s, but declined almost to extinction by 1908, and then disappeared.

Higher Boscawell was chosen as the site for a new church to serve the growing population in this part of St Just parish in 1846, although the church, with a vicarage and parish school, was not built until 1852.

Mining continued at Geevor until 1986, and Lower Boscawell in particular retained its character as an industrial settlement well into the 20th century, with the only large council estates in the area, outside St Just, being built here in the 1960s. Since the closure of the mine, and to some extent even before then, both Lower Boscawell and Pendeen have become more dependent on a wider range of economic activity (including commuting), and have become mostly residential centres, with much new house building and conversion of old agricultural buildings. Pendeen continued to be provided with service buildings for the area, including a new school in 1916, Men's and Women's Institutes (1930s), and most recently a new doctor's surgery.

4 Physical development (Fig 2)

4.1 Pre-industrial/early industrial phase

The main settlement locally was at Boscawell, now known as Lower Boscawell, which still has remains of an Iron Age courtyard house and fogou. There seems also to have been a small, possibly agricultural settlement around the area that later became Wethered Shaft, probably including North Row, and a similar small hamlet at Portherras Cross. These were just a part of the series of farmsteads/hamlets scattered over a wide area around the common lands of Boscawell Lower and Higher Downs. The road up the Portherras valley (the B3318) was already a turnpike by 1809, the St Just-St Ives Road by c.1830/35. Given the evidence of streamworking and mining since at least the 16th century, all these settlements would undoubtedly have had some industrial elements in them. Certainly by the time of the 1809 OS survey drawings, mining was well established - although the main settlements were as outlined above, there are scattered buildings and mine workings shown in the area of Jubilee Place (Wheal Carn); those at Portherras/Portherras Cross, as well as those already noted at Wethered Shaft/North Row, could be either older agricultural or newer industrial hamlets. There is also a scatter of buildings along the north side of Boscawell Downs, in the area of Boscawell Downs Mine and Trease Farm (and mine), and some in the Portherras valley.

4.2 Industrial (1820-1986)

The earliest expansion of industrial housing occurred in four main areas, all influenced to a greater or lesser degree by the availability of land on the edge of the extensive commons of Boscawell Lower Downs and Boscawell Higher Downs. At Lower Boscawell, individual cottages and rows appeared along the road on the north side of Boscawell Lower Downs. Around North Row (even before its choice as the church site), the area called at the time of the 1841 Tithe Map 'Town Place' and now known as North Square had already taken shape around the North Inn, and at Higher Boscawell two very long rows of cottages were being developed - Boatman's, or Boot Men's, Row (now St John's Terrace) and Doctor's Row (now Carn View Terrace). All these had been started probably in the 1820s, the two terraces were still being built in

the 1840s and 1850s, so that by the 1841 Tithe Map, there had been considerable development of both mining and housing, and there appears to be some correlation between the mines and the apparently randomly scattered early housing developments.

The old workings around Wheal Carn in what is now known as Jubilee Place had sprouted a number of small-holdings, largely on and amongst the lode-back dumps, which continued to be worked through the 19th century. These are now mostly in Trewellard, although the earliest parts of Crescent Place and North Row were part of this process.

Active mining within the main settlement area was well advanced by 1841, with a lode-back dump, a count house, mine buildings and engine houses on the south side of the road, immediately east and south-east of St John's Terrace. This row (then called Boot Men's Row) seems to be related to this mine, but the fact that it was built right up against the spoil heap may indicate that dumping here had finished, and that working of the mine had already shifted to the north to the Boscawell (United) site. This latter site may have had an early 19th century origin, but only clearly appears in 1841. It was already extensive by then, with the surviving engine houses, leat house, couthouse, etc. all there.

Crescent Place and North Row (including 1-4 Church Row), probably the oldest settlement focus in this area, expanded from their earlier cores, so that by 1841 the hamlet of North Row was of greater extent than at any time since, including not only the surviving nos. 1-4 Church Road, and North Square, but also a series of now lost cottages and outbuildings between the two.

As well as the new rows that had been built on the northern edge of Boscawell Lower Downs, the old hamlet at Boscawell was as built up by 1841 as it would be until the mid 20th century. The North Levant/Geevor complex was probably a more important influence here than elsewhere in Pendeen; there is no clear evidence for mining within the immediate environs of the old hamlet despite the presence of some interesting non-residential buildings there. There were minor additions to the settlement along Boscawell Road through the later 19th century and to the rear of the Parson's Row (now Peter's Row) group - one of the interesting later 19th century developments was the provision of front gardens, presumably linked to the enclosure of the commons and loss of some rights attached to the cottages (cottagers renting houses throughout St Just parish generally had sheep grazing rights on the commons).

In-between St John's Terrace and Carn View Terrace in 1841 was a small cottage pair, or farmhouse and attached byre, to which the Bible Christian chapel had been added by 1880, and which may have been a smallholding with a few surrounding fields taken out of the waste. The Radjel Inn on the north side of the road was there by 1857 (called Boscawell Inn), but the other rows (Boscawell, Calartha, Portherras Cross and Portherras Terrace) were, like the chapel, built 1857-80. The biggest period of expansion along the main Road was therefore the 1850s to 1870s. There was a definite shift in development activity eastwards during the period. This may have been because the enclosure of the lands around the church, some for the graveyard, some probably for the Glebe, some for the schools, prevented further development in this area.

A new ecclesiastical parish for north St Just was created in 1846, comprising Botallack, Carnyorth, Trewellard, Pendeen, Boscawell, Calartha, Portherras and Bojewyan. The first vicar was Robert Aitken, a well known evangelical amongst the urban working classes of the great cities, and with some Methodist sympathies. The formation of the parish, and the building of the church complex is therefore the clearest expression in stone of the process of growth and change at work in the area. The first timber church was opened in 1849, on the site of the present school playground, the existing complex was built 1851-4.

At the same time as the church complex was being developed, the main mining activity in the settlement area shifted further east with the opening of Wheal Hearle (1853-1865 and again 1871-1875) and the various phases of work at Boscawell Downs Mine on the north-eastern side of

Boscaswell Lower Downs in the 1870s. Some of the rows in North Row disappeared during the later 19th century, as did the site of a smithy and other buildings with the building of the new schools in 1916.

Infill development continued steadily into the 20th century, reflecting continuing activity and prosperity at Geevor, and seems to consist either of unusually high and bold buildings, either domestic or commercial of some sort, or else a series of bungalows.

Although at a date not usually associated with the main industrial phases in the St Just Area, the post-war Boscaswell Estate terraces in Lower Boscaswell must be related in part at least to the continued working of the nearby Geevor Mine, and so to some extent must the large 1960s/1970s council estate on the south side of (Lower) Boscaswell which now dominates the settlement.

Although outside the Pendeen settlement area, the surrounding farming hamlets also undoubtedly expanded with the mining boom, and not only with humble cottages - one at least of the ubiquitous Eddy family of mine agents and managers lived, for instance, at Calartha in the 1870s.

4.3 Post-Industrial

Post-Industrial development in Pendeen is almost entirely related to new housing provision. That in Lower Boscaswell should be regarded, at least in part, as industrial in origin, that in Pendeen is less obviously so. It is continuing, especially on the south side of the main road, formerly with a series of bungalows, now with small estates, nearly all of it on former mining waste dumps. There has also been the provision of recreation grounds, at Crescent Place, off Leat Road on the site of old dressing floors, at Borlase Park and by the side of the School and Vicarage.

5 Surviving historic components (Fig 3)

5.1 Pre-industrial/early industrial

An Iron Age fogou (a Scheduled Monument) and remains of a courtyard house can still be seen at Lower Boscaswell, and although much rebuilt, a medieval holy well is on the south side of the present settlement. The core buildings within the hamlet now include some which are probably of 18th century or earlier origin. How far these are pre-industrial agricultural cottages rather than miners' cottages is a moot point, although they certainly pre-date the main industrial phase from about 1820 onwards.

There are similarly some cottages of at least 18th century date in Pendeen, particularly the Listed nos. 1-4 Church Road, and the North Inn and adjoining cottages, which pre-date the main industrial phase, and may have as much an origin as farm cottages as industrial cottages.

5.2 Industrial

The early rows shown on the 1841 map within Lower Boscaswell, and on the north side of Boscaswell Lower Downs survive, although there has been a loss of some cottages in the hamlet centre. Many of the small outbuildings associated with these cottages, and standing at the time they were built on common lands, still survive, although some are now converted to domestic use. With mid 19th century enclosure of the Boscaswell Lower Downs commons, most of these cottages were given sizeable rear gardens, and small walled enclosures on the old common lands, shown on the OS 1880 edition, and for the most part surviving, as do the contemporary group of late 19th century houses and outbuildings around Carn Ros Farm.

The scattered smallholding and cottage pairs amongst the dumps and shaft wastes around Jubilee Place (Trewellard) included the oldest parts of Crescent Place. These survive together with the mid-late 19th century cottages, villas and outbuildings (especially on the south side of the main road) which were added to the original small row.

The North Row hamlet, although much survives, has been reduced in size from its maximum extent in the 1850s - decline is already evident on the 1880 map, there had been more cottages to the west of the North Inn, and a smithy and other buildings on the site of the present School building. The Church Farm complex on the south side of the main road seems to retain only one building from this earliest phase.

The early 1850s group of Church, graveyard, Vicarage and schools, unique in the St Just Mining Area, are all extant with their attendant walled enclosures and approach road.

An extremely important group of mining remains still survives in the heart of the village in the areas to the north and south-east of St John's Terrace. The two rows, St John's Terrace and Carn View Terrace which were being built through the 1840s and 50s, survive in their entirety, including the large front and rear garden closes and access alley which are such an important element in the quality of Carn View Terrace in particular.

The continued development around and along the main road to Portherras Cross led to the loss of some small pre-1841 and mid century buildings in the area, but the rows, cottages, chapel and houses (built almost all by 1880) survive, as do virtually all of the late 19th/early 20th century infill buildings along the whole length of the Pendeen ribbon settlement.

More recent development has largely been on waste ground or on former common land, and has not led by and large to the loss of earlier buildings. The main areas of more recent development are on the fields between Carn View and St. John's Terraces, and on the south side of the main road, infilling between the earlier groups.

6 Character

6.1 Buildings (Fig 4)

A curious feature of some of the rows is that they are clearly unfinished, the western gable of the Church Road Row has quoin footings for another cottage, as does St John's Terrace (this northern end is possibly itself a later addition) - neither seem to have lost buildings, so this must be evidence of a slow-down in projected growth in the late 19th century.

6.1.1 Lower Boscawell

The grain of Lower Boscawell, the original Boscawell settlement, has a pattern of parallel lines of development converging on the Iron Age settlement site/fogou remains [7/8,9]. The current Farmhouse at Boscawell [10] appears to be no older than the 19th century, and may well be an early 19th century row in origin, although close inspection was not possible, and there may be an earlier core. Two small 18th century or even 17th century houses survive: Bowjey Coth [11], probably the original farmhouse, and 15 Boscawell Village [132], now part of a row [25]. The Old Mission building [12] is 18th century or earlier, a single storied agricultural or industrial structure adapted for use as a chapel in the 19th century. There were in 1841 (and 1880) other small buildings attached and around it. The two parallel sets of rows [20,25] are all shown on the 1841 map, but vary considerably in date and style. Nos. 17 and 18 [20] provide a good contrast between an earlier cottage type with a stone stack and low, small windows with no lintels under the eaves, and a slightly later building - higher, larger, more vertically emphasised windows, red brick stacks, although still very asymmetrically placed to allow for a large inglenook. The latter has a good outbuilding in the front yard, possibly part of the earlier farm complex .

Unlike the common-side rows discussed below, the old hamlet has seen a loss of cottages and rows. No. 12 [24] is the sole survivor of a former row, and Chy-an-Well [28], now a single, altered cottage, was part of a row in 1880. Around these parallel east-west rows are a number of now converted non-residential buildings; those on the north side of the hamlet are probably former farm buildings [21,22,23], those on the south side [1,26,27] could be industrial or agricultural.

The rows closest to the old village centre may have started off as single cottages, certainly items [38] (part) & [40] were originally free-standing, with early features such as a slightly different alignment to the rest of the row, stone stacks and the lower proportions of the generally earlier cottages. These rows [35,36,38,39,41,43] form a good sequence stepping up the slope, and are typically of a variety of single and double fronted cottages, most pre-1841, but with additions and alterations shown on the 1857 Symon's and 1880 OS maps. The group of three standing by themselves [38] has the strangest collection of chimneys, especially no. 33, and was probably a single cottage or pair pre-1841, with no. 33 closest to the road being added after 1841, and quite different in the scale of its cut stone squared blocks.

As the rows were built further out of the village, they became more regular and terrace-like, and also show more signs of having been built as coherent developments rather than informally connected rows of cottages. While no. 45 [40] is again an earlier single cottage, the rest of the row [41] has a good deal more regularity about it than those closer to the centre of Lower Boscawell, being more like a terrace. The house at the east end of the row [42] is on a grander scale, with a plinth and double fronted, although now rendered. The rear elevations show a great variety of depth and treatment of the cottages, with double pile plans, linneys, and extensions. This contrasts with Parson's Row (now Peter's Row) [43], the most easterly in the series, and one of the most interesting. In a plot of land clearly taken out of the enclosure fields, with regular back gardens all shown in 1841, and regular rear elevations, it still has no front yards; a terrace of four paired cottages, the end left pair is now a single house. Completed by 1841, with a remnant bit of original flag paving in front of no. 55 [54], the kerbless road and undeveloped fields opposite give the best idea of what Boscawell must have been like in the 1840s.

There are a few slightly later cottages to the north of the Carn Ros Road rows showing a typical disregard for formally addressing the access road - the 'front' elevations face east over the fields and the rest of the village. The more southerly group [45] are so altered it is impossible to see what survives. There is a good barn [47], and late 19th century stables [50] associated with walled closes [49], which were formed out of mining waste and were presumably allotted to various cottagers in lieu of common rights following the enclosure of what had been common grazing land.

In the tongue of land on the south side of Carn Ros Road, in front of the rows, some of the outbuildings [32, 33, 37] and closes [34] survive from the group shown on the 1880 map, and represent allotments given to the rows when the common opposite was enclosed after 1857. Some of these closes have been built upon - such as at Carn Ros and Parc-an-Pyth - and one or two of the 'barns' have now been converted [32] (part), [37], but others survive unaltered [32], [33]. In this central area there is also a small group of domestic buildings dating from the enclosure (1857-76). The larger house [51] within a walled garden, has some attempt at architectural handling, and was probably originally rendered; it now has a lean-to shop attached. This house forms a good group with the adjacent Garnros farmhouse [52], which was a tenement created by the enclosure of the common. The row running at right angles to this building [53] could originally have been farm buildings, but is too altered to be certain. There were no additions to this pattern between 1880 and 1908, and indeed up to 1946.

The group of buildings at Treweek's Shaft [55] at the eastern end of the settlement were part of considerable investment by Geevor mine in the 1960s, although they now appear to be little more than a group of concrete sheds such as can be found on many local farms. This shaft was used to pump out the older flooded workings in the Boscawell and Pendeen setts. The earliest phase of post-war housing development in the village, the Boscawell Estate Terrace [56], is similar to Geevor Cottages in Trewellard and both are related to the continued working of Geevor. It is a stepped terrace of rendered cottages, addressing the main road well, and set back behind traditional hedges, which fits in well with the traditional pattern of rows in Boscawell, and with

the grain of the settlement, despite the car-parking area off the road. The more recent developments, as well as showing a poor choice of materials, (grey or brown chippings, artificial tiles), show little relationship to the grain, layout or historic development of the settlement, although at least Parc-an-Pyth attempts to create some townscape by introducing an enclosed square, perhaps taking its cue from The Square in Pendeen.

6.1.2 Higher Boscaswell

This area, what is now generally thought of as Pendeen, was a collection of separate hamlets and row developments with little focus until the mid 19th century. There were some buildings here already by 1809, some individual cottages, some mine buildings, and at least one hamlet in the area of North Row. This may have included nos. 1-4 Church Road [13], a listed row which contains one good sized 18th century house, no. 3, and the partly re-built remains of a possibly older cottage (no. 1), both built considerably lower than the early 19th century road. Another early group is The Square [76,77,78,79], where all the buildings are pre-1841, arranged around an informal square formerly known as Town Plat, which, with the set-back of the North Inn [77] suggests an earlier agricultural yard. On the west side [76] is a terrace of paired cottages, not unlike that at Lower Boscaswell [43], with very regular rear extensions and front gardens added in 1880-1908, which, together with the symmetrical elevation of the pub, gives an appearance of regularity unusual for this area.

On the opposite side of the road to both these groups is an area shown on the 1841 and 1880 maps as small enclosures taken out of the rough ground of the Common, with small outbuildings, including a smithy [3] on the site of the present School yard, since destroyed. Some of these ancillary buildings, however, survive [66], the most prominent group being the now semi-derelict barns of Church Farm [65], mostly late 19th century, but incorporating at least one pre-1841 barn. The early, partly agricultural nature of these cottages and outbuildings at North Row, and their name (North Row, relating them to Trewellard, rather than Higher Boscaswell/Pendeen) all point to a pre- or early-industrial origin.

A third early hamlet group is Crescent Place [59]. Shown on the 1841 map as one or two cottages, the easterly part of the row shows early features such as stone stacks. The row and surrounding houses [57,58,60] had developed by 1880, together with another group of outbuildings on the south side [61,62] taken out of the waste. These outbuildings still survive in part, with some potential for historical and archaeological investigation (item [61] may have some remains of machinery fittings attached). Pendeen Villa [57] (the old post office) and Trewellard Villa [58], form a definite and marked gateway into Pendeen, distinguishing this group from Jubilee Place, which has been assessed under Trewellard.

The group of buildings and walls along Church Road is one of the most interesting and significant associated with the industrial history of the St Just Mining Area - probably the most important group of monuments not actually mining buildings themselves. The stone church [16] was opened in 1852, designed by the first vicar, Robert Aitken and based on the ancient cathedral of Iona, it was built by the parishioners on former moorland and from stone quarried on the top of Carn Eanes. Aitken also had the schools [14] built (1853), incorporating in the north end an earlier structure, now the village rooms and theatre, and finally the Vicarage [15], an imposing, simple classical house looking like something from 30 years before, all built to his own designs. The whole group is tied together by a series of high walled enclosures with battlemented gateways and ornamental gates [70] - a theme repeated when the graveyard [71] was extended (1880-1908). Aitken died in 1873. The scale of the church, and the vicar's evangelical leanings probably explains why Pendeen/Boscaswell does not have a non-conformist chapel of any size - just the small Bible Christian Chapel [17] opposite the Radjel Inn. There was small scale development of housing along the new access road - a single row, quite regular, with low-pitched roof and integral

linneys to rear [72], and a couple of individual cottages to the west side of the road [68,69], the more northerly not built until 1880-1908.

The continuing high levels of population and even growth in the late 19th century is reflected in the need for a new school [74] opened in 1916 on the site of the old smithy and other outbuildings, and built in the well-proportioned minimalist style typical of the local Board Schools.

The series of late 19th /early 20th century commercial properties is well represented - shops, post office etc., and associated domestic buildings, all generally of larger size than the cottages, with late stonework details and rendering, most now in residential use. Rather than miners cottages, they seem to have been built as higher status residences, or for commercial display. This may reflect increasing wealth through the exploration of potential mines, as well as the continuing prosperity of established workings throughout the 19th century, with tradesmen and professionals moving into the settlement- Pendeen perhaps competing with Trewellard as the principal settlement focus.

Included in this later phase of development is an unusual group opposite Boscaswell stores [87,88], now part of a small independent museum, including the post 1908 St John's House, a focal building in the cross-roads, and the short row of three rendered houses east of the Square [81]. There are lots of converted or blocked up shops - the (new) post office survives on the corner of the Square with an old cottage attached, now converted on the ground floor to a garage [78], the Old Pendeen Stores [67] in still in non-residential use. The most important survivor from this phase, however, is Boscaswell Stores [83], a quite grand hipped building dated 1882, with a first floor bay and projecting ground floor shop. It is one of the few neat, well looked after and not-too-altered buildings of this type in Pendeen, and occupies a crucial point at the heart of the settlement. The modest Men's Institute [75], founded on its current site west of the Square in 1899, was rebuilt in 1931, again reflecting the late continuing industrial influence in the area; the Women's Institute [84] is a large tin hut to the rear of the Boscaswell Stores.

Also in this central area is the exceptionally important group of surviving mine buildings associated with Boscaswell United Mine [18,19,86]. Although scattered, in separate ownership, some of the buildings overgrown and ruinous, they are of great importance - there are very few mining complexes still surviving like this in the heart of the settlements they created. They are more fully described elsewhere (Sharpe 1992, 34-5 & 238-40). The old engine house [19], now partly converted to a house is a particularly imposing building in the heart of the village, while the Old Couthouse [123] is one of the better domestic buildings in the village, looking for all the world in its wooded grounds [85] like an old manor house and giving little indication of its industrial past. Nor indeed do the little single storey cottage Atlanta [124] or the small Leat House [125], but both are part of the mining complex. Although both may have a domestic origin, they are surrounded with the remains of other smaller industrial buildings [126]. The mine complex was already shut down by 1880, although the buildings are not shown as ruinous on the OS map of the time.

St John's Terrace (originally called Boatmen's Row) [92,93] may be associated with this mine group - on the other hand, there is a separate couthouse at its southern end [91], and some other former industrial buildings [94] and fragmentary remains [96] associated with the workings at the old mine marked by a solitary chimney in the fields to the south [95]. The row may therefore predate the development of the main Boscaswell United site on the north side of the road. It was renamed 1880-1908, after the nearby church of St. John.

With St John's Terrace/Boatmen's Row, we are in familiar territory of rows built on or at least alongside old lode back working. The row is early, it was nearly all there by 1841 (the cottages at each end are later additions) and is set in a neat rectangular plot of land taken out of the common lands. The more northerly half of the row [93] is a relatively uniform group of double fronted

cottages. As the row steps up-slope to the south, the cottages become single fronted, with longer gardens and other differences [92]. The rear elevations of this row are very good, with a good sequence of linneys, short yards and outbuildings, and with evidence of secondary frontages to some of the cottages.

Although much infilled with bungalows, there remain one or two cottages built between 1857-1880 scattered to the east and west of this row on the former commons and mine waste [89,90], as well as the old mine buildings [91,94,95]. This has also been one of the main areas of more recent development, infilling between earlier groups, particularly on the south side of the road in the fields between Carn View and St. John's Terraces.

In Carn View Terrace [102] (called in 1841 The Doctor's Row), although there is a general similarity between the cottages, some of the earlier cottages (the northern half of the row) have very archaic features which suggest that they considerably predate 1841, such as plat bands and small windows, and the sheer size and regularity of the front walled gardens. A green lane [104] gives access over a stile to the fronts (west elevations), which have probably never been used as the principal entrances. The large potato plots on the other side of the lane and the separated rear plots with a variety of outbuildings are both unusual surviving features, even though the back elevations of this row have been sadly compromised in many cases by very bad extensions. The good size of garden plots allocated to the row may be linked to the name, as an attempt by a local mine doctor to improve the health of the workers. A well, with a stand pipe still surviving, is at the north end of the terrace [103].

In the 1840s and 1850s, these two rows stood here more-or-less by themselves. By 1880, virtually all of the rest of the rows and cottages in the area had been built. Some are long rows like Boscawell [107] and Calartha Terraces [111], with well grouped walled gardens and outbuildings, relating to the main road, others are short rows in threes or fours [99, 110, 128], placed seemingly randomly on waste ground, possibly their position determined by old waste dumps. This included the plain and severe Radjel Inn [100] (formerly the Boscawell Inn), built 1841-1857 and notable for one of the few pieces of old slate hanging in the village, and a group of buildings which may have been a farm/smallholding, or a small industrial group [109].

6.1.3 Portherras Cross

There is a small concentration of cottage rows around Portherras Cross [114,120,121,122], at the eastern limit of the common lands of Calartha Common where there had been a settlement shown in 1809 and working buildings, including a smithy [5], of which nothing survives. Calartha Common was still unenclosed in 1908, unlike most of Boscawell Lower Downs, so that development could still continue in this area well into the 20th century. This included a large, well detailed row on the north side of the road [112], some early 20th century houses and bungalows with interesting details, some rendered (Western Watch [129] and no. 123 [116] are similar if not identical), some of stonework [113,115], all of which have good traditional outbuildings [117] and enclosing walls (this was still common grazing at the time of building). There is a series of unremarkable bungalows on the south side of the road. Gorsefield [118] is a particularly good, rendered, early 20th century house on the north side of the road to Bojewyan that acts as an end stop to the village. This has also been one of the main areas of more recent development, infilling between earlier groups, particularly on the south side of the road.

6.2 Spaces, views and panoramas

6.2.1 Lower Boscawell

Lower Boscawell has lost some of the clarity of its growth due to recent developments. However, the approach downhill to the old hamlet is still interesting along both main roads, partly because the Boscawell Estate Terrace is not in itself a bad piece of townscape. The stepped rows of cottages along Carn Ros road are an almost unaltered and interesting piece of townscape. The two roads converge at an open space, now principally used as a bus-turning area and car-park, but

which is ancient in its form and extent. Allowing views into the old settlement, it is not bad spatially, but does lack a distinctive character.

The old hamlet itself has a wonderful sequence of buildings ranged along the gentle slope to the sea, with views across to the still impressive Geevor Mine site, and is set amongst a network of lanes, alleys and opes [29,30,31], many only very roughly paved, including two stone-metalled tracks, leading west into the fields, one with remains of some good kerbstones [29]. The series of walls, including the fogou, in the west end of the hamlet is in part the remains of an Iron Age settlement, and is therefore very important and sensitive. Care must be taken to preserve these walls against small scale damage especially associated with the new houses built there. Another good lane runs north past the late rows and barns off Carn Ros [48]. This immediate and intimate contact between the hamlet and the stone-walled enclosures around is one of the most rewarding qualities of the settlement.

The external views into Lower Boscaswell from the south are dominated by the large, brown council housing estate, which gives very little idea of the quality of the village. From the fields, lanes and paths to the north, the vista is an almost completely harmonious sequence of cottages, farm buildings and rows forming a good cohesive group, and even the new developments off Carn Ros, despite the pebble-dash finish, fit in excellently with the form and townscape of the settlement.

This is a landscape of improved regular enclosure fields, perhaps plots for the miners themselves, with straight stone hedges, wide and high, too recent and sterile to have any growth, and almost certainly made up of mine waste; beyond these fields to the north-east are the extensive remains and wastes of the mine sites themselves.

6.2.2 Pendeen (Higher Boscaswell and Portherras Cross)

Although a scatter of ribbon developments in origin which still do not hang together very well, the edges of Pendeen are quite strongly marked by gateway buildings and groups - Pendeen Villa and Trewellard Villa to the west, Gorsefield and Portherras Cross to the east, the group around Boscaswell United Mine to the north. Modern developments have begun to weaken this hard edge, but have not progressed so far as to seriously compromise the overall character. Along the main B3306 road, Pendeen has some good but scattered townscape elements. Church Road is, of course, an architectural set-piece of great importance, but the Square also shows signs of deliberate management of the space to create a good setting, especially in the later 19th century.

Higher Boscaswell, around Boscaswell Stores, is now, in effect, the village centre, and has considerable qualities spatially, which need careful management. The important remaining mining buildings of the Boscaswell United Mine are here, unfortunately now ruinous and overgrown, but the combination of the well-treed grounds of the Old Count House, the informal seating area of the old engine houses, with the large later 19th/early 20th century buildings around, does allow for good views and spatial character. These generally large buildings are particularly noticeable elements when viewed from the north, from the coastal zone.

While they remain very important in longer views from the high ground to the south, the townscape value of the two great rows (St John's Terrace and Carn View Terrace) is much diminished by the continuing development around them, so that their relationship with each other and the church is becoming harder to discern; they do not have, and never really ever had much impact on the streetscene of the main village street (B3306) itself.

6.3 Landscape

Because of the proximity and accessibility of Carn Eanes, views and panoramas are more significant to Pendeen than many neighbouring settlements. In a sense this was formally recognised by Rev. Robert Aitken, whose ceremonial approach to the new church makes use of the vistas up onto the Common and the Carn itself. The church itself is a dominant feature in the

landscape from every direction, and must have been deliberately sited to be so. From Carn Eanes a panoramic view of the whole area is possible, with the various zones - the upland moors, the settlements along the foot of the slopes, over to Trewellard and Carnyorth and beyond, the farming zone on the flat coastal plain, with the older settlement sites, Lower Trewellard, Boscaswell, and the surviving remains of the coastal mine sites. The intermediate farming area was once, of course, as much industrial as the coastal zone, and although much evidence has been swept away by agricultural clearance and 20th century re-processing of waste dumps around Pendeen and Lower Boscaswell and on Boscaswell Lower and Higher Downs, there are still some substantial groups of mining remains - Wethered Shaft, Treweek's Shaft, Boscaswell United remains, Wheal Powell to the south east, as well as Botallack and, of course, Geevor.

The long rows of Pendeen are very visible features from the high land, especially from Carn Eanes and the B3318 road coming past Wheal Hearle. Also standing out are the higher late 19th/early 20th century buildings along the main road, individual punctuation marks in the landscape, but not necessarily so prominent in the streetscape. The later rows, Boscaswell Terrace and Calartha Terrace, are more important in the street scene, particularly with the attached series of walled front gardens

One of the other major features in the landscape is the council estate at Boscaswell, which is particularly visible not only from high ground, but also from some distance at lower levels, and actually does not look quite so bad in its form from outside the settlement as it does inside - the dull brown of the pebbledash finish is one of its worst aspects.

6.4 Materials and Local details

Traditional buildings on the whole are of granite, with extensive use of poorly coloured and detailed pebble-dash in late 20th century developments. The different masonry treatments of the granite does relate in very general terms to the date and status of the buildings, with better quality squared and coursed stones often being used for earlier, and for higher status buildings. However, there is considerable variation within this pattern, and further research is needed before conclusive guidelines can be suggested. There is a remarkably good survival rate of original slate roofs on both cottages and outbuildings. This is especially important given that the roofscape plays such an important part in the character of Pendeen as seen from Carn Eanes. Replacement roofing materials are either mineral slate or non-Cornish natural slate, the latter is unfortunately intrusive because of its much darker colour.

7 Designations

7.1 Scheduled monuments

The fogou at Lower Boscaswell is a Scheduled Monument (Cornwall 740).

7.2 Listed Buildings

The row, no. 1-4 Church Road [13], is listed Grade II and given an 18th century date.

7.3 Conservation Areas

There are no CAs.

7.4 Other designations

The whole of the study area lies within an AONB and the Heritage Coast area, and is an AGHV. The boundary of an AGSV follows the west side of the lane from Geevor Mine to Boscaswell, and then the north side of Carn Ros, Treweek's Road and Boscaswell Road, to run back along the west side of Leat Road, then the eastern side of Calartha Road and Boscaswell Downs Road. The land either side of the road between Pendeen (Higher Boscaswell) and Lower Boscaswell is designated an Open Area Related to Settlements, as are both sides of the road between Portherras Cross and Bojewyan Stennack. The Higher Boscaswell area is designated in the Local Plan as a

village with limited facilities (local policy H-6). Trewellard Common, which includes Carn Eanes, is a Cornwall Nature Conservation Site.

8 Current issues

8.1 Current uses

Pendeen is unusual in that mining only ceased within the last decade in this area, taking away a major source of employment and income for the locality. The continuing popularity of the two villages for residential use is having the most impact in physical terms. In Lower Boscaswell, this means continuing pressure for the conversion of farm buildings and old industrial buildings, and the building of new houses and bungalows and their attendant accoutrements (garages) in the heart of the oldest part of the settlement.

In Pendeen (Higher Boscaswell), there is space for continued development, with much recently completed, and again a few conversion and infill plots. Conversion and infill is likely to be a major issue. There are also the former farm buildings of Church Farm currently on the market.

Facilities are relatively good in Pendeen, with the school, church, the parish rooms and theatre, two Institutes, and a doctor's surgery. There are playing fields/recreation areas to the north of Crescent Place, on the old Boscaswell United mines leats site, at Borlase Park, and to the east of the Vicarage. There are a small number of shops in Pendeen, including a post office, with Boscaswell Stores (in Pendeen) being of particular importance. However, one of the features of Pendeen is the number of now empty former commercial properties. Their future use as commercial properties is unclear and conversion to residential use seems to be the most likely option.

There are existing facilities linked to tourism in the area - the shops, the two public houses, the Geevor complex (just outside the settlements), and the small museum and gem shop in Pendeen, as well as an unknown number of holiday lets/bed and breakfast properties.

8.2 Forces for change

The need to provide employment may well be a driving force. The relatively small employment generated by tourism at the moment is set to increase with the continued and expanding exploitation of Geevor as a tourist attraction and gateway centre for the exploration of the whole coastal mining zone, including Botallack and Levant. With this development, there should be an opportunity to expand facilities for both short and longer duration visitors. With a small museum in the village, two pubs, a shop and the parish rooms, Higher Boscaswell is well placed to take advantage of any developments, although with only three little shops at the moment, the continuing increase in population may demand more facilities.

8.3 Extent of loss

(See also Policy and Management, section 10.3). The new development (Talveneth) between the St John's Terrace and Carn View Terrace has destroyed the outlook of the latter. While the short rows are not too bad in themselves, the lack of chimneys poorly affects the roofscape of the area, but the most destructive element has been the estate entrance off the main B3306 road. This is inappropriately scaled and detailed and is poorly finished, poorly maintained and shabby.

The potentially good spatial quality of the central area of Pendeen is unfortunately ruined by the open wasteland of the car park, with its mundane toilet block, and the run-down and overgrown former mining buildings on the north side of the road. Relatively low-key planting and maintenance would improve the appearance of both areas.

Many of the backland plots of the rows are under pressure from car-parking, and there is a particular problem with poor rear extensions on Carn View Terrace.

9 Industrial significance

Lower Boscawell was a relatively large pre-existing agricultural settlement onto which mining related housing has been superimposed. The proximity of a large expanse of commons meant that there was room for continued expansion of simple cottages, which still form an important sequence of rows on Carn Ros Road leading to the mine sites. It is similar to Carnyorth in this respect, but much larger in scale.

In both Lower Boscawell and Pendeen, there is an unusual survival of mine remains close to or actually in the heart of the settlements - those at Pendeen are very important to the character and appearance of the settlement.

The scale of the early rows at both villages, and their survival more or less intact, is also extremely important, as is the evidence of continued provision of such cottages over a long time span, well into the 20th century. This survival rate would allow for comparisons of different styles and varied provision of facilities of such cottages as part of a more detailed study in the future.

As Pendeen continued to prosper into the 20th century, it attracted facilities and functions making it a service centre for a wide area - although the disparate hamlets and rows never coalesced enough to form the sort of nascent townscape of the earlier centre at Trewellard.

10 Recommendations

10.1 Historic areas (Fig 4)

CAs are recommended for Lower Boscawell and for Pendeen. Full and detailed character statements are required. The CAs should include those areas of open land and former mining waste that relate directly to the settlements, and more extensive use should be made of the Local Plan designation of Open Areas related to Settlements to protect, and lead to policies and proposals to enhance, the settings of the villages rather than just being a means to prevent ribbon development.

10.2 Historic buildings

The list of historic buildings does not reflect current thinking. While it is not surprising that few examples of domestic buildings are listed, and the one exception (1-4 Church Road) was listed because of its 18th century date alone, it is surprising that the church complex is not listed, despite its post 1841 date. This group is one of the most important monuments associated with the industrial period outside of the actual mine remains themselves. There are several important survivals of the mining buildings that should be considered for listing.

Recommended listings:-

Pre-industrial:	Bowjy Coth [11] 15 Boscawell Village [132]
Industrial	Trevelmond, St John's Terrace (former Counthouse) [91] Boscawell mines engine house (Cartref) [19] Boscawell Mine Old Counthouse [123] Atlanta [124] Leat House [125]
Industrial domestic	17/18 Lower Boscawell [20] Peter's Row [43] 45 Boscawell Village [40]

St John's Terrace [92,93]
Carn View Terrace [102]
15 Boscaswell Village [132]
Cottages attached to the North Inn [78,79]

Ancillary and community

Parish Rooms [14]
Vicarage [15]
Church [16]
Churchyard walls [70]
Graveyard walls [71]
The North Inn [77]
Hand pump, Carn View Terrace [103]
Hand pump, Boscaswell Terrace [108]
Milestone, Portherras Cross [119]

There are other mining remains which, although fragmentary, may be worthy of listing if cleared of debris [86], and others such as Treweek's Shaft [55] should certainly be fully recorded as rare late examples of mine buildings in the area.

A list of locally significant buildings that contribute to the character of the settlements should be prepared to supplement a revised statutory list.

10.3 Policy and management

10.3.1 Lower Boscaswell.

Improvements need to be made to the setting of the housing estate, it is particularly bleak from the north. The amount of conversion and new development in the heart of the old hamlet is a lot for a small and important settlement like this to be able to absorb, and great care needs to be taken over any new development - there almost certainly has been and could continue to be great archaeological damage. Policies must be developed to protect the closes and paths of this settlement in particular. The area between the two roads (Carn Ros) is likely to see more development in the future, yet this contains an interesting sequence of later 19th century enclosures and outbuildings relating to the earlier terraces, which should inform the layout of any Infill. The intrusive scale of the new garage near the western end of this land shows that attention to materials, though laudable, is not enough - the size and scale of this simple building is destructive in the extreme to the streetscape.

A detailed survey of topographical features as part of the CA designation is essential and would enable policy and management to be properly directed.

Some form of archaeological priority area should be established to ensure proper notifications and watching briefs if necessary. The condition of the fogou/settlement site is poor and a management scheme, such as an English Heritage Management Agreement may be appropriate.

A design guide aimed at the specific needs of the settlement should be drawn up, especially dealing with conversion and the scale and detailing of new build. Such a guide should be supplemented by Article 4 directions covering extensions and alterations to single dwellings, and partial demolition of small buildings and walls.

Surface materials play an unusually important role in defining the character of Boscaswell. They should be surveyed, and repair/enhancement policies agreed with owners and highway authorities.

While most of the rows have not suffered too much alteration, the later ones to the north of Lower Boscaswell [44 - 46] have been severely altered, and such loss of clear front and back identity must be carefully monitored elsewhere.

The close physical and visual relationship of Lower Boscaswell and Geevor mine, and the village's role as the node point of a number of paths along and into the coastal zone, place it in an ideal position to be integrated into the whole coastal zone management partnership between the local authorities, amenity groups and the National Trust.

10.3.2 Pendeen

A design guide and policies to cover alterations to the rows is needed, especially as the two main rows do not have an obvious public face because they are set back from and at right angles to the main road. The setting of St. John's Terrace has been less severely affected, because it broadly looks over the open space of the playing fields, but this is already partially obscured by houses and bungalows. Carn View Terrace shows in the scale of the extensions to the rear the effect of reverse-fronting of these traditional cottages. The individual plots in the fields to the west of the terrace need to be protected. The rear plots here have been chewed up by rather informal development, mostly looking like it has arisen organically from sheds and caravans on the site. A clear sense of the outlook and aspect of these two key terraces needs to be built into future planning decisions.

Guidance on new build should concentrate on the use of appropriate materials, scale, form and layout. There are good examples in Pendeen (as in Lower Boscaswell) where one or other of these factors has been addressed appropriately, but unfortunately rarely where all the elements have been successfully pulled together on the same development. All the good qualities of the various recent developments should be combined in a new settlement-specific guide.

Pendeen is one of the few settlements in the study area with a range of facilities and attractions large enough to give it the capacity to absorb and benefit from more development. An urban design approach is required to create the scale and continuity that the village needs. New development has not overcome the piecemeal ribbon development history and character of Pendeen, and yet it could be a successful centralised settlement. New development need not diminish the historic quality of the village, and may enable some of the historic buildings, the empty shops in particular, to be retained in their original form and use. If nothing else, the landscaping, re-design and increased use of the central car park could create an exciting and cohesive central space with most of the local facilities close by.

Care must be taken in the design of new buildings, especially along the main road. The doctor's surgery and the house next door are completely out of keeping with the character of anything in the village, and for this key site so clearly in relationship with the other historic community buildings such as the church, village hall and school to be treated in such a domestic way is an opportunity lost.

11 References

11.1 Primary Sources

1807 OS drawings

1841 Tithe Map

1880 OS 25 inch map

1908 OS 25 inch map

1946 RAF air photographs

1995 CCC air photographs

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

Listed Building maps and descriptions

11.2 Publications

Cornwall County Council, 1997, *Cornwall Structure Plan*

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

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

Pendeen Church Guide, 1993

Appendix: Gazetteer of archaeological sites and key historic buildings

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

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
1	Wyrđ Way, Boscaswell Village	Barn or industrial building (now house)	1857-1880				SW 3767 3478
2	Lower Boscaswell (north side)	Spoil heaps and outbuildings	pre-1880				SW 3771 3490
3	Higher Boscaswell	Smithy (Site of)	pre-1880			42751	SW 3817 3433
4	Pendeen, Churchyard, Church of St John	Cross	MD			29706	SW 3828 3424
5	Portherras Cross	Smithy (Site of)	pre-1880			42750	SW 3879 3450
6	Lower Boscaswell	Holy well	MD			29702	SW 3767 3471
7	Fogou, Lower Boscaswell	Fogou	IA, RB	SM	Cornwall 740	29700	SW 3767 3484
8	Lower Boscaswell	Pottery	IA, EM, MD			29700.01	SW 3767 3484
9	Lower Boscaswell	Settlement	EM, MD			29662	SW 3770 3480
10	Lower Boscaswell farmhouse Boscaswell Village	Houses	pre-1841				SW 3776 3483
11	Bowjey Coth Boscaswell Village	House	C18				SW 3778 3483
12	Old Mission Boscaswell Village	Barn, sometime chapel, now house	C18/1880-1908				SW 3776 3479
13	1-4 Church Road, Pendeen	Houses	C18	LB II	SW33SE 1/85		SW 3810 3431
14	Pendeen Parish Rooms & Theatre, Church Road, Pendeen	Schools (now village hall and theatre)	1853				SW 3809 3430
15	The Vicarage, Church Road, Pendeen	Vicarage	1850s				SW 3825 3427
16	St John the Baptist, Church Road, Pendeen	Church	1853				SW 3826 3422

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
17	The Old Chapel, Higher Boscaswell	Non-conformist chapel/Sunday School (now house)	1857-80, converted to school 1912				SW 3848 3440
18	Chimney, Boscaswell Road	Chimney	C19/C20				SW 3827 3446
19	Cartref, Boscaswell Road	Engine House (now house)	1830s, altered 1850s				SW 3837 3442
20	17/18 Boscaswell Village	Houses	pre-1841				SW 3775 3481
21	Seaward Barn	Barn (now house)	1857-80/late C20				SW 3772 3482
22	Corner Barn	Barn (now house)	pre-1841/late C20				SW 3773 3482
23	Kerenza, The Barn, no. 19	Barn (now house)	pre-1841/late C20				SW 3777 3480
24	11 Boscaswell Village	House & enclosures	pre-1841				SW 3773 3480
25	12-14 Boscaswell Village	Row	pre-1841				SW 3775 3478
26	Wheal Zandra, Boscaswell Village	Barn or industrial building (now house)	1841-1857				SW 3774 3477
27	Long Barn, Boscaswell Village	Stable (now house)	pre-1841				SW 3778 3474
28	Chy-an-Well, Boscaswell Village	Row (now single cottage)	pre-1841				SW 3769 3471
29	Lower Boscaswell	Trackway	PM				SW 3769 3486
30	Lower Boscaswell	Trackway	PM				SW 3768 3480
31	Lower Boscaswell	Spoil Heap + Trackway	PM				SW 3766 3468
32	Barn Cottage & 3 outbuildings, Carn Ros, Boscaswell Village	Barn & outbuilding (now house)	1857-80				SW 3781 3476
33	Carn Ros, Boscaswell Village	Outbuildings	1857-80				SW 3787 3475
34	Carn Ros, Boscaswell Village	Walled Close and style	1857-80				SW 3787 3474
35	20-23 Boscaswell Village	Row	pre-1841				SW 3782 3479
36	24-31 Boscaswell Village	Row	pre-1841-1880				SW 3785 3477

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
37	Bojunda, Carn Ros, Boscaswell Village	Barn (now house)	1857-80				SW 3790 3474
38	32-34 Boscaswell Village	Row	pre-1841-1880				SW 3793 3478
39	35-38 Boscaswell Village	Row	pre-1841				SW 3796 3477
40	45 Boscaswell Village	House	pre-1841				SW 3801 3476
41	46-51 Boscaswell Village	Terrace	pre-1841				SW 3803 3475
42	52 Boscaswell Village	House	pre-1841				SW 3806 3475
43	53-60 Boscaswell Village (Peter's Row)	Terrace	pre-1841				SW 3809 3475
44	44 Boscaswell Village	House	pre-1841				SW 3798 3479
45	42-43 Boscaswell Village	Cottage Pair	1857-80				SW 3797 3482
46	39-41 Boscaswell Village	Row	1857-80				SW 3796 3484
47	Barn north-east of 39 Boscaswell Village	Barn	1857-80				SW 3796 3486
48	Kerbed track north-east of 39 Boscaswell Village	Trackway	PM				SW 3795 3488
49	Enclosures north-east of 39-44 Boscaswell Village	Enclosures	pre-1841				SW 3801 3480
50	Stable north-east of 42-43 Boscaswell Village	Stable	1880-1908				SW 3799 3484
51	6 Boscaswell Road, Boscaswell Village	House and walls	1857-80				SW 3796 3470
52	5 Boscaswell Road (Garnross farm), Boscaswell Village	House and walls	1857-80				SW 3795 3470
53	1-3 Boscaswell Road, Boscaswell Village	Row	1857-80				SW 3794 3470

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
54	55 Boscaswell Village	Paving	pre-1841				SW 3808 3474
55	Treweek's Shaft, Boscaswell Village	Mine buildings	1960s				SW 3816 3468
56	1-10 Boscaswell Estate, Boscaswell Road, Boscaswell Village	Terrace	post 1946				SW 3792 3468
57	Pendeen Villa, Crescent Place	House (former post office)	1857-80				SW 3799 3419
58	Trewellard Villa, Crescent Place	House & walls	pre-1841/late C19				SW 3797 3420
59	Chy-an-Gof, Crescent Place	House	1857-80				SW 3796 3421
60	Crescent Place	Row	pre-1841-1880				SW 3798 3423
61	Outbuilding south-east of Crescent Place, south side of B3306	Workshop	1857-80				SW 3800 3421
62	Outbuilding south-east of Crescent Place, south side of B3306	Barn (now house) & outbuildings	1857-80				SW 3803 3422
63	Two Acres, Pendeen	House	1880-1908				SW 3804 3423
64	Ermelo, Pendeen	House & walls	1880-1908				SW 3806 3424
65	Church Farm Barns, Church Road Pendeen	Barns	pre-1841-1908				SW 3811 3426
66	Outbuildings west of 11 Church Road, Pendeen	Outbuildings	1857-80				SW 3812 3428
67	11 Church Road, Pendeen	House & shop	1880-1908				SW 3813 3429
68	10 Church Road, Pendeen	House	1857-80				SW 3814 3427
69	9 Church Road, Pendeen	House	1880-1908				SW 3816 3425
70	Walls and gates, Church Road, Pendeen	Walls and Gates	1850s				SW 3820 3422
71	Church Yard, Church Road, Pendeen	Walls (Graveyard extension)	1880-1908				SW 3822 3415
72	6-8 Church Road, Pendeen	Row	c1855				SW 3815 3430

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
73	Stile, south-east end of Church Road, Pendeen	Stile	early C20				SW 3812 3431
74	Pendeen Schools	Schools	1916				SW 3821 3431
75	Working Men's Institute, North Row	Institute	1899/rebuilt 1931				SW 3816 3433
76	1-6 The Square, North Row	Row	pre-1841, altered 1880-1908				SW 3818 3436
77	The North Inn, The Square, North Row	Inn	pre-1841				SW 3819 3437
78	Post Office, The Square, North Row	House and shop, former cottages	pre-1841/late C19				SW 3822 3437
79	8-10 The Square, North Row	Row	pre-1841				SW 3820 3436
80	House west of car park, Higher Boscaswell	House and Shop	1857-80				SW 3828 3437
81	Hazeldene/Serica/?, Higher Boscaswell	Row	1908-46				SW 3825 3439
82	Lyndhurst, Higher Boscaswell	House (Bungalow)	1908-46				SW 3827 3439
83	Boscaswell Stores, Higher Boscaswell	House & Shop	1882				SW 3830 3440
84	Women's Institute, Higher Boscaswell	Institute					SW 3827 3443
85	The Old Counthouse garden wall, Higher Boscaswell	Walled garden	pre-1841				SW 3831 3441
86	Engine House remains, Boscaswell United Mines, Higher Boscaswell	Engine House (& other remains)	erected by 1857				SW 3833 3441
87	St Johns House, Higher Boscaswell	House	1908-46				SW 3833 3438
88	Gem Shop and Museum, Higher Boscaswell	Workshops	1880-1908				SW 3834 3436
89	Rathlin, Higher Boscaswell	House	1857-80				SW 3833 3433

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
90	Carn House, Higher Boscaswell	House	1857-80				SW 3837 3424
91	Trevelmond, Higher Boscaswell	Counthouse (now house)	pre-1841				SW 3841 3426
92	8-15 St Johns Terrace, Higher Boscaswell	Row	pre-1841-1880				SW 3839 3430
93	1-7 St John's Terrace, Higher Boscaswell	Row	pre-1841				SW 3837 3434
94	An Broghas, Higher Boscaswell	Mine building (now house)	pre-1841				SW 3844 3428
95	Chimney, Boscaswell United Mines (Eddy's Shaft)	Engine House Chimney	pre-1841				SW 3855 3419
96	Track past Sunnyvale Bungalows	Walls and building fragments	pre-1841				SW 3843 3424
97	St John's Bungalow	House (Bungalow)	1908-46				SW 3837 3438
98	Bella Vista Villa, Higher Boscaswell	House	1908-46				SW 3841 3439
99	12-14 Gwel-Mor, Higher Boscaswell	Row	1841-57				SW 3842 3448
100	Radjel Inn, Higher Boscaswell	Inn	1841-57				SW 3845 3443
101	The Bungalow, Higher Boscaswell	?Institute/bungalow	1908-46				SW 3848 3443
102	1-21 Carn View Terrace, Higher Boscaswell	Row, walls & outbuildings	pre-1841-1857				SW 3863 3436
103	Water pump north of Carn View Terrace, Higher Boscaswell	Hand pump and walled enclosure	pre-1880				SW 3864 3442
104	Stile at north end of Carn View Terrace, Higher Boscaswell	Stile	1857-80				SW 3861 3442
105	Benoni Villa, Higher Boscaswell	House	1908-46				SW 3858 3441
106	10-11 Gwel Mor, Higher Boscaswell	Cottage pair	pre-1841				SW 3847 3440
107	1-15 Boscaswell Terrace, Higher Boscaswell	Row, walls & outbuildings	1857-80				SW 3854 3445

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
108	Pump north of Boscaswell Terrace, Higher Boscaswell	Hand pump and walled enclosure	1857-80				SW 3858 3448
109	Trehithion, Higher Boscaswell	Stable/barns (now house)	1857-80				SW 3861 3444
110	Carn View, Higher Boscaswell	Row, now house & annex	1857-80				SW 3864 3444
111	1-9 Calartha Terrace, Portherras Cross	Row, walls & outbuildings	1857-80				SW 3869 3445
112	10-12 Calartha Terrace, Portherras Cross	Row, walls & outbuildings	1908-46				SW 3873 3446
113	13 Calartha Terrace, Portherras Cross	House (Bungalow)	1908-46				SW 3875 3447
114	1-3 Portherras Cross	Row	1857-80				SW 3877 3448
115	4 Portherras Cross	Bungalow	1908-46				SW 3878 3449
116	12 Portherras Cross	Bungalow	1908-46				SW 3880 3450
117	Outbuilding north of Portherras Cross	Workshop	1908-46				SW 3878 3453
118	Gorsefield, Portherras Cross	House	1908-46				SW 3884 3453
119	Milestone, Portherras Cross	Milestone	183?				SW 3880 3447
120	5-9 Portherras Cross	Row	1857-80				SW 3881 3447
121	10-11 Portherras Cross	Cottage pair	1857-80				SW 3884 3440
122	1-5 Portherras Terrace	Row, walls & outbuildings	1857-80				SW 3891 3443
123	The Old Count House, Boscaswell United Mine, Higher Boscaswell	Counthouse, now house & outbuildings	pre-1841				SW 3830 3446
124	Atlanta, Boscaswell United Mine, Leat Road	House (?Industrial)	1857-80				SW 3835 3446
125	Leat Cottage, Boscaswell United Mine, Leat Road	House (?Industrial)	pre-1841				SW 3837 3448
126	Boscaswell United Mine, outbuildings north of Leat Cottage, Leat Road	Building Fragments	pre-1841				SW 3836 3450

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
127	Boscaswell United Mine, pond/dressing floors, Leat Road	Dressing floors/stamps etc. (Site of)	pre-1841				SW 3838 3455
128	5-7 Leat Road	Row	1857-80				SW 3843 3452
129	Western Watch, Calartha Road, Portherras Cross	House (Bungalow)	1908-46				SW 3870 3464
130	Caradac, Calartha Road, Portherras Cross	House (Bungalow)	1908-46				SW 3873 3461
131	15 Boscaswell Village	House	pre-1841				SW 3755 3478



Figure 5 Pendeen from Carn Eanes: the Church, Higher Boscaswell, Treweek's Shaft and Pendeen Watch. Gazetteer items [16], [81], [55].



Figure 6 Carn View Terrace, Higher Boscaswell, Pendeen showing the 'front' lane. Gazetteer items [104], [102].



Figure 7 Talveneth. While Pendeen is the most appropriate settlement in the area to receive more development, this is not what is required in an historic environment.



Figure 8 Lower Boscaswell, looking west to the sea. Gazetteer items [12], [20], [10].



Figure 9 A simple hipped garage amongst the old closes and outbuildings of the miners' cottages - it probably looked well on paper, but is higher than the surrounding historic cottages and dominates the street scene. Gazetteer items [32] to left and [36] to right.



Figure 10 The simple detailing, rhythm, scale and well-thought out roofscape of these early post-war terraces suit the streetscape, the historic grain and the landscape well. Gazetteer item [56].

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