

Liskeard Cattle Market, Liskeard, Cornwall Heritage Assessment



Liskeard Cattle Market, Liskeard, Cornwall

Heritage Assessment

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The Project Manager was Dr Fiona Fleming.

The views and recommendations expressed in this report are those of Cornwall Archaeological Unit and are presented in good faith on the basis of professional judgement and on information currently available.

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Abbreviations

CAU	Cornwall Archaeological Unit
CIfA	Chartered Institute for Archaeologists
HE	Historic England
HER	Cornwall and the Isles of Scilly Historic Environment Record
HLC	Historic Landscape Character
MCO	Monument number prefix in Cornwall HER
NGR	National Grid Reference
NHLE	National Heritage List England
OS	Ordnance Survey

RCG	Royal Cornwall Gazette
WB	West Briton
WMN	Western Morning News

1 Summary

Liskeard cattle market was constructed as a purpose-built facility in 1905 on land formerly used as the ornamental grounds of an adjacent town house. It closed in 2017. The market site, adjacent to the historic core of the town, is to be developed, together with some nearby buildings, to create a mix of workspaces, small-scale retail units, community facilities, an extension to an existing health facility, green spaces and parking provision. A Victorian school complex, currently in use as a community centre will be redeveloped as housing.

The structures present on the site include some original features of the 1905 market, with some pre-World War II improvements, with several ranges of later 20th-century market buildings and complexes of cattle and sheep handling pens and other infrastructure. In addition to the Victorian school, buildings on the site include a Girls' Friendly Society clubroom of 1913, a St John Ambulance Brigade building of c 1935, a welfare centre (c 1938), a purpose-built repair garage (c 1939) and a possible early post-World War II school building. Some of these structures were on sites previously occupied by post-medieval industrial housing. The market was also the site of a World War II fire station, removed c 1970.

Liskeard Cattle Market has historically been a place for exchanging goods and ideas, attracting visitors from the town and beyond. The Liskeard Cattle Market masterplan aims to maintain and enhance the character and identity of the site, as well as valuing and respecting the surrounding urban and rural setting.

The report summarises the history of the site, assesses the significance of the standing structures and the potential for buried archaeology within the site. It also identifies outline impacts that could potentially arise from development of the site, with particular emphasis on the initial phase (Phase 1) of development. Recommendations are offered for mitigation of the impacts on the heritage resource.

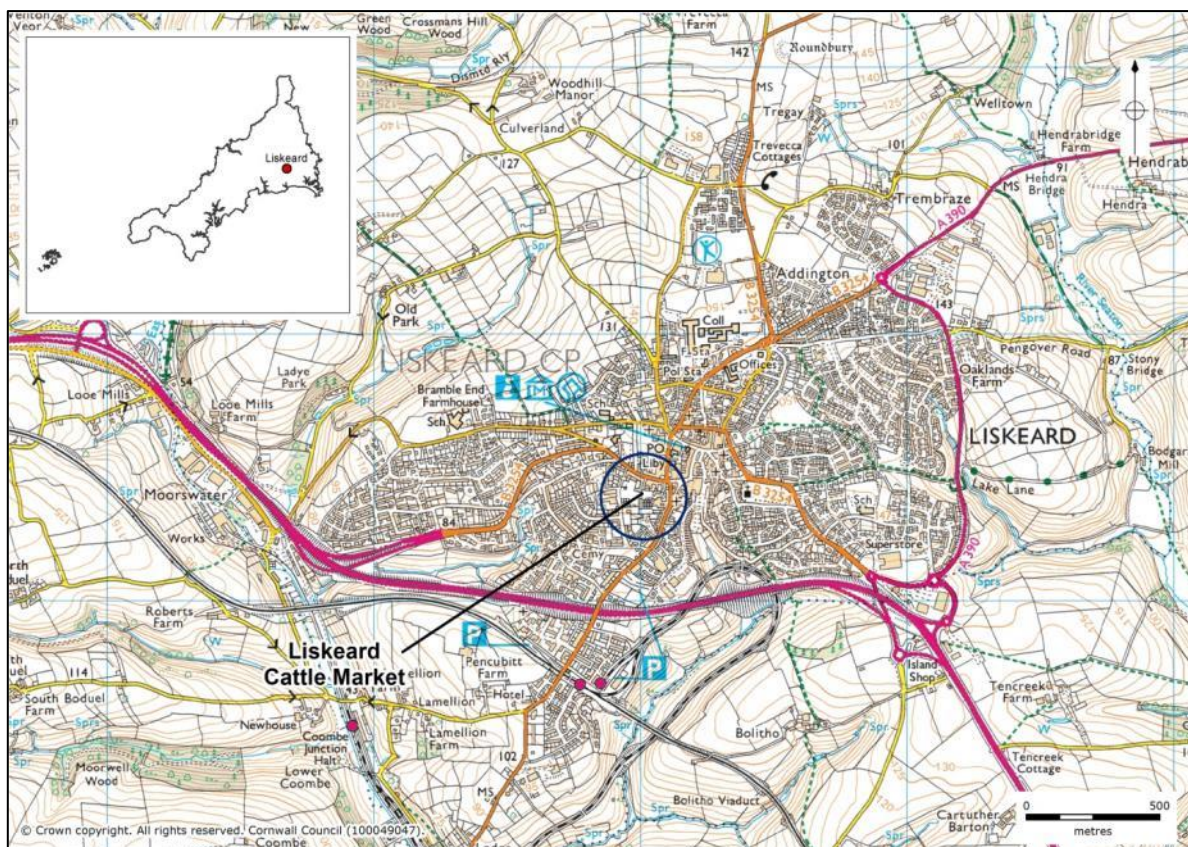


Fig 1 Location map.

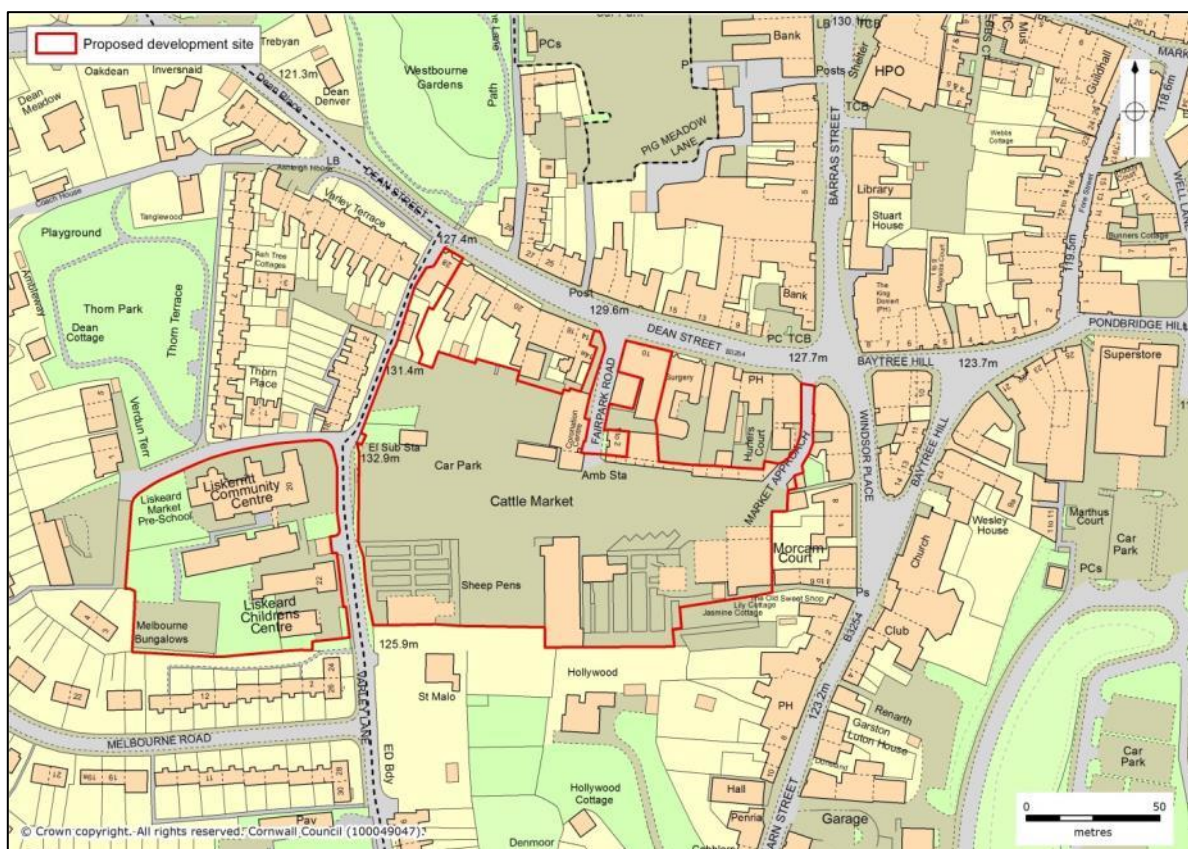


Fig 2 Site extent.

2 Introduction

2.1 Project background

This report has been commissioned by Cornwall Council to support a pre-planning submission (PA19/02726/PREAPP) for the initial phase (Phase 1) of redevelopment of the former Liskeard cattle market site, centred at NGR SX 25000 64400 (Figs 1 and 2). Liskeard Cattle Market has historically been a place for exchanging goods and ideas, attracting visitors from the town and beyond. The Liskeard Cattle Market masterplan aims to maintain and enhance the character and identity of the site, as well as valuing and respecting the surrounding urban and rural setting. The planning process for the development has included extensive community consultation through *charette* (public workshop) events (JTP 2019a; 2019b; 2019c; 2019d). The proposed development phases are summarised below in section 5.1. This report considers the whole of the cattle market site and identifies the outline impacts that may arise from its development and a mitigation strategy for offsetting these. Particular emphasis is given to the design framework for the Phase 1 development.

2.2 Methodology

2.2.1 Policy and guidance

This report takes account of various relevant aspects of national and local planning policies and guidance including:

- Government guidance on conserving and enhancing the historic environment.
- The National Planning Policy Framework (NPPF) (2018) – specifically policies for ‘conserving and enhancing the historic environment’ (paragraphs 184-202).
- The Cornwall Local Plan (2016) – specifically policy 24.
- Neighbourhood plans where these have been adopted.
- The Cornwall and West Devon Mining World Heritage Site Management Plan.
- Ancient Monuments and Archaeological Areas Act (1979).
- Planning (Listed Buildings and Conservation Areas) Act (1990).

2.2.2 Scope

This assessment is focused on heritage assets identified within the proposal area itself (hereafter referred to as the ‘site’). The assessment also identifies relevant heritage assets within a wider 75m buffer around the site and considers potential impacts upon designated heritage assets over this wider area (hereafter referred to as the ‘study area’).

2.2.3 Aims

The primary aims of this study are to assess the following:

- The resource of identified heritage assets, both designated and non-designated, within the study area that are relevant to the site;
- The potential for non-designated heritage assets within the site, including any demonstrably of equivalent significance to designated assets;
- The significance of the identified and potential heritage assets and resource within the site;
- The impacts of the proposal upon the significance of heritage assets and the settings of designated heritage assets within the study area;
- Appropriate measures for mitigating impacts upon the heritage assets and resource within the study area.

2.2.4 Desk-based assessment

This study was undertaken in accordance with the Chartered Institute for Archaeologist’s (CIfA) guidance on undertaking desk-based assessment (CIfA 2017).

Significance

In determining the significance of heritage assets CAU have followed guidance issued by Historic England in 2008 (then Historic England). The following criteria have been used to measure significance:

- Evidential – ‘the potential of a place to yield evidence about past human activity’;
- Historical – ‘derives from the ways in which past people, events and aspects of life can be connected through a place to the present’;
- Aesthetic – ‘derives from the ways in which people draw sensory and intellectual stimulation from a place’;
- Communal- ‘derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory’.

Settings

In evaluating aspects of the settings of heritage assets CAU have followed Historic England’s guidance on the subject (2017).

Sources

During the desk-based assessment historical databases and archives were consulted in order to obtain information about the history of the site and study area and the structures and features that were likely to survive. The main sources consulted were as follows:

- Cornwall and Scilly Historic Environment Record (HER; via Heritage Gateway)).
- The National Heritage List for England (a searchable database of designated heritage assets, excluding conservation areas).
- Cornwall Council’s mapping service for Conservation Areas.
- GIS data accessible to CAU.
- Historic maps (Section 7.1).
- Published histories (Section 7.2).
- Historic newspapers (online via British Newspaper Archive)
- Trade directories and local guides (held at Kresen Kernow).
- Kresen Kernow online catalogue / calendar.
- Information / documentary material held by Liskeard Old Cornwall Society archive and Liskeard & District Museum archive.
- Public responses to a query posted on the Liskeard Old Photographs & Videos Facebook page (18 December 2019) in reference the fire station formerly located on the cattle market site.
- Recollections by Mr James Moon (farmer) and a former cattle market worker met on site during fieldwork.

2.2.5 Walkover survey

Site visits were undertaken on 11 and 16 December 2019 and 10 January 2020. Conditions were generally good, although photography was at times difficult because of poor light.

2.2.6 Heritage Impact Assessment

Information from the desk-based assessment and the walkover survey were brought together with data from the Historic Environment Record to generate the Heritage Impact Assessment.

3 Heritage resource

This section presents a summary of the historical development of the study area, provides detail of designated and non-designated heritage assets that have been identified, identifies potential heritage assets that may lie within the site and reports on previous archaeological work in the wider area.

3.1 Location and views

The cattle market site is located on the western side of the historic core of Liskeard, centred at NGR SX 25000 64400 (Figs 1 and 2). It is bounded on two sides by the rear boundaries of properties on two of the principal routes into the post-medieval centre of the town; Dean Street being the former road route from Bodmin and Barn Street the link with an extensive rural area to the south of the town and, from 1859, its railway station. The west side of the site (with the exception of the Liskerret Centre (former Board School and Liskeard Family Hub) is bounded by the narrow Varley Lane, historically a minor road providing access to agricultural land but now one of the routes to and from large 20th-century housing developments to the south west of Liskeard's centre. The redevelopment is also proposed to extend to the site of the former ATS garage on Dean Street and possibly also to 28 Dean Street and the area to the rear on the east side of Varley Lane (Fig 2).

The underlying bedrock geology is the Saltash Formation of slates and siltstones with an unnamed igneous intrusion lying east-west in the near vicinity (Geology of Britain viewer 2020); soils are described as 'freely draining slightly acid loamy soils' of relatively low fertility (Soilscapes 2020).

The site is located on the more westerly of the two hills across which Liskeard's historic core is spread, the higher of the two (at 150m) being that to the east on which the castle site and church are located. The highest point within the study area is at its western end, where it is crossed by Varley Lane, and lies at an elevation of 133m. From this point the site slopes gently to the east and south, with a minimum elevation of approximately 130m.

Views into the site from the east, north and south are limited because it is largely enclosed by buildings and, from the latter aspect, by trees in private gardens. There are views in from Varley Lane to the west and a more limited 'glimpse' from the north along Fair Park Road. The site has been inobtrusive in views across and within the historic settlement because the buildings on it have been predominantly relatively low; addition of significantly taller structures would need to take very careful account of existing views to 'landmark' buildings within the townscape.

Views out from the site are also restricted to some extent but do include several notable landmarks within the townscape, the most important among these being the tower of St Martin's church (Listed Grade II*) skylined to the east, the pointed roof of the tower to the former National Westminster Bank at the junction of Dean Street and Windsor Place (Grade II) and the lantern on the roof of the locally designated detached house known as Hollywood (formerly Windsor Villa) to the south. The steep roofs of the Liskerret Centre are a notable feature at the west end of the site. Fair Park Road also frames a view north to three handsome Listed Buildings on the north side of Dean Street (nos 17, 19 and 21).

Additionally there are restricted but important views from within the site to the rear elevations and roofs of a number of the designated properties on the west side of Windsor Place and south side of Dean Street, with the views to the rear of Rosedean House on Dean Street (Grade II) and of the paired town houses 1 and 8 Windsor Place (Grade II) being particularly striking; the latter has large and prominent decorated chimney stacks on the south hip of the roof. Changes on the cattle market site may be deemed to have a potential impact on the settings of these designated structures.

There are limited views to distant countryside from the eastern and western ends of the site. The distances involved indicate that new structures on the cattle market site, unless particularly dominant in terms of mass or colouring, are unlikely to be intrusive

in distant views into the site. The view northwest to mature and ornamental trees in the vicinity of Pendean House are also significant, as is the presence of trees and greenery on the south side of the site around the houses known as Hollywood and St Malo.

3.2 Historic Landscape Character

The study area is characterised as Settlement C20 in the current broad-brush Cornwall Historic Landscape Characterisation (HLC). This clearly applies to the cattle market site itself but the adjacent built-up areas of Dean Street, Windsor Place and Barn Street should be regarded as Settlement: historic core (pre-1907).

Prior to development of the cattle market in the early 20th century much of the area would have been characterised as Ornamental. Prior to that it is probable that the site was Anciently Enclosed Land (Farmland: Medieval), although potentially modified in the medieval and post-medieval periods by proximity to an urban settlement.

3.3 Designated heritage assets

3.3.1 Scheduled monuments (SM)

There are no Scheduled Monuments within the study area.

3.3.2 Listed Buildings (LB)

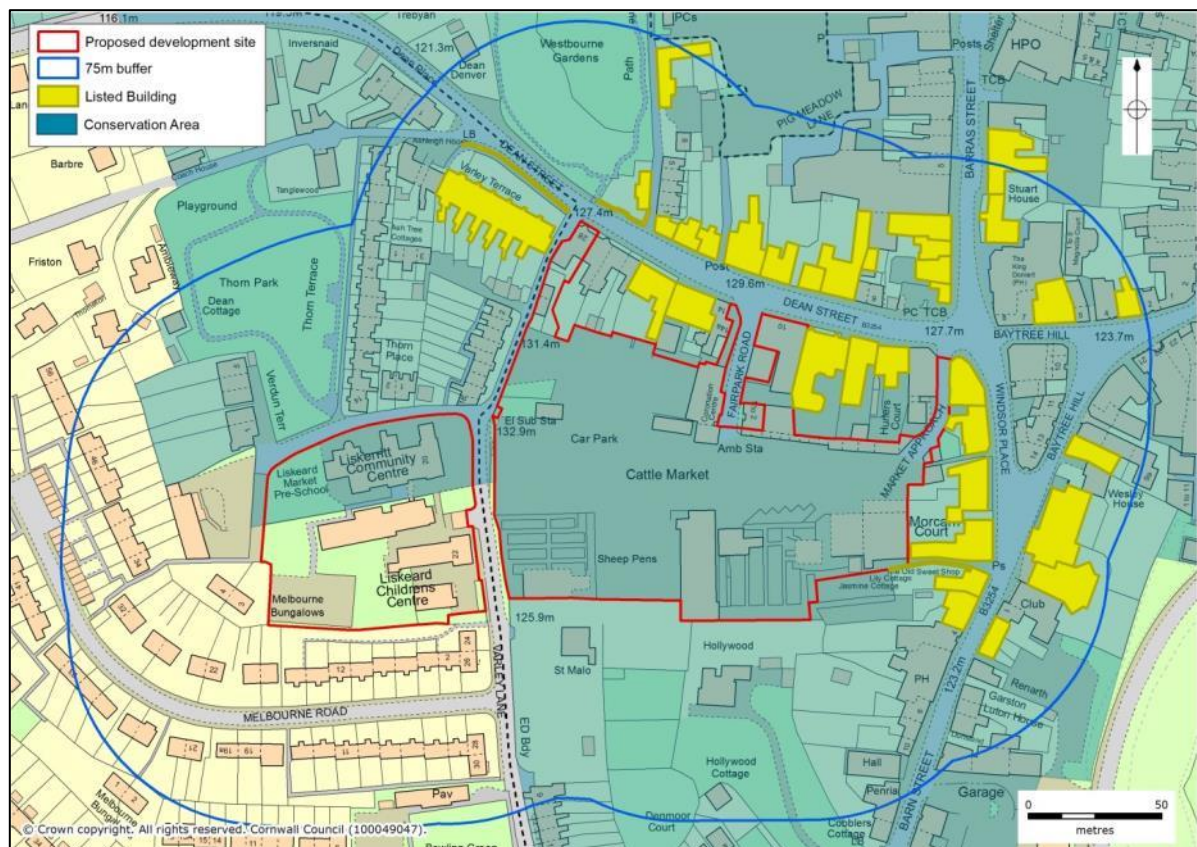


Fig 3 The proposed Liskeard cattle market development site with a 75m buffer, also showing the current Conservation Area boundary and designated heritage assets, all of which are Listed Buildings.

There are no Listed Buildings within the cattle market site. However, a substantial number of designated structures stand within a 75m buffer zone of the site boundary. These are identified in the following table (and see Fig 3).

NB. Locally listed and non-designated heritage assets are shown on Figure 4.

National Heritage List England no.	Grade	Name (as recorded by Listed Building description) and street
1203150	II*	Stuart House, Barras Street
1298793	II	Nos 6 and 7 and attached outbuilding, Westbourne Lane
1203170	II	No 29 and attached walls to south, Dean Street
1203171	II	1-6 and 7 (including 7a and 7b) Varley Terrace, Dean Street
1203172	II	Railings and wall to front of Nos 1-6, and 7 (including 7a and 7b) Varley Terrace
1203169	II	No 27 Dean Street
1281819	II	No 25 Dean Street
1203168	II	No 23 Dean Street
1206506	II	Nos 19 and 21 Dean Street
1281818	II	No 17 Dean Street
1203167	II	No 15 Dean Street
1280196	II	Nos 13 and 13A Dean Street
1206499	II	No 7 Chapel Cottage Dean Street
1280201	II	20 Dean Street
1206505	II	16 and 18 Dean Street
1281817	II	Rosedean House, 8 Dean Street
1203166	II	6 Dean Street
1203173	II	The Albion Public House, Dean Street
1281795	II	National Westminster Bank, Windsor Place (west side)
1298792	II	Premises of John Anne the florist and Rapson's butchers, Windsor Place
1187319	II	1 and 8 Windsor Place
1203206	II	Warehouse (The Furniture Loft)
1281846	II	Premises of L Couch and attached garden wall
1280414	II	Premises of L R Muchmore, Time and Motion; 2 Barn Street
1203153	II	17 Baytree Hill
1281847	II	Wesley Methodist Church, Barn Street
1206081	II	Schoolroom with shop attached to Wesley Methodist church, Barn Street
1203144	II	3 and 4 Barn Street and house attached to north of no 3, Barn Street
1203147	II	Hill House Hammond Insurance Services, Barras Street
1203148	II	Midland Bank, Barras Street
1206106	II	Guardian House, Barras Street
1281808	II	Highwood House, Barras Street
1203146	II	County Branch Library, Barras Street
1203152	II	6 Baytree Hill
1203151	II	3 Baytree Hill

3.3.3 Conservation areas (CA)

With the exception of the plot on which the Liskeard Family Hub (Liskeard Children's Centre) is located, the whole of the study area falls within the Liskeard Conservation Area (Fig 3).

3.3.4 Other designations

3.3.4.1 Local Listings

The *Liskeard Neighbourhood Plan* (Liskeard Town Council 2018), Policy TC11 (2018, 57, 58), records two locally designated buildings, 'identified because of their distinct, historic character, in safeguarding the heritage of Liskeard.' Both buildings are situated immediately adjacent to the south side of the cattle market site, again within the 75m buffer zone utilised for Listed Buildings (Fig 4). They are:

Hollywood, Barn Street (Russell Street) (MCO 56057)

The HER description of this building refers specifically to the view from the cattle market site to the turret on the roof of the structure and this view was illustrated in the 2010 *Future Options Study* for the cattle market site (Tym and Sandover Associates 2010, 26).

St Malo, Varley Lane

The house is noted briefly in the *Liskeard Conservation Area character appraisal and management plan* (Cornwall Council 2012, 62), where a caption draws attention to the group of mature trees which surround it. These make a significant contribution to the character and amenity of the adjacent portion of the cattle market site.

3.4 Non-designated heritage assets

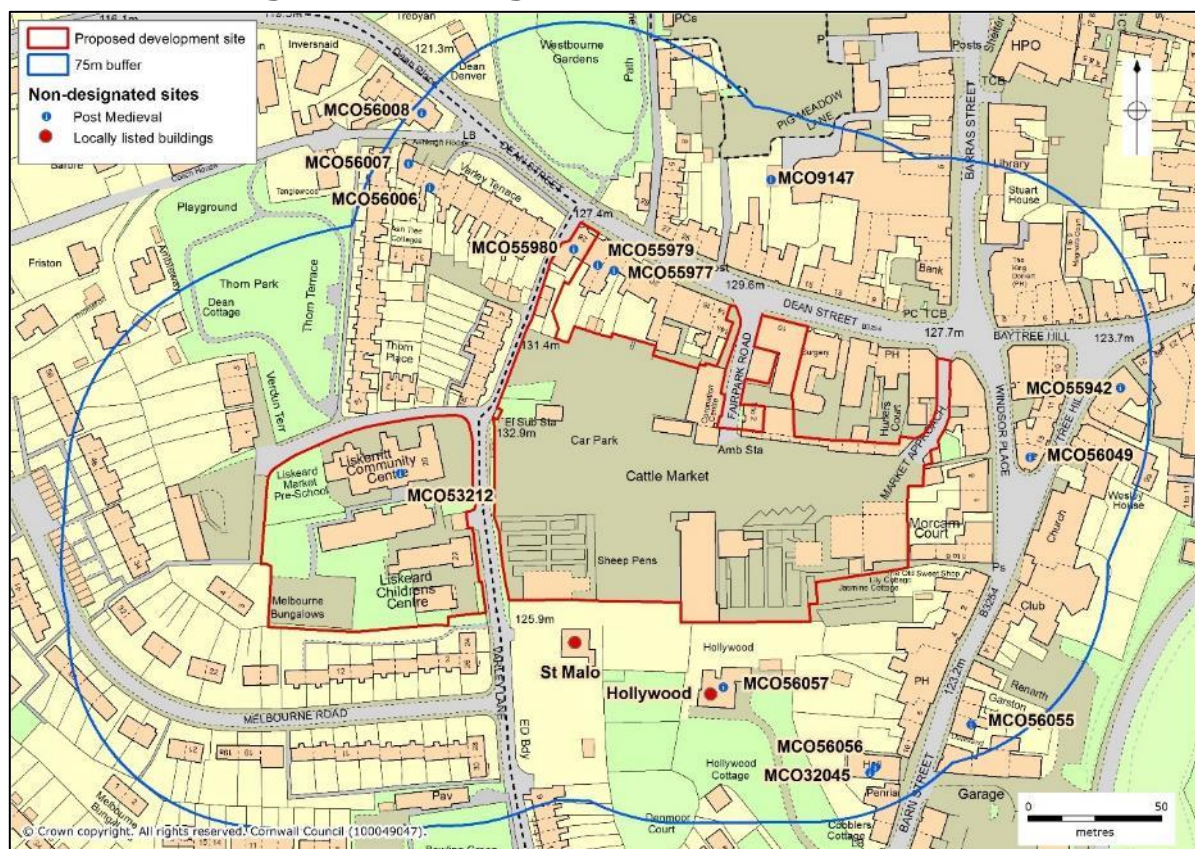


Fig 4 The proposed Liskeard cattle market development site, showing non-designated and 'locally listed' heritage assets within a 75m buffer.

There are a number of non-designated potential heritage assets within the cattle market site. These are described in section 3.8.

Additionally, the following assets falling within the 75m buffer zone of the study area are recorded by the Historic Environment Record (HER) and may accordingly be deemed to be 'locally listed' (and see Fig 4):

HER no	Non-designated heritage asset	Period and monument type
MCO 53212	Board School (Liskerret Centre)	Post-medieval school
MCO 56007	Quiberon, Dean Street	19C house
MCO 56006	Ashleigh House, Dean Street	19C house
MCO 56008	No 1 Dean Place	19C house
MCO 55977	24 Dean Street	19C house
MCO 55979	26 Dean Street	19C house
MCO 55980	28 Dean Street	19C house
MCO 55942	20 Baytree Hill	19C building
MCO 9147	Site of post-medieval smithy, Pig Meadow Lane	Post-medieval workshop
MCO 56049	14 Windsor Place	19C building
MCO 56055	Dunsland, Barn Street	19C house
MCO 56056	Band Room, Barn Street	19C building
MCO 32045	Baptist chapel	19C Nonconformist chapel
MCO 56057	Hollywood, Barn Street	19C house

(Not including heritage assets within the development site itself, which are identified in section 3.8 and shown on Figure 5). **NB.** Designated heritage assets and the Liskeard Conservation Area are shown on Figure 3.

3.5 Chronological summary

* MCO numbers are derived from the Cornwall and Scilly Historic Environment Record (HER).

3.5.1 Prehistoric (c10, 000 BC–AD 43)

Known prehistoric archaeology in the wider area around the cattle market includes what appears to have been a Bronze Age metalworking site approximately 350m to the south and a large ditched enclosure dating to the Middle or Late Bronze Age about 650m to the west at what is now known as Liskeard Hillfort Primary School (MCO 15432; Jones 1998-9).

The Cornwall and Scilly Historic Environment Record (HER) has details of a number of other suspected prehistoric sites within a 2.5 km radius of the cattle market site, including a Bronze Age barrow indicated by place-name evidence at Tencreek (MCO 3546) and six or more possible enclosures ('rounds') likely to be of Iron Age or Roman-period date; these were most probably settlements with associated agricultural activity and on current understanding may possibly have had unenclosed settlements nearby (MCOs 8182; 8465; 8486; 37100; 37109; 37233; 42437; 52830).

These known elements of prehistoric archaeology in the wider surrounding area underline the archaeological potential indicated by the Historic Landscape Character of the cattle market site. Prior to medieval and post-medieval urban development the site and its immediate environs would have formed part of the historic landscape Type characterised as Anciently Enclosed Land (Farmland: Medieval); historic maps show the area immediately surrounding Liskeard with distinctive field patterns created by enclosing blocks of medieval cultivation strips; one of these blocks lay less than 200m to the west of the site. Anciently Enclosed Land is the agricultural heartland of lowland

Cornwall and has been a focus for settlement and agricultural activity since at least the Middle Bronze Age (c 1500 – 1000 BC). Prior to that period these areas had been exploited for sporadic occupation and ceremonial monuments over a much longer period (cf Cornwall County Council 1996; Herring 1998). The ridge-top location of the cattle market site makes it a candidate site for former use for defended, prestige and ceremonial monuments, including enclosures and funerary sites such as barrows.

3.5.2 Roman (AD 43-410)

No archaeology of specifically Roman date is known from the wider area around Liskeard. However, the Iron Age 'round' enclosures noted in the previous section may have continued in active use into this period or are likely to have been established during the Roman era.

3.5.3 Medieval (AD 410-1540)

Liskeard was first recorded as a place-name – *Lys Cerruyt*, the court of Cerruyt - in the early eleventh century (Padel 1988, 110), the name indicating that it was already in some sense a local political centre. In 1066 it was held by Merleswein, a major landowner in late-Saxon England, and in 1086 it was one of the manors held by Robert, Count of Mortain, half-brother of William I and subsequently Earl of Cornwall. It was a very substantial landholding and significantly it was one of the few places in Cornwall recorded with a market (Thorn and Thorn 1979). Liskeard was subsequently the site of a medieval castle and a major Norman church. The early focus of settlement is likely to have been on what is now the eastern side of the present urban core, extending downhill to the Pipe Well in the valley to the west (Gillard 2005). The town gained a charter in 1240 granting two fairs annually and from 1307 was one of Cornwall's coinage towns, with an important function in the administration and taxation of the tin industry. Both these attributes reflect its proximity to Bodmin Moor, important for summer grazing of cattle brought from farms over a wide area of eastern Cornwall and for tin streaming.

3.5.4 Post-medieval (AD 1540-1900)

John Leland described Liskeard in 1536 as 'the best market town at this day in *Cornwaul* saving *Bodmyn*' (Gray 2000, 22) and Sir Richard Carew, 60 years later, noted it as the 'convenientest & usual' place of assembly for east Cornwall, commenting that 'Coynages [bringing tin to be assessed for taxation], Fayres, and markets, (as vitall spirits in a decayed bodie) keepe the inner partes of the towne alive' (Carew 1602, 86r, 128v). By the seventeenth century the importance of the tin industry in eastern Cornwall was in decline but Liskeard functioned as an important centre for industries based on agriculture: tanning, leatherworking, spinning and weaving (Gillard 2005, 18-19).

By the end of the seventeenth century the town had expanded significantly from its medieval core, with built-up areas extending along what are now the Parade, Barras Street, Dean Street and Barn Street (cf Gillard 2005, fig 4). From at least this period until the early years of the 20th century fairs and cattle markets were held in the open street on the Parade and Barras Street (below).

During the nineteenth century the rapid development of deep mining for copper and tin in the wider area around the town, supplemented by large-scale commercial granite working, came to dominate its economy, although it still also functioned as a key commercial centre for agriculture. The coming of the railway in 1859 buttressed its role as a regional centre. New buildings were erected for many of the town's important civic, commercial and religious institutions, perhaps most notably the Guild Hall with its massive landmark clock-tower built in 1859. This was designed by local architect Henry Rice, who also made a particularly important contribution to the townscape in the vicinity of the cattle market site, designing numerous houses along the street frontages of Dean Street and Barn Street and Windsor Villa (now Hollywood), immediately to the south of the site (Vaughan-Ellis *et al* 2010).

3.5.5 Modern (AD 1901–present)

The late nineteenth and early 20th century was a period of important civic development for Liskeard, marked by construction of a number of significant new structures and features: a new Public Hall (1890), the expansion of Castle Park with a new ornamental 'urban' layout (1894), the Cottage Hospital and Free Library (both funded by Passmore Edwards) in 1895-6, the Constitutional Club in Market Street (1910) and Liberal Club in Barras Street (1912) (Gillard 2005; Deacon 1989, 165-6). The construction of the new cattle market, designed by a prominent local architect and opened in 1905, fits well into this sequence, removing what had become an unfashionable 'nuisance' from the streets and at the same time creating a prestige focal point for an important component of the town's economy.

The collapse of mining in the wider area around Liskeard in the early part of the 20th century left the town as primarily a market centre servicing the surrounding rural area, with the cattle market as a key element. Its population, however, remained virtually static at around 4400-4500 for the whole of the period 1911-61 (Deacon 1989, 166). The town's position on the A38 route through Cornwall to Plymouth reinforced its economic role but in the post-war period also made it vulnerable to traffic problems, although it avoided much of the re-planning to prioritise road traffic which blighted some other Cornish towns; the opening of the A38 by-pass in the late 1970s effectively reduced this threat. The former importance of the town's position on a major road was marked by the presence within the central area of a number of garages, including the former Taylor's (now rebuilt as a Wetherspoon's pub) at the southern end of Barras Street, Parade Motors, formerly on the Parade, and the former ATS (Jago's) garage in the otherwise predominantly residential Dean Street.

Since the 1960s the town has seen substantial growth, particularly through large housing developments and retail provision around the periphery, together with some new administrative infrastructure (Deacon 1989, 166; Wood 2015, 34-8).

Closure of the cattle market in December 2017 came within the context of a wider pattern of agricultural market closures in the south west and had been long anticipated; possible future uses of the site had been discussed over some period (for example, Gillard 2005, 59; Tym and Partners and Sandover Associates 2010).

3.5.6 History of the cattle market

Gillard (2005, 15-16) suggests that in the medieval period Liskeard's markets are likely to have been held in what is now Market Street and on a triangular space, now infilled between Market Street, Church Street and Castle Lane, on the east side of the core urban area.

The latter site may also have accommodated fairs for cattle, sheep and horses. These events were distinct from the weekly markets which served principally to supply food and consumer items. Two fairs are referred to in a charter of 1266 (Allen 1856, 538), a three-day fair to be held around the feast of the Assumption of the Blessed Virgin Mary (now 15 August) and on the feast of St Matthew, in recent times celebrated in early October. An Elizabethan charter provided for two three-day fairs centred on the feast of St Matthew and Ascension Day (*ibid*, 58).

By the early nineteenth century the number of annual fairs had increased to six, on Shrove Monday, the Monday before Palm Sunday, Holy Thursday, 15 August, 2 October (the feast of St Matthew) and the Monday after 6 December (Anon 1817; Anon 1851, III, 128). The 1851 source also noted that 'Great markets, for the sale of cattle, are held on the second Monday in the other months, viz., January, April, June, July, September, and November'. By the 1880s only the St Matthew's fair in early October continued, with cattle markets held in the other 11 months; Liskeard Town Council took tolls only on the fair (*WMN*, 14 September 1887, p4). This pattern continued into the early 20th century: *Kelly's directory* for 1902 noted a cattle market in Liskeard every second Monday of the month 'excepting in October, when St Matthew's fair for cattle and pleasure is held' (Kelly 1902, 184).

3.5.7 A new cattle market site

From at least the mid-eighteenth century (possibly earlier) the fairs and cattle markets were held in the open street on the Parade and Barras Street (for a photograph see Neale 1998, 10). However, legislation in 1887 required local authorities holding cattle markets to provide a means of weighing cattle and a building for them to be weighed in; the chair of Liskeard Town Council noted that the present market place was 'so small and unsuitable that if they had to provide for weighing the animals brought to market they would have to find a new place for the market' (*WMN*, 14 September 1887, p4). No change appears to have taken place as a consequence of this but from at least 1889 the town's medical officer of health was recommending to the Council that the monthly cattle market should be removed from the centre of the town (*Cornish Times*, 16 February 1889, p4; *WMN*, 10 February 1892, p3). An animal market held in the crowded open street could also be dangerous: a boy was injured by a bullock at the December market in 1881 and in the following June a man was seriously hurt by a runaway horse (*Cornishman*, 15 December 1881, p5; *Falmouth Packet*, 17 June 1882, p1). A local correspondent suggested a new site for a market on Old Road, Liskeard, west of the town centre, complaining that 'the holding of fairs on the Parade as at present is simply a big nuisance' (*WMN*, 12 January 1893, p3).

It was also becoming somewhat old-fashioned to have a cattle market in the street. A correspondent to the *Western Morning News* in October 1897, in a letter timed to coincide with the annual St Matthew's Fair, remarked that he or she had been impressed by the

'beautiful situation' of Liskeard and the width of several of the principal streets but was 'surprised to see that the monthly cattle market is held in the best part of the above-mentioned streets (the Parade and Barras-street), the principal thoroughfare in which the greatest number of houses are occupied by private residents. Although only occurring one day in a month, it must be very inconvenient to families residing in the locality. A very unpleasant odour remains after the cattle and sheep have been removed, and the ground would require, like the Augean stables, a river to be turned through to cleanse it. Forty years or more since it was the custom to hold cattle markets and fairs in the public streets, but now and for many years in most towns of the size and importance of Liskeard they have a cattle market in the vicinity of the town' (*WMN*, 2 October 1897, p8).

Other Cornish towns were certainly moving cattle markets out of public streets and building dedicated facilities for them at about this period. This had happened much earlier in Penzance (c 1811) and Truro (1840) (Cahill 2003, 21; Kirkham 2003, 16, 27), but new purpose-built cattle markets opened in both Bodmin and Launceston in 1900 and St Columb Major followed the pattern in 1906 (Kirkham 2005, 37; Herring and Gillard 2005, 86; *RCG*, 20 December 1906, p3).

In 1902 a horse and colt fair, held on the Parade during the afternoon, was added to the cattle markets (*WB*, 13 February 1902, p2). There was also an annual sheep sale, with more than 1000 animals sold at this event in August 1903 (*RCG*, 13 August 1903, p7).

In the latter year the Town Council purchased the block of land between Dean Street, Varley Lane and Barn Street, formerly the ornamental grounds of Trehawke House, 'which it is proposed to lay out as a cattle market . . .'; part of the plan for the new site was to increase the number of cattle markets from one to two each month (*RCG*, 24 September 1903, p3; *WB*, 24 September 1903, p10). The following year it was stated that the new market site would provide space for 1,100 sheep and 350 bullocks, with additional space for cows and calves, together with a weighbridge, auction rings, implement and cattle sheds, dealers' rooms, drinking troughs and water supply (*RCG*, 8 September 1904, p4).

NB. Further detail on the early history of the cattle market site is almost certainly available in the committee minute books of Liskeard Council, which survive for the period 1900-1927. These are held by Kresen Kernow (BLIS/409-11).

3.5.8 The study area before the market

Prior to the development of the cattle market the site formed the immediate environs for properties along the south side of Dean Street and the west side of what is now Windsor Place (newly created c 1860) and its continuation along Barn Street (formerly known as Lamellion Street and Russell Street). These built-up areas were first developed in the post-medieval period over what had almost certainly previously been agricultural land. Allen (1856, 352n) referred to a 1663 datestone on a chimney in Dean Street and Gascoyne's map of 1699 shows development along at least part of Barn Street and Dean Street at that period, confirmed by Thomas Martyn's map of 1748. Several eighteenth-century houses are known along the south side of Dean Street, including the former Trehawke House, reputed to have been built in 1703 and which formerly had a coachhouse behind it with a 1711 date (Allen 1856, 352n, 452), the *Albion* public house and 16, 18 and 20 Dean Street (NHLE 1203173, 1206505, 1280201); another building with eighteenth-century origins lies on the eastern side of the market at 2 Barn Street (NHLE 1280414).

During the nineteenth century much of the land within the present study area was associated with Trehawke House. The 1840 Liskeard tithe survey (Fig 6) recorded this area divided into several enclosures owned and occupied by John Allen Esq of Trehawke House, all of which, with the exception of a small plantation adjacent to Varley Lane, were described as 'meadow' (TA 1501, 1503-7). A field on the west side of Varley Lane (later the site of the Board School (Liskerret Centre), also meadow, was also owned by Allen but in separate occupation.

A slightly more detailed map dated 1842 by Charles P Carlos (Fig 7) shows much of the eastern and northern part of the study area as gardens, evidently more or less formally laid out. The Trehawke House gardens – described in 1893 as its 'beautiful grounds' (RCG, 31 August 1893, p4) – were similarly shown on the 1st edition Ordnance Survey 25-inch map (surveyed in 1881) (Fig 8), but by this date they extended from Windsor Place on the east to Varley Lane on the west. The map and a series of late nineteenth-century photographs (Figs 10-13) show the area near to the house with shrubberies, gravelled paths, park fencing and a rustic summerhouse; the map may also indicate a walled kitchen garden. To the west were open grassed areas enclosed by substantial stone-faced Cornish hedges, with a second circular summerhouse set into the east-west hedge between the two fields adjacent to Varley Lane. The boundaries were lined with mature trees, with others standing within the meadow areas and a 'plantation' (already in existence in 1840 at the time of the tithe survey) on the western side of the site. The overall impression was of a park-like designed landscape on a small scale.

The Carlos (1842) and 1882 Ordnance Survey maps (Figs 7 and 8) also showed a large part of the north side of the present market site occupied by enclosures backing onto houses on the south side of Dean Street. Among these were ornamental gardens behind (and presumably associated with) Rosedean House (dated 1864; designed by the architect Henry Rice for Dr Andrew Hingston (Vaughan-Ellis *et al* 2010, 22)), and others linked with the town houses of probable eighteenth-century origin at 16-18 and 20 Dean Street (NHLE 1206505; 128201; Vaughan-Ellis *et al* 2010, 23).

Prior to development of the cattle market site the present Fair Park Road was an entry and court known in the later nineteenth century as Moon's Court, earlier Mr Moon's Court, after the owner of an upholstery and cabinet making business located there; in 1862 he was said to have 'extensive premises and workshops' which had been threatened by a fire in a cottage in the court (WDM, 20 December 1862, p3). There were several working-class dwellings in the court (Deacon 1989, 26-7): two neighbours appeared before the magistrates after a quarrel there in 1863 (CT, 8 August 1863, p4). These houses were shown on the Ordnance Survey 25 in maps surveyed in 1881 and 1905 occupying the sites of the later Welfare Centre (Coronation Centre) (15) and the

building currently occupied by 'Simple Country Living' at the south end of Fair Park Road.

At the west end of the present study area a new Board school (**30**) was opened in 1882 on a site on the west side of Varley Lane which had been recorded in 1840 as a 'meadow'. The field to the south was subsequently acquired as a playground.

In Varley Lane the single-storey projection on the west side of the house at 28 Dean Street and a boundary dividing the curtilage to the rear from the lane are shown on the Tithe Map of 1840 and on subsequent historic maps (Figs 6-9). The boundary wall appears to have functioned as the western elevation of a range of buildings (**29**) in the rear premises of 28 Dean Street.

3.5.9 The new market

The new market was formally opened on Monday 31 July 1905 (*WMN*, 1 August 1905, p3). The occasion was marked by a formal procession of the Mayor and Corporation to the new market from the Town Hall, led by a military band and accompanied by members of the local police, Liskeard Fire Brigade and the mayors of Saltash, Lostwithiel and Falmouth. At the entrance to the market the mayor of Liskeard was presented with a silver key (now in Liskeard & District Museum) with which to open the gates and declare the market open. The party then continued to a dais erected under an oak tree decorated with flags for formal speeches.

The new complex had been designed by local architect John Sansom and the principal facilities were described as an

'auction ring for 300 cattle, and pens to accommodate 1,100 sheep, well arranged and numbered. The flooring of the pens and the cattle market is of impervious pavement, to enable it to be thoroughly flushed. In the bullock stalls, to give the animals a better footing, granite chippings have been laid in cement. There is also a shed for cows and calves, a weigh-bridge, offices, dealers' room, implement sheds, store-room, lavatory, &c.' (*WMN*, 1 August 1905, p3).

The initial plan and extent of the market is shown on the Ordnance Survey 2nd edition 25-inch map, surveyed in 1905; additional details are available from contemporary photographs and from Sansom's original designs for some components (now held in Liskeard & District Museum). The market extended over approximately 0.4 ha on a somewhat irregular plot on the eastern portion of the former Trehawke estate. It included an L-shaped range of single-storey buildings on the north side, which included a Dealers' Room and weighbridge, with a further open-fronted range to the west of this (possibly the 'shed for cows and calves' referred to in the press report). The design for the Dealers' Room () also included an octagonal summerhouse in the garden belonging to Rosedean House immediately to the north, which projected into the market site, presumably to compensate for amenity lost through development of the cattle market (Figs 14 and 15).

Sheep pens were arranged in four double rows lying north-south at the eastern end of the site, with further pens on the adjacent eastern and south walls (Figs 18 and 26). Cattle were accommodated in closed pens and 'lairs' (pens with one open side). The auction ring (**10A**) was adjacent to a block of pens with inter-connecting gates allowing access to the ring. At this period it appears to have been located on the flat, defined by iron posts and rails but probably without the circular raised staging for buyers which was a feature of the later auction rings. A small, raised, roofed booth beside the ring provided shelter for the auctioneer and clerk but the animal areas of the market appear to have been generally unroofed in this phase.

When first opened the market area was bounded by substantial stone walls (**8**) dividing it from adjacent premises and elaborate ornamental wrought iron gates were installed on the two principal entrances (that is, the entrance facing Barras Street and Fair Park Road (formerly Moon's Court), each with substantial gate piers (**1**; **18**). The western portion of the site was divided from the rest by a substantial stone wall (**20**) and

formed a separate Fair Park, covering 0.58 ha, which incorporated the former plantation adjacent to Varley Lane. A water trough (**24**) was marked beside the dividing wall on the 1905 Ordnance Survey map (Fig 9).

A small portion of the former ornamental landscape associated with Trehawke House was not incorporated into the new market area. The 1905 Ordnance Survey map shows an apparently unoccupied strip of land approximately 17m wide along the southern edge of the site, between the newly built market and the northern boundary of Windsor Villa (now Hollywood); a south-facing scarp is shown within this area which had not been depicted on the 1st edition map. It may be that in addition to creating a buffer between the market and Windsor Villa, this area also accommodated a change in level between the cattle market, the surface of which had possibly been built up and levelled during construction to reduce the slope, and the ground level to the south (below).

3.5.10 Changes to the market site and adjacent area in the 20th century

The cattle market and Fair Park as they survived at the time of the market closure in 2017 were the product of a series of large and small changes which had taken place over a period of more than a century.

Among the earliest of these changes was around the market approach facing Barras Street (**1**). At the time the new market opened this approach lay between Trehawke House, on the east side, and a Congregational chapel, built 1865, on the west. The building designated as 'National Westminster Bank, Windsor Place' (NHLE 1281795), which now forms the east side to the market approach, and the adjoining building to the south (NHLE 1298782) were not, as suggested in their Listing descriptions, built in the 1860-70s as part of the development of the west side of the then recently created Windsor Place. The Ordnance Survey 2nd edition 25-inch map surveyed in 1905 shows that the former Trehawke House, built c 1703, was at that date still extant on the corner site with the plot to the south occupied by part of its garden. The incoming mayor of Liskeard declared in November 1906 that he would 'much like to see a grand sweep around Trehawke House' (RCG, 15 November 1906, p2) and an undated (post-1905) plan held by Liskeard & District Museum headed 'Sale of Surplus Land' shows the site divided into two sale lots, with that to the north following the present curving line of the corner between Windsor Place and Dean Street. An accompanying historical note indicates that the site was sold in April 1910 and that the present building on the corner, and that adjoining to the south, were built subsequently to the amended street line.

No further reliable large-scale mapping is available until the late 1960s. The form and extent of any changes to the market layout prior to World War II is therefore unknown. Some form of covered structure on the site soon after the market was first built is implied by a report that bears brought by a circus in 1910 were 'accommodated in the cattle shed' (*Cornish & Devon Post*, 11 June 1910, p2), but it is not clear where this was located. Similarly, an auction sale of engineering and agricultural machinery was advertised in 1922 at 'the Stores' on the Fair Park (*WMN*, 5 January 1922, p7); again, the location of the implied structure or structures is unknown.

A 1946 RAF vertical air photograph (Fig 32) provides the first clear indication of changes to the market and Fair Park subsequent to its original construction. This appears to show that the stone wall (**20**) which had previously divided the cattle market from the Fair Park had been removed and the Fair Park area apparently surfaced similarly to the cattle market area, presumably to accommodate parking and public events (below). It also shows some form of covered structure over the north-south row of cattle lairs on the west side of the original cattle market site and a roof over the auction ring (**10A**), located between the cattle and sheep portions of the market. The covering to the latter was extant by November 1942 – a photograph of an auction of a bull in aid of Red Cross funds in that month shows it as a metal-framed structure, with corrugated iron roofing and part-clad side walls (Fig 29) – but it is not known how much earlier it may have been present.

The 1946 photograph also shows the location of a new fire station (built c 1943-44) on an island position within the site, close to the south end of Fair Park Road (**21**). A structure was present on the position of the present Market Café (**22**) with another structure, no longer extant, to the west of the latter.

Other new buildings were also present in the adjacent area: the St John's Ambulance station (built c 1935) (**14**), Welfare Centre (c 1938) (**15**) and Girls Friendly Society clubroom (**16**) (now Gilbert's Outfitters) (1913) are present on Fair Park Road and Jago's Garage (later ATS) (c 1939) on the corner of Dean Street and Fair Park Road (**13**). Three dwellings formerly on the east side of Fair Park Road (immediately south of the Gilbert's building) are also visible (Figs 25, 27 and 31); these were offered for sale in 1943 (*WMN*, 11 November 1943, p1) and later demolished.

Prior to World War II the cattle market was held twice monthly (Anon nd [1920s]). Two horse fairs were held on the Fair Park each year (for example, *WMN*, 10 April 1906, p4; *RCG*, 13 September 1906, p3; *Cornish & Devon Post*, 16 April 1910, p3) and during the 1930s at least, an annual sale of registered rams of the South Devon breed was also staged there (for example, *WMN*, 1 August 1931, p3). Weekly cattle markets were proposed immediately after the outbreak of World War II (*WMN*, 13 November 1939, p7) and by the early 1950s markets were held weekly on Mondays 'with additional T.T [tuberculin tested] Markets held on the second Friday and fourth Thursday in each month' (Anon nd b [c 1953]); in the late 1950s markets were held every Monday and Thursday (Anon nd c, [c 1958-9]). The Thursday market was reported to specialise in store cattle, cows and calves (Anon nd d [c mid-1960s], 9).

At an unknown date between 1946 and 1969 (Ordnance Survey 1:2500 map), presumably to accommodate the increased business of the market, there was a major reorganisation of the site, creating the layout of buildings and animal pens which continued until its closure. Several substantial buildings were erected on the south side of the cattle market area (almost certainly those currently in place on the site), creating a complex with discrete handling areas and separate covered auction rings for, from east to west, calves and pigs (**9**), stirks and store cattle (**10**) and dairy cows (**11**) (information from Mr James Moon). New arrays of cattle pens were created in the central area but some of the original metal pens dating from 1905 were retained (**10**). The sheep sales area was removed from the east side of the site to the southern part of the former Fair Park to the west, where a new complex of pens was created; the present buildings against the southern boundary of this part of the site were added between 1969 and 1977 (Ordnance Survey 1:2500 maps).

During the same period, between 1946 and 1969, the market site was expanded to incorporate the former rear garden to Rosedean House, which had previously projected into the market space, thereby creating a continuous east-west boundary on the northern side of the site. The former garden plot was shown in 1969 as a three-sided yard, open to the west, with a range of structures (**7**) built along the new northern boundary of the market to the east of Fair Park Road. By the late 1970s (Ordnance Survey 1:2500 map dated 1977-78) the former southern boundary to the Rosedean House garden had been removed, together with the range of buildings surviving from the 1905 market layout which had previously been built against it (**4**).

Cattle were last driven to and from the market on the hoof in c 1969-70 (information from James Moon) and it is likely that the changes were intended to accommodate vehicle movements to a series of concrete loading and unloading ramps with associated animal barriers which had been added along the northern edge of the cattle pen area (**10**) (for a photograph of the market at about this period, see Neale 1998, 17). The market was becoming increasingly busy – on one occasion in the late 1970s the market handled 1400 animals in a single day (information from former market worker) – and again probably to mitigate access problems, the original north-south range of the 1905 market buildings, including the Dealers' Room and weighbridge (**3**), was removed subsequently (date unknown).

Another change during this period was the demolition in 1964 of the former Congregational chapel, which had previously formed the west side of the market entrance facing Barras Street (Deacon 1989, 72). The site was subsequently redeveloped with a retail unit.

The 1977-78 map indicates that the fire station (**21**) had been removed by this date and also that at some point since 1969 substantial portions of the rear premises to the houses on the south side of Dean Street to the west of Fair Park Road had been incorporated into the market site, perhaps to expand parking provision. A building on the site of the surviving wooden Market Office (**23**) was first shown on the later map.

Subsequent to the late 1970s, the remaining undeveloped strip of the former Trehawke House grounds along the southern boundary of the market area, has been incorporated into the grounds of the properties known as Hollywood and St Malo to the south. A further relatively recent change has been the removal of a shop formerly on the west corner of Fair Park Road at the junction with Dean Street, to widen what was previously the rather narrow vehicle access to the latter (information from Brian Oldham).

3.5.11 Other historic uses of the site

The cattle market drew sizeable crowds, including many from the surrounding rural areas, which made market days attractive for other activities. Marguerite Norma-Smith a pioneer organiser for the National Union of Women's Suffrage Societies, reported in 1910 that she had, by permission of the Mayor, been allowed to hold a meeting in the Fair Park:

'It was the annual [*sic*] horse sale and cattle market, which brought in a large number of farmers from all the district round. Our meeting was quite a novelty to them, and I soon had a crowd of between 200 and 300 men round my wagonette. They listened with great interest for nearly an hour . . . A spontaneous vote of thanks was proposed and seconded, and one man said that with meetings like that we should convert all Cornwall' (*Common Cause*, 22 September 1910, p5; cf Crawford 2006, 150).

In addition to cattle and sheep sales, market days were also frequently the occasions for auctions of a variety of farm equipment and vehicles (for example, *WMN*, 5 January 1922, p7; 12 June 1926, p4); a sale in 1923 offered, among other items, 'seven Traction Engines and Road Locomotives', two 'Steam Wagons', a lorry and two threshing machines, (*WMN*, 6 July 1923, p1).

As a large, level open space close to the town centre, the cattle market and Fair Park were also used for a wide variety of social, civic, leisure and ceremonial activities in the life of Liskeard. The Fair Park was regularly used for visiting funfairs and circuses, including shows and amusements attending the annual St Matthew's Fair (for example, *Cornish & Devon Post*, 10 October 1908, p7). The Town Council agreed in 1906 to have some of the trees in the Fair Park removed (probably the former plantation next to Varley Lane) because 'more accommodation was wanted for circuses' (*Cornish & Devon Post*, 14 July 1906, p5). A fairground worker lost a foot in the machinery of a 'galloping horses' roundabout in 1907, a child was attacked by a large brown bear during a circus visit in 1910 and Bostock and Wombwell's 'gigantic menagerie' advertised an appearance in July 1923 (*Falmouth Packet*, 14 June 1907, p5; *Cornish & Devon Post*, 11 June 1910, p2; *WMN*, 27 June 1923, p4). During the 1920s part of the Fair Park was let to Brewer's travelling funfair during the winter off-season; letters and receipts addressed to the proprietor there suggest that the fair equipment was repainted and refurbished on the site during the winter break (Kresen Kernow AD890/62, 143, 162, 182).

During the 1920s and 1930s a variety of *ad hoc* events took place on the Fair Park. For a celebration in honour of a popular (but defeated) Liberal Party MP a 'marquee capable of accommodating over 3,000, in the fair ground was filled to overflowing' (*WMN*, 26 January 1925, p1); schoolchildren, Scouts, Guides, Red Cross and ambulance corps

volunteers assembled there for a visit by the Prince of Wales in 1933 (*WMN*, 26 May 1933, p7) and the following year it was used for a parade of St John's Ambulance personnel (*WMN*, 25 September 1934, p5). The Fair Park was also used as the assembly point for the annual town carnival procession (*WMN*, 9 July 1931, p4; 23 June 1932, p7).

Use of the Fair Park area for parking was formally instituted in 1928; it was reported in the press that 'ample parking' – a 'most commodious parking ground' – had been opened on the Fair Park at a charge of 3d 'for practically an unlimited period' (*WMN*, 16 October 1928, p5; 23 October 1928, p8).

3.6 Previous archaeological/historical work

No archaeological investigations are known to have taken place within the cattle market site. Archaeological investigations on two adjacent sites on Bay Tree Hill, within the notional 75m buffer zone around the cattle market site and close to the rear of the late medieval Stuart House, found no surviving buried archaeology or finds pre-dating the post-medieval period, although the degree of disturbance was such that it was concluded that it was possible that such deposits had formerly existed but had been removed (Thomas 1995; Thorpe 2006).

Liskeard was one of the historic towns assessed by Peter Sheppard (1980, 47-9) and was subsequently studied by the Cornwall and Scilly Urban Survey. The report for the latter (Gillard 2005) provides overviews of current understanding of the history and topographic development of the town with assessments of its historic character and broad-brush indications of the possible archaeological potential of the different character areas identified.

The history of Liskeard has been documented by Allen (1856) and surveyed briefly in a booklet by Wood (2015); Deacon (1989) has studied its nineteenth-century social history. There are also several collections of historic photographs (for example, Neale 1998; 2005) and Vaughan-Ellis *et al* (2010) have produced a useful guide to work in the town by the nineteenth-century local architect Henry Rice.

3.7 Archaeological/Historical potential

3.7.1 Archaeological potential

* Numbers in bold refer to sites in the site gazetteer (Section 3.8 and Fig 5)

Each of the Historic Landscape Character Types within the study area potentially contributes to the archaeological potential of the site. Anciently Enclosed Land represents Cornwall's agricultural heartland, typically exploited for agriculture and settlement since at least the early medieval period and very frequently from the Middle Bronze Age (c 1500 BC) and before (Herring 1998, 78-9). Proximity to the historic urban settlement potentially prompted changes within the Type in terms of new enclosure patterns – fields were frequently subdivided into relatively small blocks in the area of towns, as was the case here prior to the establishment of the market – and additional uses domestic, agricultural or small-scale industrial uses (for example, quarrying). Ornamental use of a substantial part of the site also has potential to have contributed to its archaeology, as have its 20th-century uses.

Gillard (2005) included the cattle market and its near environs in her Character Area 2a: Post-medieval urban expansion – the west area. The archaeological potential of the area was summarised as:

'This area was largely undeveloped until the seventeenth century, but there could be below-ground evidence of early industrial sites, including tanneries and breweries, and eighteenth-century suburban gardens' (Gillard 2005, 58).

This statement can be expanded in the light of additional information on the specific history of the site and of projections from known archaeology and historical evidence from the wider surrounding area. The archaeological potential can be said to derive from:

- Possible uses of the site prior to the medieval period. There is evidence of activity in the wider area around the historic core of Liskeard during the Bronze Age and in the Iron Age – Roman period (above). Settlement names in *tre-* in the wider area around Liskeard similarly indicate early medieval occupation in the vicinity, as is also implied by the Domesday record for a settlement at Liskeard (Padel 1985, 223-32; Thorn and Thorn 1979).
- Possible uses of the site during the medieval and post-medieval periods prior to uses indicated by historic maps.
- Known use of a large part of the land as ornamental grounds for Trehawke House and as gardens and yards to the rear of properties on Dean Street.
- Works carried out during construction of the cattle market, possibly including materials (mine, quarry or urban waste?) brought onto the site to level or landscape it.
- The surviving physical components of the 1905 cattle market and Fair Park; these include
 - some apparently original animal pens (**10**);
 - the surviving range of single-storey buildings along the north side of the eastern end of the market (**2**);
 - some areas of surfacing within the auction complex for stirks and store cattle (**10**);
 - stone boundary walls (**8, 27**).
- Buried archaeological features relating to the cattle market, including historic surfacing below the present tarmacadam and concrete surfaces, remains of the market gates (**1, 18**), the former weighbridge (**4**), evidence of an animal trough in the Fair Park (**24**), etc.
- Known former uses of sites on Dean Street and Fair Park Road for housing, etc, which may have left buried archaeological remains; buried archaeological evidence relating to the former fire station (**21**).
- Standing historic structures (including 28 Dean Street and the boundary wall and rear plot attached to it (**28, 29**), the former ATS garage (**13**), St John's Ambulance Brigade building (**14**), Welfare Centre (**15**), Board School (Liskerret Centre) (**30**), Gilbert's Outfitters (**16**) and a 1940-50s educational building within the Liskeard Family Hub site (**31**).

3.7.2 Levels and landscaping

The potential for buried archaeology within the study area depends on the extent to which earlier ground levels survive undisturbed below the present market area. Changes to ground levels across the site are hinted at by several sources of evidence but the question of survival will probably only be resolved by site investigations. These may include geotechnical exploration and archaeological interventions such as test pitting or trenching.

The indications that there may have been changes to ground levels on the site include the following:

- A south-facing scarp on the southern edge of the site shown on the 1905 Ordnance Survey 25-inch map; this is not present on the 1881 map and may indicate that there had been some degree of landscaping across the site as part of the construction of the market, resulting in a raised ground level along its southern margin and potentially a reduction in ground levels elsewhere on the site.
- A historic photograph (Fig 12) of the ornamental landscape at the west end of site prior to development shows a considerable slope to the south in an area which is now near level, again suggesting that there has been some build-up of made ground. This is supported by the steep rise in ground level to the rear (north) of the house named St Malo which is visible from Varley Lane; the surface on which the former sheep sales complex is located is approximately 3+m higher than that of the adjacent road which, albeit with some degree of hollowing, is likely to broadly reflect the former ground level.

- The original architect's elevation drawing of the Dealers' Room for the 1905 market (Fig 15) shows the level of the garden at the rear of Rosedean House on the north side of the site approximately 0.6m (2 ft) higher than the level of the proposed market surface. These two areas are now on approximately the same level but it is again not clear how the adjustment has been achieved.

3.7.3 Historical potential

There is potential for further research to better understand the history of the site and its environs. This is notably the case in respect of the cattle market, for which the former Town Council's committee minute book appear to survive, and of the various other buildings within the study area. There is, in addition, considerable potential for oral history of the cattle market itself, in terms of its detailed operation.

Documentary research (and in some cases oral recording) could also provide additional information on a number of other buildings, including the Welfare Centre, St John's Ambulance facility, Liskerret Centre (former Board School), the fire station, ATS garage (former Jago's garage) and Gilbert's Outfitters (Girls' Friendly Society clubroom), together with buildings formerly on some of the sites.

3.8 Summary of heritage resource

The following table lists the features and complexes of features which are described in the subsequent detailed notes (section 3.8.1). The identifying number for each in the summary table and on the location map (Fig 5) is also the final number in the sub-heading of the relevant description. Thus, item **7** in the table below and on Figure 5 is described in section 3.8.1.7.

Site number	Description
1	Cattle market gates (site of) and market approach facing Barras Street
2	Market building range and attached wall
3	Market building range with attached summerhouse and wall (site of)
4	Market building range (site of)
5	Alley to Barn Street
6	Retail unit ('Little Pink Soap Shed')
7	Lean-to units
8	Cattle market boundary walls
9	Auction complex for calves and pigs
10	Auction complex for stirks and store cattle
10A	Eastern auction ring
10B	Western auction ring
11	Auction complex (cows)
12	Sheep sales complex and surfaced area to east
13	ATS garage (former Jago's Garage), Dean Street
14	St John Ambulance building, Fair Park Road
15	Welfare Centre (Coronation Centre), Fair Park Road
16	Gilbert's Outfitters (former Girl's Friendly Society), Fair Park Road
17	Premises occupied by Simple Country Living, Fair Park Road
18	Market gates (site of), Fair Park Road
19	Removed boundaries
20	Removed boundary
21	Fire station (removed)

Site number	Description
22	Market Café
23	Market Office
24	Trough (site of)
25	Summerhouse (site of)
26	Electricity sub-station (adjoining Varley Lane)
27	Wall and adjacent collapsed boundary
28	28 Dean Street
29	Structures to rear of 28 Dean Street and boundary to Varley Lane
30	Liskerret Centre (former Board School)
31	Liskeard Family Hub (Liskeard Children's Centre)
32	Boundary wall

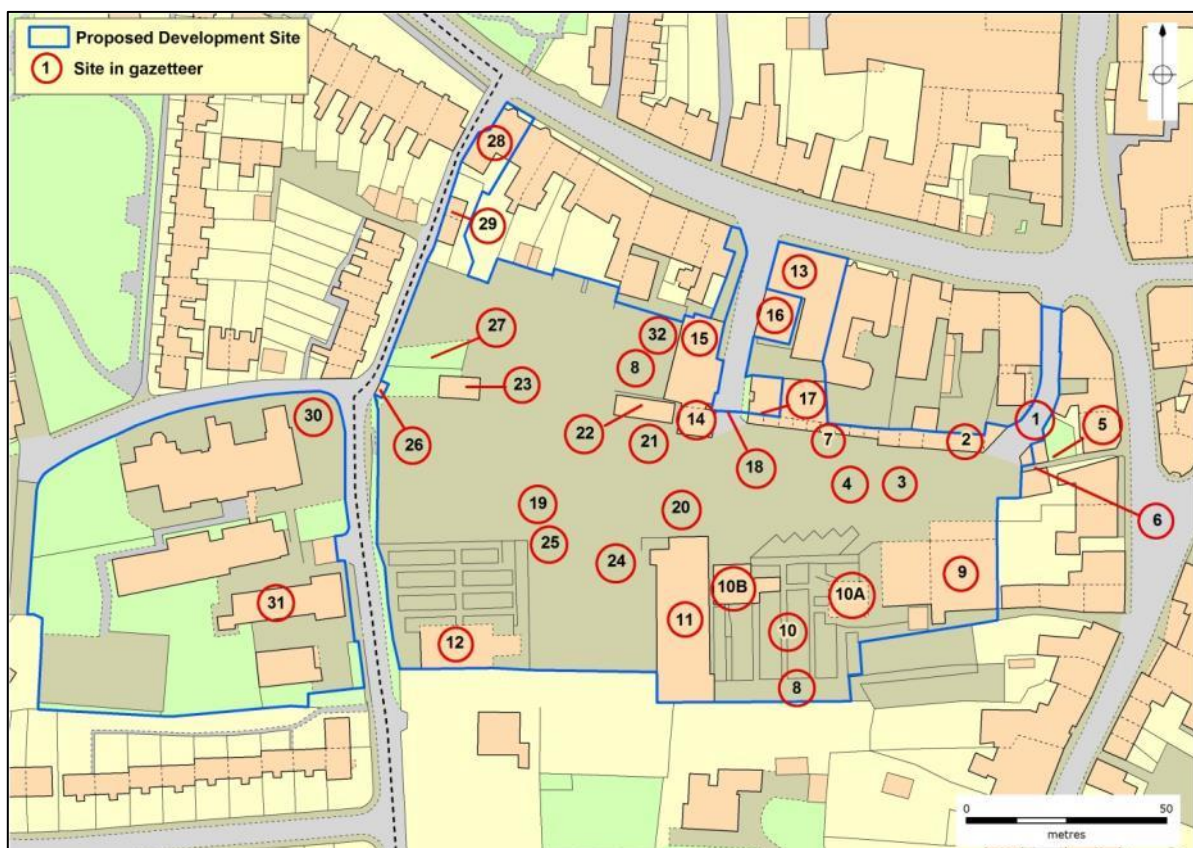


Fig 5 Location of heritage assets described in section 3.8.

3.8.1 Heritage assets within the development site

3.8.1.1 Cattle market gates (site of) and market approach facing Barras Street (1)

Construction of the cattle market site included curving stone walls to define the approach to the market between Trehawke House and the Congregational chapel. The walls are visible in a photograph of the formal opening of the cattle market in 1905 (Fig 22) and were of mortared, semi-coursed, well-faced killas blocks with ridged cappings, probably of cement. The wall on the west side has been removed but a small portion of that on the east side survives; elsewhere the wall has been removed for access to the premises on the east side of the approach and for insertion of a small garage.

Ornamental, lockable gates were originally placed at the outer (northern) and inner (southern) ends of the approach. Gates were an important element of a market site in that they were symbolic of access to the market operation being regulated by an authority (note the account of the formal unlocking of the gates at the official opening in 1905). Designs by the local architect John Sansom for gate piers and ornamental gates for this entrance to the cattle market site survive in Liskeard & District Museum (Fig 19-21) and the original position of the gates is shown on the Ordnance Survey 2nd edition 25-inch: 1 mile map surveyed in 1905 (Fig 9).

The outer gates – their design intended to conform to the railings then fronting Trehawke House – were shown on the Ordnance Survey 2nd edition 25-inch map, surveyed in 1905, but are unlikely to have survived its demolition and replacement by the present building on the east side of the entrance c 1910. The inner gates, together with an ornamental cap in place on the eastern gate pier, are visible in a photograph of a World War II charity auction in the cattle market (*Cornish Guardian*, 11 November 1943) (Fig 30).

The gate piers have been removed but a stub of wall on the east side of the entrance is likely to be that to which a pier was formerly attached (Fig 33). No information has been found on the fate of the ornamental gates.

Significance: Minor evidential and historical value. Any surviving below-ground remains would enhance understanding of the evidence from the architect's drawings, historic maps and photographs.

3.8.1.2 Market building range and attached wall (2)

This group is shown on the Ordnance Survey 2nd edition 25-inch map, surveyed in 1905, at which time it formed part of an L-shaped range on the north side of the cattle market complex as first constructed. The original function is unknown but was clearly related to the market.

The market building at the east end is of a single storey, built in semi-coursed local killas with red brick surrounds to the single window in the south elevation and the arched doorway in the attached wall to the east, and rounded bricks to the south-west corner (Fig 28, 34 and 35). The lintel over the south-facing window is of dressed granite; the sill is concrete and is presumably a replacement. The range is covered by a pitched slate roof, hipped to the east and on the surviving northern end of the demolished portion (below), with red ceramic ridge tiles and a decorative terracotta finial on the eastern ridge-end.

Decorative detailing in shaped brick along the wall plate on the building at the east end (2) resembles that shown on the original plans for the market by John Sansom for the Dealers' Room (now demolished) (3), which formed the other end of the range (Fig 15).

The arched door in the attached wall to the east gives access to a small yard with a small unidentified building, almost certainly male toilets, to the rear; toilets were marked here on a sketch map of Liskeard published in the 1960s (Anon nd e [c 1964]; Anon nd f [c 1966]).

The adjacent range of (probably originally open-fronted) structures to the west was also part of the 1905 market. The building at the western end of this range represents the truncated remains of the northern end of the former north-south block of the original range (3). (Interiors not inspected.)

Significance: Moderate to substantial evidential, historical, aesthetic and communal value. This structure is one of very few components of the original 1905 cattle market to survive, and the only standing building. It is significant as evidence of the historic form of the purpose-built market buildings and, despite their relatively humble and prosaic function, that some degree of architectural / aesthetic merit was intended for them.

3.8.1.3 Market building range with attached summerhouse and wall (site of) (3)

This range of market buildings, including the Dealers' Room and weighbridge, formerly ran south from the western end of the surviving range (2). The attached wall formed the boundary between the cattle market and the garden to the north attached to Rosedean House. A substantially built summerhouse with pointed windows and a conical roof and elaborate weathervane was shown within the garden on the architect's plans for the market complex, set into the angle between the Dealers' Room and attached wall (Figs 14 and 15); the roof is visible in an early photograph and was clearly thatched, despite its proximity to the chimney serving the fireplace in the Dealers' Room (Fig 23).

Significance: Moderate evidential and historical significance. This was a key component of the historical market and any surviving below-ground remains would enhance understanding of the evidence available from the architect's drawings, historic maps and photographs.

3.8.1.4 Market building range (site of) (4)

A range of open-fronted structures lying east-west against the then northern boundary of the cattle market is shown on the Ordnance Survey 2nd edition 25-inch map (surveyed 1905). The east end (slated, with a hipped roof) is partly visible in a 1946 photograph of the market (Fig 31). The range was shown on the 1969 Ordnance Survey 1:2500 map but had been removed by 1977-78 as part of the wider reorganisation of the cattle market site.

Significance: Minor evidential and historical significance. Any surviving below-ground remains would enhance understanding of the evidence available from historic maps and photographs.

3.8.1.5 Alley to Barn Street (5)

The alley between the cattle market and Barn Street was shown on the Ordnance Survey 2nd edition map (surveyed 1905) and was labelled 'Right of Way to Cattle Market' on an undated plan (c 1910) associated with the sale of the site of Trehawke House. A gate to the alley was included in the designs for the market site by John Sansom (Fig 21) and its position marked on the previously noted undated plan. The gate pier on the north side survives, constructed of shaped bricks and large dressed granite blocks in which the upper and lower pintles on which the gate swung remain *in situ* (Fig 36).

Significance: The alley and gate are of minor to moderate evidential and historical significance. This is the only surviving gate pier on the site, however, and is therefore significant in demonstrating this aspect of the cattle market's regulation.

3.8.1.6 Retail unit ('Little Pink Soap Shed') (6)

A small single-storey structure of irregular plan with a single-pitched corrugated roof covering; it has a door to the west and windows on three sides. It appears to be of solid construction, rendered externally. It adjoins the extant eastern pier of the former market gates (1). It is first shown on the Ordnance Survey 1969 1:2500 map but the actual date of construction is unknown, although it is likely to be post-World War II. Not inspected internally.

Significance: Low evidential value and possible communal value as an instance of the small-scale, sometimes quirky retail functions which have characterised the market site in the recent past.

3.8.1.7 Lean-to units (7)

A range of seven adjoining lean-to units built against the northern boundary of the cattle market to the east of Fair Park Road (Fig 37). An additional slightly larger single unit makes up the west end of the range. These units date to the period 1946-69 when

the market area was extended to take in the former garden to Rosedean House; they are first shown on the 1969 Ordnance Survey 1:2500 map. They replaced a range (4) which had previously been located against the earlier northern boundary of the market. The front wall is of solid construction and rendered, pierced by a door and single window for each unit; the windows are covered by hinged wooden shutters. The single-pitched roof appears to be a recent replacement and is of galvanised ridged metal. (Interiors not inspected.)

Significance: Minor evidential significance, with some communal significance in terms of representing the small-scale retail and artisan activity which has characterised the market area in the recent past.

3.8.1.8 Cattle market boundary walls (8)

A number of lengths of what appear to be the original boundary walls of the cattle market site survive. These are of semi-coursed or random mortared killas blocks, generally approximately 1.9m high, although those along part of the southern boundary may be higher. As built, they appear to have had a capping of vertical close-set killas slabs but the capping has been replaced with quarried granite 'crenellations' on a number of the walls.

An early photograph of the market site shows a wall along the southern boundary of the south-east corner of the site, which was probably at least 2.5m high. It formed the north wall of a range of greenhouses located on the adjacent plot to the south shown on the Ordnance Survey 2nd edition 25-inch map (surveyed in 1905) and is therefore likely to pre-date the cattle market. This area is currently blocked from access by the calves and pigs complex and it is not known whether the wall survives.

Significance: Moderate aesthetic, historical and evidential significance. The walls, where they survive, are a key element of the enclosed historical character of the cattle market. Most of the surviving masonry walls appear to date to the original 1905 construction, although the capping has been widely refurbished in granite.

3.8.1.9 Auction complex for calves and pigs (9)

Two parallel buildings lying north-south which date to the period 1946 – 1969 (Fig 39); they were first shown on the 1969 Ordnance Survey 1:2500 map. The structure to the east is of block construction with tubular steel roof trusses and a roof of corrugated asbestos sheeting. There is a concrete plinth at the north end of the structure, the gable of which is open. A partition set back from the gable is pierced by four openings with sliding galvanised doors.

The adjoining building to the west is similar but the roof trusses are supported on I-section steel uprights and the north and west sides are open. There is a half-height block wall to the southern end with corrugated asbestos sheet infilling to the gable. The interior is divided by metal barriers into animal pens. There is a range of small modern sheds to the south of the structure.

There was no access to the interiors or to the rear of the buildings at the time fieldwork was carried out.

Significance: Low historical value; moderate evidential significance for the functioning of the cattle market.

3.8.1.10 Auction complex for stirks and store cattle (10)

An area of animal pens associated with two separate covered auction rings. Part of the present layout dates to the original 1905 construction of the cattle market, including the following elements:

- the site of the auction ring (10A) on the east side and some of the associated posts and rails;

- some areas of surfacing with large granite fragments set in a cement matrix (these resemble the 1905 descriptions of surfaces installed for the original market and may well be survivals, Fig 43);
- some surviving *in situ* metal animal pens which strongly resemble (and almost certainly are) those shown in detail on the 1905 architect's drawings (Figs 16 and 17).

The structure covering the auction ring to the east (**10A**) appears to pre-date c 1942 (Figs 29, 40 and 41). It is rectangular, lying east-west, and constructed with steel I-section uprights supporting curved steel roof trusses with a covering of curved corrugated metal sheets. Under the roof are a small auction ring, partly bounded by uprights and rails apparently of the 1905 type although much altered with additional rails, etc, and surrounded by two levels of concrete staging for buyers, and a raised auctioneer's booth on the east side of the ring. These elements all appear to have been present in the 1942 photograph (Fig 29). The floor surface is of concrete with scribed channels; the date of the floor is unknown but it appears to post-date the staging. A modern cattle crush is attached to the east side of the auction ring structure and it is surrounded by narrow walkways, animal chutes, etc.

Many of the cattle pens in this area are relatively modern, of robust tubular utilitarian design. Some pens, however, are apparently identical with those shown in the 1905 architect's designs (Fig 17). These have cast iron uprights with ornamental 'ball' finials and a 'medallion' at the centre of cross bracing on the pen gates (Figs 38 and 42); they are marked 'Hill & Smith, Brierley Hill', a well-known Staffordshire ironworking company (www.gracesguide.co.uk/Hill_and_Smith).

Auction ring (**10B**) to the west is a rectangular structure dating to the post-World War II period (Fig 44); it was not shown on the 1946 air photograph of the site but is present on the 1969 1:2500 Ordnance Survey map. The building, aligned east-west, is of block construction with steel roof trusses and corrugated asbestos covering. Inside the structure a raised auctioneer's booth is built into the south-east corner, approached by a short stair accessed from the exterior. The sales ring itself is defined by modern upright posts and rails and is surrounded by up to six circuits of concrete staging to provide a view for buyers. The floor is of concrete with scribed drainage channels. Paired animal entrance and exit doors are in the south wall of the structure with a substantial metal structure of unknown function attached to the building on this side. A lean-to shelter on the east side of the building covers a modern cattle crush.

Along the northern edge of the complex is a range of five concrete ramps for loading and unloading cattle lorries with associated modern uprights and railings forming chutes to the main complex of cattle pens. These ramps were first recorded on an Ordnance Survey 1:2500 map dated 1977-78 and are likely to date to the 1970s.

Significance: The surviving features from the 1905 cattle market and pre-World War II improvements to the eastern auction ring (**10A**) are of moderate to high historical and evidential significance. They are unusual heritage survivals in the present context. The entire complex is of high evidential value for the functioning of the cattle market.

3.8.1.11 Auction complex (cows) (11)

A structure is shown in this position on the 1946 air photograph but appears narrower than the present buildings; these were present in 1969 (Ordnance Survey 1:2500 map) (Figs 45 and 46).

The principal structure is a rectangular block-built structure, partly rendered, lying north-south; it has tubular steel roof trusses supporting a corrugated asbestos roof. At the southern end of the block a separate structure of similar construction adjoins on an east-west alignment and covers a small auction ring with an auctioneer's booth and five tiers of concrete staging for buyers. The interior of the main north-south building is partitioned into a number of pens. The building is divided asymmetrically along its long axis, with the portion to the west, again with animal penning, probably serving for animals which had appeared in the auction ring: the exit to the north links to a lorry

ramp accessed from the west with a small block-built shed with low-pitched corrugated iron roof adjacent.

Significance: Low historical value; moderate to substantial evidential value for the functioning of the cattle market.

3.8.1.12 Sheep sales complex and surfaced area to east (12)

This area was formerly part of the Fair Park, for which a variety of uses were recorded after it was created in 1905 (above). A press notice of an auction of engineering and agricultural equipment in January 1922 referred to 'stores' on the Fair Park site (*WMN*, 5 January 1922, p7). No information is available on the location of this structure.

Subsequent to a reorganisation of the market between 1946 and 1969 this southern portion of the former Fair Park became a dedicated area for sheep sales. Several ranges of sheep pens, together with a structure which may have been an auction ring are shown on the 1969 Ordnance Survey 1:2500 map. The 1977-78 1:2500 map shows the layout of the area altered: a large structure was added on the south side and an open area created to the east. This appears to correspond to the layout at the time the market closed in 2017.

The principal surviving structure is an open-sided, concrete-framed agricultural building with a pitched asbestos corrugated sheet roof; a metal-framed structure with single-pitched corrugated roof is attached on the east side (Fig 47). Both these buildings are of modern type: they are probably the structures shown on the 1977-78 Ordnance Survey 1:2500 map. The area is surfaced in concrete. The former function of a sloping concrete platform and a series of substantial metal uprights along the eastern side of the sheep market area is unknown.

Some of the sheep pens survived at the time that fieldwork was carried out but many had been removed. The surviving pens, crushes and barriers are of steel and appear to be of modern design.

The boundaries to the south and east of this area of the site are modern concrete block walls; that to the west is modern metal fencing.

Significance: Low historical value; moderate evidential value for the functioning of the cattle market.

3.8.1.13 ATS garage (former Jago's Garage), Dean Street (13)

The site was formerly occupied by a row or terrace of three three-storey buildings described as 'tenements', which were badly damaged by a fire (with two fatalities) in early September 1923 (*WMN*, 5 September 1923, p3; *Exeter & Plymouth Gazette*, 5 September 1923, p8). The eastern gable of these structures survives, now slate hung, against the western gable of Rosedean House.

Jago's garage was subsequently built on the site; the exact date of building is unknown but a house and grocery shop at 10 Dean Street, on the corner of Fair Park Road, were advertised for sale in 1938 (*WMN*, 19 March 1938, p5) and the garage was extant by 1941: the distinctive architecture evidently made it a local landmark and a motorist was reported to have been told that she could 'go down by Jago's Garage' to park on the cattle market site (*WMN*, 16 September 1941, p5).

A photograph of the building probably dating to the 1940s or 1950s (Fig 48) shows it as a handsome building, aligned parallel with the street, with the Dean Street frontage ornamented with square pilasters with moulded caps at the left and right-hand corners and engaged octagonal columns in painted brick topped by elaborate finials framing the main opening and supporting a large crescent-shaped sign bearing the business name. String courses with a band of half-height windows ran across the width of the building above the level of the main entrance and the large windows to left and right.

The upper parts of the columns and finials and the name-board have been removed but, with the exception of a new opening created to the left of the original entrance, the façade appears to be otherwise broadly intact (Fig 49).

The new garage was evidently intended as a prestige piece of architecture reflecting its situation on one of the principal through roads in the town and adjacent to a number of well-designed nineteenth-century residential properties, not least the façade of Rosedean House immediately to the east. The design broadly follows a form which Minnis and Morrison (2016, 8) identify as predominating for new-build maintenance and repair garages until the early 1930s, but this example features a substantially greater level of ornamentation. A garage and car showroom on a rather larger scale but of broadly comparable design (with bays divided by finial-topped engaged columns) survives in Llandrindod Wells, Powys; it is dated 1929 and has been recorded by the National Monuments Record of Wales (online Coflein database: NPRN 416274).

Significance: Moderate evidential, historical and aesthetic value; as a former landmark it may also be regarded as having some degree of communal value. There is potential for buried archaeology deriving from the earlier buildings on the site, although this may have been disturbed by works associated with the garage (inspection pits, fuel tanks, etc).

3.8.1.14 St John Ambulance building, Fair Park Road (14)

The external appearance of the building suggests that it dates to the 1920-30s. A fundraising event in 1930 was said to be in aid of 'an ambulance station for Liskeard' (*WMN*, 28 February 1930, p9) and St John Ambulance Brigade premises in Fair Park Road were listed in a county directory in the mid-1930s (Kelly 1935, 205); the building is also just visible in a photograph dated November 1936 (Fig 27). The Liskeard 'Ambulance Station' was referred to in the regional press late in 1938 (*WMN*, 7 December 1938, p3) and the Ordnance Survey revised 2nd edition 6-inch map (Cornwall sheet XXXVI.NW), surveyed in the same year, shows a building on the site with a similar footprint to that of the present structure.

The St John Ambulance building is a modest but pleasing two-storey structure lying east-west with a large garage opening (presumably for an ambulance) on the main elevation to the east (Fig 50). This has a moulded string course above it and there is further modest ornamentation on each side of the opening. The roof is hipped and slated. The building is painted white and is prominent in views in and from the central part of the cattle market site and Fair Park Road.

A respondent to an enquiry about the location of the fire station on the 'Liskeard Old Pictures & Videos' Facebook page suggested that 'The St. John building was 4' or so narrower before the extension in the 70s or 80s.' No photographic or other evidence has been found for an extension but plans of the building dated 1985 are held by Kresen Kernow (AD2467/P/52); the archive also holds a photograph of ambulance workers parading with their vehicles on the cattle market site during a Wings for Victory rally in April 1943 (corn 02231).

Significance: Moderate evidential, historical and aesthetic value. As St John Ambulance Brigade is a volunteer-based organisation, there is also likely to be some communal value.

3.8.1.15 Welfare Centre (Coronation Centre), Fair Park Road (15)

The 'Infant Welfare Centre and Orthopaedic Clinic' in Fair Park Road opened in a new purpose-built building in 1938, and was at the time the first of its kind in Cornwall; it pre-dated the establishment of the National Health Service by more than a decade (*WMN*, 25 January 1938, p8; 20 October 1938, p3). The Centre was the outcome of a voluntary local fundraising project, one of the contributors to which was King George VI, who had met the chair of the 'Liskeard Orthopaedic and Infant Welfare Centre Building Committee' on a visit to the town in November 1937 (*WMN*, 30 November 1937, p5; 25 January 1938, p8; 7 December 1938, p3; 4 January 1939, p2). The name 'Coronation Centre' memorialised the royal association: a fundraising event in August 1939 was reported as partly in aid of the 'new Liskeard Coronation Welfare Centre' (*WMN*, 10 August 1939, p5). The formal opening took place in December 1938 and was carried out by the Lord Lieutenant of Cornwall; part of the site was donated in memory

of a local alderman and part bought with voluntary contributions, supplemented by the gift of two old cottages formerly on part of the site (*Western Morning News*, 8 December 1937, p3).

'Liskeard Infant Welfare Centre' operated through World War II (*WMN*, 26 April 1940, p8; 4 July 1944, p5; 30 November 1944, p2) and in 1948 the 'Coronation Welfare Centre' was described as providing weekly clinics for ante-natal and post-natal advice, infant welfare (average attendance 40), orthopaedic services, and children's ear nose and throat, ophthalmology and speech therapy, with a monthly psychiatric clinic (Liskeard Borough Council 1948). The services provided by the centre covered the population of a large area of south-east Cornwall (Borough of Saltash 1949). (Press cuttings and documentary material relating to the early history of the 'Liskeard Child Welfare Centre' are held by Kresen Kernow (X463/6, 7-9).)

A compulsory purchase order for ¼-acre of land and the buildings 'known as the Liskeard Welfare Centre situate at Fair Park Road' was notified in March 1950 (*Western Morning News*, 17 March 1950, p2), almost certainly indicating the transfer of the formerly voluntary- and county-based provision to the then new National Health Service. The history of the building under the NHS is not known but surviving signage on the exterior suggests that it was used latterly by Liskeard & District Age Concern and a religious group.

When first opened the new centre was described as having a 'large central hall, with dressing-rooms, doctor's room, kitchenette, and a good shelter for perambulators and cycles, which is a matter of great importance to mothers bringing small children there' (*WMN*, 7 December 1938, p3). The building currently on the site is of a single storey with rendered walls of solid construction; the present roof is of ridged asbestos sheeting. There is a substantial brick stack on the west side, which is prominent in views from the adjacent portion of the market site. The Welfare Centre appears to have been extended, probably during the 1970s, to both the north and south from an original smaller structure lying east-west, (based on comparison of 1969 and 1977-78 Ordnance Survey 1:2500 maps). Moulding around the principal entrance to what is assumed to be the original block is partly concealed by the extension to the north and a flat-roofed lean-to has been added on the south side.

The building is currently closed and boarded up, which makes appreciation of its character and architectural and historical significance more difficult (Fig 51). However, there are indications that it was intended as a building of some architectural merit: it rests on a chamfered plinth, probably of cement or concrete but scribed to resemble freestone; the principal entrance is by an arched doorway with ornamental moulding and a fanlight above; the door is approached across a massive dressed granite threshold slab; lettering now concealed under paint but decipherable as WELFARE CENTRE can be made out on a large arched scroll-shaped surface in relief on the east-facing wall to Fair Park Road. The tripartite window in the north gable of the extension (1970s?) is of more than basic utilitarian quality.

In the 1840s the site appears to have been occupied by an enclosed yard or garden, probably associated with a house fronting onto Dean Street. However, the Ordnance Survey 25-inch maps surveyed in 1882 and 1905 show a number of structures, presumably the old houses which were cleared to build the new centre.

Significance: Moderate evidential and historical value and potentially minor to moderate aesthetic value. As a former community health facility there is likely to be a degree of communal value.

The building has some architectural quality (not immediately obvious in its present state and partly concealed by the later extension) and is significant as an instance of a purpose-built public health facility deriving from local voluntary efforts and aimed at providing high-quality facilities for professional health and welfare services for children and the disabled in the pre-World War II period, well before the National Health Service was created. The building also has an historic association with King George VI.

The site was formerly occupied by working-class housing and – given that the Welfare Centre is at least partly raised on a plinth – there is potential for buried remains to survive. Very few examples of such housing have been excavated in Cornwall or in the wider south-west region and, as such, any surviving remains could potentially be of regional significance.

3.8.1.16 Gilbert's Outfitters (former Girl's Friendly Society), Fair Park Road (16)

The present plastic cladding on the external walls of this building obscures all structural and architectural detail (Fig 52). However, the building is known to have been constructed in 1913 as a 'clubroom' for the Liskeard branch of the Girls' Friendly Society (GFS), a pioneering organisation for the welfare of young working-class women (*WMN*, 23 April 1927, p8), established locally in c 1880 (banner held by Liskeard & District Museum). The building served as a hospital supply depot during World War I and as a 'workroom'; a fundraising event for a Liskeard workroom making hospital supplies was held jointly by the Red Cross Society, Voluntary Aid Detachment (VAD) and GFS in the summer of 1915 (*WB*, 22 July 1915, p5; *WMN*, 23 April 1927, p8). In the post-World War I period the GFS clubroom was the venue for, among other events, a reception for the Bishop of Truro in 1920 and a Christmas party attended by more than 100 people in 1925 (*WMN*, 10 May 1920, p6; 31 December 1925, p9). Liskeard Museum also displays a brass plaque which was placed in the clubroom in 1927 as a memorial to Cicely Foster, one of the principal organisers and leaders of the branch, who was killed in an avalanche in Austria (*WMN*, 23 April 1927, p8).

Local people remember Scouts and Guides using the building in the 1960s before it was sold and briefly used as an entertainment venue before being brought into its current use as a retail outlet.

Significance: Moderate historical and evidential value. Aesthetic value unknown because the physical structure and fabric of the building is currently entirely concealed. As a former clubroom for voluntary organisations with commemorative objects displayed in the local museum minor to moderate communal value is also likely.

The building is now more than a century old and is known to have to have been important in the early history of a notable women's voluntary organisation in Liskeard and to have been used in voluntary war-work during World War I.

3.8.1.17 Premises occupied by Simple Country Living, Fair Park Road (17)

The present structure on the site appears to be modern, although it is conceivable that the principal east-west walls fossilise some earlier fabric. A building with a similar footprint was on the site in 1969 and a larger structure, extending to the eastern boundary of the plot, was marked 'Garage' on the 1977-78 1:2500 map, presumably at that time associated with the garage complex fronting onto Dean Street.

The site was formerly occupied by three houses located in what was known in the nineteenth century as Moon's Court. When these were advertised for sale in 1943 they were described as each having six rooms and a garden (*WMN*, 11 November 1942, p1). The date of construction is unknown, but structures were shown on the site on the Tithe Map and Carlos map of the early 1840s (*cf* Deacon 1989, 26-7) and the houses are visible in photographs taken in 1927, 1936 and 1946 (Figs 25, 27 and 31).

Significance: Possible low evidential and historical value in the standing walls to the north and south, although this is uncertain. There is potential for moderate to substantial historical and evidential value in buried archaeology relating to the former courtyard dwellings on the site. Very few examples of such housing have been excavated in Cornwall or in the wider south-west region and as such any surviving remains could potentially be of at least regional significance.

3.8.1.18 Market gates (site of), Fair Park Road (18)

Gates were an important element of a market site in that they were symbolic of the market operation being regulated by an authority. Designs by the local architect John Sansom for gate piers and ornamental gates for the entrance to the cattle market and Fair Park site survive in Liskeard & District Museum (Fig 19) and the original position of the gates is shown on the Ordnance Survey 2nd edition 25-inch: 1 mile map surveyed in 1905 (Fig 9). The gates and piers are shown *in situ* in photographs of 1927 and 1936 (Figs 25 and 27), which also show a flanking wall to the east and a pedestrian gate on the west.

The position of the gates appears to be marked on both the 1969 and 1977-78 Ordnance Survey 1:2500 maps but it is not known whether they were extant and functional at that period; it is evident from the 1936 photograph that the gateway was narrow and it is likely that it was removed for convenience once traffic levels increased. There is now no above-ground indication of the former presence of the gates or gate piers; it is unknown whether the removed gates themselves survive.

Significance: Surviving below-ground remains of the entrance structure could have minor historical and evidential value by enhancing understanding of the information available from architect designs held by Liskeard Museum and historic photographs.

3.8.1.19 Removed boundaries (19)

Boundaries dividing the fields and a small plantation on the western part of the site are shown on the 1840 Tithe Map, Carlos map (1842) and 1st edition Ordnance Survey 25-inch map (surveyed 1882) (Figs 6-8). Those visible in photographs of the Trehawke grounds in the 1890s were substantial Cornish hedges, some of which supported mature trees (Figs 11-13). These boundaries were removed prior to construction of the new cattle market complex but traces may survive below ground or within any made ground within the area.

Significance: Surviving below-ground remains of these boundaries could have minor to moderate evidential and historical value, possibly providing evidence for their original form and the date at which they were laid out, for subsequent changes in form (construction as Cornish hedges, for example) and of alterations made in consequence of their incorporation into the ornamental landscape associated with Trehawke House.

3.8.1.20 Removed boundary (20)

A wall running north-south dividing the cattle market from the Fair Park is shown on the Ordnance Survey 2nd edition 25-inch map (surveyed 1905) (Fig 9). Early photographs (Figs 23 and 24) show it as a stone wall with a capping of close-set vertical killas slabs. The boundary appears to have been removed by 1946 – it is not visible on an air photograph of that date (Fig 32) – and was not shown on the 1969 1:2500 Ordnance Survey map. Traces of the boundary may survive below the present surfacing.

Significance: Surviving below-ground remains of the boundary may have minor historical and evidential value.

3.8.1.21 Fire station (site of) (21)

Provision of a temporary fire station sited on the Fair Park for the World War II Auxiliary Fire Service was proposed early in 1940, with the aim that it should ultimately become a permanent station (*WMN*, 13 February 1940, p7); the project was referred to as under discussion with the (Cattle) Market Committee of Liskeard Town Council late in 1942 (*WMN*, 17 December 1942, p4). Documentary material relating to a new fire station is held by Kresen Kernow [Cornwall Record Office] and is dated 1943-44 (CC/FBP/105, 106); further plans are also held for the period 1950-70 (CC/FBP/119/B3).

The station was recorded on the 1946 air photograph located on an island site within the Fair Park immediately south west of the southern end of Fair Park Road and was

identified in this location on the 1969 Ordnance Survey 1:2500 map. Local people remember it in this position until at least the 1960s (Liskeard Old Photographs and Videos Facebook page: responses to a query posted 18 December 2019).

Photographs of the building show an open-fronted 'garage' for four vehicles, flanked by a two-storey block with a central three-storey tower. Walls were of concrete block, apparently rendered at a later date (Fig 53; Cornwall FRS Fire stations: Flickr album). The shallow-pitched roofs appear to have been of corrugated asbestos.

A new Liskeard fire station opened on a different site in October 1971 (pamphlet held by Kresen Kernow) and it seems probable that the building in the Fair Park was removed at about that time. No trace of the structure now survives above ground but it is possible that some below-ground structures or deposits remain.

Significance: Surviving below-ground remains potentially have minor to moderate historical and evidential value.

Firefighting was clearly a major concern during World War II and this facility was built to enhance local capability. It is unlikely that many fire station buildings of this period survive *in situ* and there is therefore potential for archaeological investigation to obtain information from surviving below-ground remains on building techniques and other details which would enhance understanding and the research value of the documentary material (including architectural plans) held by Kresen Kernow. The remains are therefore potentially of more than local significance.

3.8.1.22 Market Café (22)

A building of broadly similar dimensions appears on this site in the 1946 air photograph (Fig 32) and on the 1969 Ordnance Survey 1:2500 map. However, it is not clear that these represent the present café building, which appears to be of relatively recent date.

The structure currently in use as the Market Café is single storey with pebble-dashed walls with ornamental stone infills below the window openings. The principal door is in the west gable. The roof is slated. A kitchen is housed in a flat-roofed single-storey extension attached to the east end.

Significance: Low evidential and historical value; as a component of the historic market a degree of communal value is likely.

3.8.1.23 Market Office (23)

The former market office is a rectangular single-storey structure on a concrete and brick plinth with external cladding of horizontal wooden boards and roofed with asbestos slates.

The building was not shown on the 1969 Ordnance Survey 1:2500 map but a structure is shown in this location on the 1977-78 map.

Significance: Low evidential and historical value; as a component of the historic market a degree of communal value is likely.

3.8.1.24 Trough (site of) (24)

A trough, shown by the abbreviation *Tr.*, is marked on the 2nd edition Ordnance Survey 25-inch map surveyed in 1905 at approximately NGR SX 2498 6438. It was presumably provided to water animals within the Fair Park enclosure. The feature does not survive and was not shown on later maps. No photographs of the trough have been identified. The site is now covered by the concrete surfacing between the sales complexes for cows and sheep. Indications of its former location may survive below the present concrete surface, together with evidence of how it was supplied.

Significance: Minor historical and evidential value as an element of the 1905 cattle market / Fair Park complex.

3.8.1.25 Summerhouse (site of) (25)

A substantial circular or polygonal summerhouse with a thatched roof is shown on photographs of about the 1890s, set within a gap in an east-west boundary (19) dividing the western portion of what later became the cattle market / Fair Park site. It was approached by a gravelled path along the south side of the boundary.

Significance: Any surviving buried archaeology could have minor historical and evidential value for an understanding of the former ornamental grounds associated with Trehawke House.

3.8.1.26 Electricity sub-station (adjoining Varley Lane) (26)

Small utilitarian structure with single-pitched roof. Date unknown but shown on the 1969 1:2500 Ordnance Survey map.

Significance: No heritage significance.

3.8.1.27 Wall and adjacent collapsed boundary (27)

A substantial east-west wall of semi-coursed killas with granite 'crenellations' as capping. It is approximately 50m in length, extending east from the boundary with Varley Lane (Fig 54). This is a portion of the northern boundary to the 1905 Fair Park.

Immediately to the north of the wall and running approximately parallel is a low (up to approximately 0.4m high) linear spread of stone (probably the remains of a collapsed Cornish hedge) which is likely to have been the southern boundary to the rear premises of 26 and 28 Dean Street prior to construction of the Fair Park and cattle market.

Significance: Minor to moderate aesthetic, historical and evidential value.

3.8.1.28 28 Dean Street (28)

No 28 Dean Street is one of a pair of single-fronted villas (Fig 55) suggested to have been designed by local architect Henry Rice and built c 1850 (Vaughan-Ellis *et al* 2010, 24; MCO 55980). In the context of the almost total designation of other Rice buildings in Dean Street they are unaccountably not Listed. They were, however, classed as 'Other significant buildings' by Gillard (2005, fig 5).

The ground-floor bays which are a prominent feature of the principal street elevation of both houses are not shown on the Ordnance Survey 25-inch maps surveyed in 1882 and 1905, suggesting that there may have been some 20th-century alteration. The front wall incorporates a blue enamelled street-name sign, an unusual survival.

The western gable of no 28, facing onto Varley Lane, is slate hung (Fig 56) and forms a prominent landmark on the approach along Dean Street from the west, signalling the transition from the quasi-suburban zone of trees, gardens and terraces set back from the road to the properly urban character of the historic core of Liskeard (*cf* the boundary between Character Areas indicated by Gillard (2005, fig 7). The slate hanging on the gable is in need of appropriate conservation work.

Attached to the gable towards the rear is a single- and one-and-a-half storey projection, with an entrance on its north side, which appears to form a separate occupation unit at the rear of the building. The single-storey element of this extends south and has a substantial chimney in its southern gable.

The current footprint of the projection to the west side of the building closely resembles that shown on historic maps, including the Tithe Map of 1840 and Charles Carlos map of 1842. This suggests that, as with several other buildings along this part of Dean Street, Rice was responsible for new façades on these houses rather than for structures built *de novo*: it seems probable that part of the fabric – at minimum the footprint of the apparent 'extension' – pre-dates 1840.

Significance: Moderate to substantial aesthetic, historical and evidential value.

3.8.1.29 Structures to rear of 28 Dean Street and boundary to Varley Lane (29)

To the rear of 28 Dean Street a long boundary wall runs south along the east side of Varley Lane (Fig 57). Much of this wall is more than 2m high and, where it forms the western wall of a range of buildings it is more than 3m high; it is built of mortared local killas and parts are now in poor repair.

The materials and scale of the wall mean that it represents a significant feature of the historic visual character of Varley Lane, not least in emphasising its narrowness and that this is a minor road, historically only serving the fields to the south and west (these formerly including the Liskeard Corporation's Stray Park for strayed animals (Allen 1856, 216). The boundary marked by the wall pre-dates the row of cottages opposite, built in 1853-4 (*ibid*, 453); prior to that date it marked the edge of the built-up area on the west side of Liskeard

The buildings on the east side of the wall appear to be semi-derelict [no access], although that at the southern end of the range has at some time been converted into a garage. (Adjacent to this a gateway in the wall has been rebuilt or renovated, with the pintles for external gates set into large blocks of dressed and shaped granite.) Historic maps indicate that these buildings alongside Varley Lane formerly extended further north towards the rear of no 28, forming a range with a total length of approximately 18m. These may have been outbuildings but could also represent the remains of two-storey, single-depth courtyard dwellings, a frequent form of working-class housing in this area of Liskeard during the town's nineteenth-century industrial boom (Gillard 2005, 54; Deacon 1989, 26-7). If so, they would represent a rare survival.

To the south of the gateway the wall has been repaired and granite 'crenellation' added, most probably at the time the land to the east was taken into the enlarged cattle market site during the 1970s. Towards the southern end of this length is a blocked entrance, probably formerly providing pedestrian access via steps to the Fair Park. A wall extending east along the present northern boundary of the Fair Park area is likely to have been refurbished and crenellations added at the same time.

Significance: The boundary wall is of minor to moderate aesthetic, historical and evidential value. The Conservation Area Statement for Liskeard (Cornwall Council 2012, 86-7) notes the particular contribution which boundary walls such as this make to the character of the town's streetscapes and also points out that walls more than 1m high fronting a highway may not be demolished without Conservation Area Consent.

The buildings on the east side of the wall and any buried remains of those which formerly existed to the north of the present range, if formerly dwellings or with craft or industrial uses, could be of moderate to substantial historical and evidential value. Standing remains of courtyard dwellings in particular could be regarded as of regional significance.

3.8.1.30 Liskerret Centre (former Board School) (30)

Prior to construction of the school the site was agricultural land; it was recorded by the tithe survey in 1840 as 'meadow' (TA 1506). The 1842 Carlos map showed a small structure at the north-east corner.

A site for a new school was agreed by the Liskeard School Board in October 1880 and plans for the building by architects E Webb and S Pearse of Exeter and Liskeard accepted in December of the same year (RCG, 29 October 1880, p8; *Exeter & Plymouth Gazette*, 15 December 1880, p2). The schools, designed to accommodate 400 children (boys, girls and infants), were opened in August 1882 (RCG, 11 August 1882, p6).

The building was shown on the Ordnance Survey 25-inch map surveyed in 1882 (marked 'School (Boys & Girls)' and on subsequent maps; it was identified on the 1977-78 1:2500 map as 'Liskeard Junior School'. It has subsequently become a community centre, opening as such in 2002. An aural history of former pupils' memories of the school is available online at <https://soundcloud.com/bluepumamusic/history-of-varley-lane->

school?fbclid=IwAR3DN35A7yZnW699kMwuwWw8ltx5eYMN22hiS3juqS2mVW5VwUL2I5qaTkM [accessed 15 January 2020].

The building is a substantial structure in local killas with brick detailing and prominent steeply pitched roofs on the three main north-south blocks (Fig 58). The roofs are slated (asbestos?) and the upper parts of some gables have decorative slate hanging. There are a number of extensions, almost all in keeping with the original and probably early in its history, including a two-storey block on the west end added before 1905.

The building is recorded by the Cornwall Historic Environment Record (HER MCO 53212), which may be held equivalent to a 'local listing', although the latter is in error in suggesting that the building was represented on a map of 1875-6. As a late nineteenth-century architect-designed public educational institution with good survival of its external appearance it is arguably of a level of significance which potentially merits consideration for designation in the National Heritage List for England (NHLE). The prominent roofs on the structure are a significant historic element in views west from the cattle market site.

The site is bounded to Varley Lane and the lane to the north by a substantial mortared wall up to 1.8m high in local killas with upright killas 'crenellation' along much of its length. Two masonry gateposts on the vehicle entrance to Varley Lane at the north-east corner of the site have steeply angled ornamental ceramic caps. The walls are a significant contributor to the character of this area.

Significance: Moderate to substantial aesthetic, historical, evidential and communal value.

3.8.1.31 Liskeard Family Hub (Liskeard Children's Centre) (31)

The site is shown as agricultural land on the Tithe Map of 1840 and the Ordnance Survey 25-inch maps surveyed in 1882 and 1905, the latter also showing small structures against the eastern boundary and in the north-west corner and a small rectangular enclosure in the south-west angle of the field. The land, described as a 'meadow', was purchased from Liskeard Borough in 1907 as a playground for the adjacent Board School (*West Briton*, 15 August 1907, p5).

No buildings are visible on the site on a 1946 air photograph but several are shown on the 1969 1:2500 map, with similar footprints to those currently present. One single-storey structure, lying east-west across the centre of the site and marked 'Further Education Centre' on the 1969 map, appears from its architecture to date from the late 1940s or 1950s and may represent additional school accommodation of the period. (One of the contributors to the aural history of the school noted above refers to a science building in this area.) Other structures on the site appear modern.

Significance: The building suggested as being of 1940-50s date potentially provides evidence of post-World War II education facilities and may therefore be of minor to moderate historical and evidential value. Memories of the school's use of the site may also give this structure communal value. Other buildings on the site appear to have no heritage significance.

3.8.1.32 Boundary wall (32)

The length of wall to the rear of the Coronation Welfare Centre (**15**) is of semi-coursed killas, mostly approximately 1.8m high but rising at the south end, where there is also evidence of a blocked opening (Fig 59). Historically this wall divided the rear curtilages of two properties fronting onto Dean Street: 16 Dean Street (NHLE 1206505) and the adjacent 14 Dean Street. It also formed the rear boundary to the former courtyard housing and other structures on the west side of Moon's Court (Fair Park Road).

The boundary is shown on the Tithe and Carlos maps of the early 1840s (Figs 6 and 7) and on the Ordnance Survey 25-inch maps surveyed in 1882 and 1905 (Figs 8 and 9).

Significance: Minor to moderate historical, evidential and aesthetic value.

4 Statement of Significance

The cattle market site was a focal point for the economic and community life of Liskeard for more than a century and was itself the successor to animal fairs which have taken place in the town since at least the thirteenth century. There are no designated sites within the study area but the closely adjacent streetscapes in Dean Street, Barn Street, Windsor Place and Barras Street incorporate a remarkably high density of buildings with heritage designations (Figs 60-66). Two houses immediately to the south of the site are locally designated. The Liskerret Centre (former Board School) and 26-28 Dean Street, the latter pair designed by Henry Rice and in a key location on the approach to the cattle market site via Varley Lane, arguably also merit designation. The whole of the site (with the exception of the Liskeard Family Hub) and its environs to the north, east and south are within the Liskeard Conservation Area.

There are some significant survivals from the 1905 purpose-built and architect-designed cattle market, including a range of market buildings together with boundary walls, some cattle pens and surfacing and the original auction ring. While the modern cattle market buildings on the site have low historic and aesthetic value, their evidential and communal value as components of the former market are relatively high: the complex as a whole is significant for its evidential value as a largely complete cattle market operation in the context of the general decline and disappearance of these in the region.

Several 20th-century buildings on the site are unrelated to the cattle market but have significant historical and evidential value with degrees of aesthetic and communal value.

The site is located close to the historic core of the town and there is consequently significant potential for buried archaeology, not least relating to former courtyard housing on Fair Park Road and possibly at the rear of 28 Dean Street, adjoining Varley Lane. There is also potential for buried remains of elements of the original market site (for example, the former Dealers' Room range and weighbridge, the entrances and wall dividing the cattle market from the Fair Park), of the World War II fire station, the former ornamental grounds on part of the site and of any earlier human use of the site.

5 Assessment of potential impacts

5.1 Summary of proposed works

The current development plans (JTP 2019a) propose the following:

- **Phase 1** Redevelopment of the south-east portion of the site with two main edifications which comprise a creative co-working building (the Workshed), market square and a covered market canopy. In addition, the sheds on the north-east side of phase 1 will be refurbished, and the sheds on the north-west side will be redeveloped.
- The rest of Phase 1 will involve the improvement of the public realm, as well as pedestrian, cycle and vehicle circulation. The addition of planting will be aimed at softening the hard surfacing and will be a reference to the former gardens and green spaces that preceded the cattle market site.

The Workshed will replace part of the auction complex (9) and is intended to provide a flexible managed office/workspace that will be targeted at small and micro businesses within digital and creative industries. It will comprise of a two-storey building with a pitched roof designed to parallel the height, volume, shape and materials of the surrounding urban and rural setting. The building will be divided into three smaller stepped volumes and will provide 1470sqm of gross external area and be designed to be flexible via the ability to remove/add partition walls. The building will adopt an agricultural/industrial style with metal cladding to the elevations. Its external design will be aimed at improving the relationship with the

public realm as well as framing and respecting the views to relevant surrounding listed buildings (Francisco Ibanez *pers comm*). The market canopy will retain the market tradition of the site. It will comprise of a steel structure that relates to the height, volume, shape and materials of the co-working space. Careful consideration was also placed in this element to allow it to respect and value the urban and rural setting (Francisco Ibanez *pers comm*).

- **Phase 2** Construction of an extension to the present Rosedean House surgery on the former ATS garage site; car parking / community events area;
- **Phase 3** Redevelopment of the south-central area of the site with construction of community arts and family and children's hub buildings; redevelopment of the present Liskeard Family Hub site for housing, conversion of present Liskerret Centre to dwellings.

5.2 Summary of potential outline impacts on the site

5.2.1 Visual and other non-physical impacts on designated heritage assets

The enclosed nature of the cattle market site and the predominantly low-rise character of the buildings currently proposed for the site (JTP 2019a) reduces the potential for significant adverse impact on the settings of both the substantial number of designated heritage assets which surround the site (those falling within the 75m buffer of the study area) and those at greater distance with which there is some intervisibility, most notably St Martin's church (Grade II*; NHLE 1206300).

Improved visibility of some heritage assets – notably, the rear elevations of Rosedean House, Dean Street (NHLE 1281817, nos 1 and 8 Windsor Place (NHLE 1187319) and the upper part and roof of the locally listed Hollywood – would represent **major positive** impacts.

Any new structure proposed for the site of the former ATS garage on Dean Street could potentially impact on the setting of most if not all of the designated structures on Dean Street to the east of Varley Lane (Fig 3).

Overall, the proposed development as currently outlined (JTP 2019a) could potentially impact on the settings of the designated buildings listed in the following table. Assessments of the impacts suggested in the table are based on interpretation of the current development proposals (JTP 2019a). Specific impacts arising from the Phase 1 development are presented in Section 5.2.5.

NB. Final assessment of potential impacts on each heritage asset will depend on detailed design details for the development. Assessments may also be subject to change if design details change, particularly in terms of final building locations on the site, building heights, mass, colour, finish, detailing, etc).

National Heritage List England (NHLE) no.	Grade	Name (as recorded by Listed Building description) and street	Potential impact on setting
1203170	II	No 29 and attached walls to south, Dean Street	Moderate adverse
1203171	II	1-6 and 7 (including 7a and 7b) Varley Terrace, Dean Street	Substantial adverse
1203172	II	Railings and wall to front of Nos 1-6, and 7 (including 7a and 7b) Varley Terrace	Substantial adverse
1203169	II	No 27 Dean Street	Moderate adverse

National Heritage List England (NHLE) no.	Grade	Name (as recorded by Listed Building description) and street	Potential impact on setting
1281819	II	No 25 Dean Street	Moderate adverse
1203168	II	No 23 Dean Street	Moderate adverse
1206506	II	Nos 19 and 21 Dean Street	Substantial adverse
1281818	II	No 17 Dean Street	Substantial adverse
1203167	II	No 15 Dean Street	Substantial adverse
1280196	II	Nos 13 and 13A Dean Street	Substantial adverse
1206499	II	No 7 Chapel Cottage Dean Street	Negligible adverse
1280201	II	20 Dean Street	Substantial adverse
1206505	II	16 and 18 Dean Street	Substantial adverse
1281817	II	Rosedean House, 8 Dean Street	Substantial adverse
1203166	II	6 Dean Street	Substantial adverse
1203173	II	The Albion Public House, Dean Street	Substantial adverse
1281795	II	National Westminster Bank, Windsor Place (west side)	Minor adverse
1298792	II	Premises of John Anne the florist and Rapson's butchers, Windsor Place	Negligible
1187319	II	1 and 8 Windsor Place	Substantial adverse
1203206	II	Warehouse (The Furniture Loft)	Moderate adverse
1281846	II	Premises of L Couch and attached garden wall	Moderate adverse
1280414	II	Premises of L R Muchmore, Time and Motion; 2 Barn Street	Negligible adverse
Local designation		Hollywood	Substantial adverse
Local designation		St Malo	Moderate adverse

5.2.2 Visual and other non-physical impacts on non-designated heritage assets

The proposed development works on the cattle market site and in the adjacent area could potentially have an impact on the settings of the non-designated heritage assets listed in the following table:

Asset no (section 3.8) / HER no	Name / description	Potential impact on setting
2	Market building range and attached wall	Substantial adverse
8	Cattle market boundary walls	Substantial adverse
10	Auction complex for stirks and store cattle	Substantial adverse
13	ATS garage, Dean Street	Substantial adverse
14	St John Ambulance Brigade building	Substantial adverse
15	Coronation (Welfare) Centre	Substantial adverse
16	Gilbert's Outfitters (former Girls' Friendly Society clubroom)	Substantial adverse
28 / MCO 55980	28 Dean Street	Substantial adverse
30 / MCO 53212	Former Board School / Liskerret Centre	Substantial adverse
31	Liskeard Family Hub [post-war educational building]	Moderate adverse
MCO 55977	24 Dean Street	Substantial adverse
MCO 55979	26 Dean Street	Substantial adverse

NB. These impacts could be mitigated by appropriate design or by preservation and appropriate conservation / refurbishment measures (below).

5.2.3 Physical impacts during site work and construction

Increased noise and plant traffic can be expected during site works and construction around the site, including on the approaches via Market Approach and Fair Park Road and possibly Varley Lane, as well as on roads in the vicinity, with resulting moderate to severe (although time-limited) impacts on the settings of a significant number of designated and non-designated heritage assets.

In the construction phase there is likely to be a **substantial adverse** impact on any buried archaeology, depending on the degree of ground disturbance required. However, this could be mitigated by appropriate archaeological recording (below).

5.2.4 Physical (direct) impacts

Possible direct impacts on heritage assets may be mitigated by appropriate recording or by preservation (with appropriate beneficial uses) (below, Section 6).

5.2.4.1 Designated heritage assets

The proposed works (JTP 2019a) do not indicate any direct physical impacts on designated heritage assets.

5.2.4.2 Non-designated heritage assets

Demolition, removal or significant alterations to the historic fabric of the following non-designated heritage assets, as currently understood to be proposed in the redevelopment plans for the site (JTP 2019a), would represent **moderate to substantial adverse** impacts:

Phase 1:

- Parts of the auction complex for stirks and store cattle (**10**), specifically:
 - The 1905 and pre-1942 auction ring (**10A**);
 - Cattle pens of the 1905 design;
 - Areas of surfacing relating to the original cattle market;
- Former ATS garage (**13**);
- Coronation (Welfare) Centre (**15**);
- Boundary wall to rear of Coronation (Welfare) Centre (**32**)

Phases 2 and 3:

- Wall and adjacent boundary (**27**);
- Former Board School (Liskerret Centre) (**30**);
- Possible 1940-50s school building on Liskeard Family Hub site (**31**).

NB. These **adverse** impacts could be mitigated by appropriate archaeological recording, and /or by preservation and appropriate conservation /refurbishment measures (below).

5.2.5 Phase 1 Impacts

Whilst the outline impacts highlighted above generally apply to all three phases of the proposed development it is possible to qualify these for Phase 1 in respect of the design details available in the design iteration document (JTP 2019a).

- **Section 5.2.2** Visual and other non-physical impacts on designated heritage assets – the design considerations (**Section 5.1**) for the Workshed and market canopy take into account the surrounding view-scape, and are aimed at respecting the setting adjacent designated heritage assets. The Phase 1 development is considered likely to result in generally **negligible impact** on the setting of adjacent designated assets at ground level and **minor to moderate adverse impact** on the maintenance of views to and from these at a distance (for suggested mitigation see **Section 6.2.3** below). The redevelopment of the cattle market is likely to improve the generally neglected character of the site which is likely to have a **substantial positive impact**.
- **Section 5.2.3** Visual and other non-physical impacts on non-designated heritage assets – the design considerations (**Section 5.1**) for the Workshed and market canopy are considered likely to result in generally **minor to moderate adverse impact** on these. On the setting of surviving historic market structures such as the entrance (**1**), building (**2**) and external boundary walling (**8**) there is considered likely to be **moderate to substantial adverse impact** due to the loss of historic context.
- **Section 5.2.3** Physical impacts during site work and construction – the impacts of increased noise and traffic levels during the construction phase would be anticipated, as noted above.

Where any intrusive groundworks are planned as part of the public realm works or building redevelopment these would potentially have **substantial adverse impact** on any buried archaeology depending on the degree of ground disturbance required.

However, this could be mitigated by appropriate archaeological recording (see **Section 6.3.3** below).

- **Section 5.2.4** Physical (direct) impacts
The demolition of the ATS building (**13**) and the welfare centre (**15**) adjacent to the cattle market site will result in direct physical impact to these structures and this will be **substantial adverse**. A mitigation strategy would be recommended to include a Level 1 or 2 historic building record prior to demolition, and archaeological monitoring during demolition and any ground reduction prior to redevelopment (see **Section 6.3** below).

The demolition of the original auction complex (**10**), which incorporates the earliest market site and the original auction ring (**10A**), stalls and railings, and hard surfacing will have **substantial adverse impact** due to the loss of the historic structures and the loss of historic context of the cattle market site. This could potentially be offset by sympathetic reuse of the historic assets or through record by design, which would be considered to result in **substantial positive impact** (see **Sections 6.2.1** and **6.2.2** below). A mitigation strategy incorporating a historic building record, a record of the historic process of the cattle market and archaeological monitoring during the demolition phase and any ground reduction prior to redevelopment would be recommended (see **Section 6.3** below).

6 Concluding remarks

This section offers options to reduce or mitigate adverse impacts on the historical and archaeological resource anticipated to result from the proposed development. These options are provided for guidance and the actual requirements for archaeological recording and modifications to development proposals will be set by the Local Planning Authority. The recommendations apply to the potential outline impacts identified for the site as a whole and include specific references to the Phase 1 redevelopment where these particularly apply.

6.1 Further assessment

6.1.1 Geophysical survey

The assessment has indicated that there is potential for buried archaeology, based on understanding of the history of the site, Historic Landscape Character and topography. It is possible that some form of geophysical survey (perhaps Ground Penetrating Radar?) may identify key elements of buried features, although the depth of built-up ground levels may affect its success. Evaluation trenching may prove more useful in this regard (see below).

6.1.2 Evaluation trenching

The assessment has suggested the possible existence of buried remains relating to a number of potentially significant historic features as well as the potential for buried archaeological remains signposted by the topographic situation and Historic Landscape Character of the site. A programme of evaluation trenching over identified sites and a selection of blank areas would test the presence / absence and significance of any buried archaeology.

Phase 1: This may be relevant for any intrusive groundworks planned along the backline of the present-day street front along Dean Street where the remains of earlier buildings may survive below ground; this particularly affects the proposed demolition of the current ATS garage (**13**), the Welfare Centre (Coronation Centre) (**15**) and the modern retail units (**7**).

6.2 Mitigation by design

6.2.1 Respect for historic character and detail

The original market structures, both those surviving and others documented by photographs and architect's plans, were modest but incorporated elements of

architectural character which attest to the civic pride manifested by the original market. Examples include:

- Use of local materials
- Use of pitched roofs
- Incorporation of some ornamental detailing (arched opening in wall attached to surviving market building, decorative brick course below roof level, ridge finials, and original cattle pens).

Some of these attributes could be paralleled (not imitated) in new design for the site.

6.2.2 Preservation

The following heritage assets should be considered for preservation (not necessarily total), with appropriate conservation and refurbishment works, and suitable beneficial reuse / repurposing:

- Surviving boundary walls (**1, 8, 27, 32**);
- The original auction ring (**10A**); perhaps preservation/re-use of the original signage, gated entrance/exit
- Surviving 1905 cattle pens and surfacing (**10**) (perhaps preservation of a small 'sample' against the southern boundary wall (**8**) of the site?);
- Coronation (Welfare) Centre (**15**) (remove post-war extension and refurbish?);
- Façade of ATS garage (**13**) (restore original decorative elements and fenestration; cf Fig 48).

6.2.3 Views within and from the site

Views from and across the present 'open' site are a distinctive element of its character. Heritage features, some of them notable landmarks, are key elements in many of these. The open character of the site is also emphasised by distant views to countryside to the south east and south west and by views to prominent groups of mature trees around the houses known as Hollywood and (particularly) St Malo on the south side, to the east (around St Martin's church) and north west (around Pendean House).

These views should be considered as important attributes of the site with design aimed to maintain or enhance them. The following views or glimpses are of particular value:

- East from most of the site to the skylined tower of St Martin's church (NHLE 1206300) and adjacent trees (Fig 60);
- West across the site to the prominent roofs of the Liskerret Centre (HER MCO 53212) (**30**) (Fig 63);
- North to the rear elevation of Rosedean House (NHLE 1281817) (Fig 62);
- North along Fair Park Road to 17 and 19-21 Dean Street (NHLE 1281818, 1206506) (Fig 66);
- South to the roof turret and lantern on Hollywood (local designation) (Fig 64)
- East to the roof and ornamental chimneys on 1 and 8 Windsor Place (NHLE 1187319) (Fig 61);
- East to the turret on the former National Westminster Bank on the corner of Dean Street and Windsor Place (NHLE 1281795) (Fig 65).

6.2.4 Views in and from Dean Street

- If the façade of the ATS garage is not to be preserved (above) the opportunity should be taken to move the front elevation of the replacement on the site backwards (south) to reinstate the historic street line and enhance appreciation of the front elevation of the adjacent Rosedean House and the designated buildings adjacent.
- Consideration should be given to views into the proposed development along the historic axis of Fair Park Road, including from the front elevations of nos 17 and 19-21 Dean Street (NHLE 1281818, 1206506).

6.2.5 Building heights

The present character of the site is strongly shaped by the limited elevation of the structures on it. Care is required with the design of any new structures planned to be

higher than those currently present on the site, to avoid any potential negative impact on the visual significance within the townscape of existing heritage landmark features (for example, the tower of St Martin's church and the Guildhall clock tower) or the creation of intrusive elements in views across the historic core of Liskeard.

Phase 1: the design considerations of the Phase 1 redevelopment are considered unlikely to have any adverse impacts in this regard.

6.3 Mitigation by record

This section offers options to reduce or mitigate adverse impacts on the heritage resource expected to result from the proposed development. These options are provided for guidance and the actual requirements for archaeological recording will be set by the Local Planning Authority.

6.3.1 Survey

Harmful impacts on the historic cattle market site could be partially mitigated by the following surveys, carried out prior to any further demolition or removals of materials from the site:

- **Photographic survey with annotated description** (based on current digital mapping or a measured survey);
- **Process record** of the operation of the market, based on the surviving structures and information derived from individuals with direct experience of its working (farmers / former market workers).

Phase 1: this would be particularly relevant prior to the demolition of the original cattle market site and other identified heritage assets associated with this.

6.3.2 Building recording

A programme of historic building recording, to at least Historic England level 2 standard, is likely to be required to mitigate harmful impacts on the following:

Phase 1:

- Cattle market auction ring (**10A**);
- Early cattle pens and surfacing (**10**);
- Coronation (Welfare) Centre (**15**);
- ATS (Jago's) garage (**13**);

Phases 2 and 3:

- Liskerret Centre (former Board School) (**30**);
- Possible 1940-50s school building on Liskeard Family Hub site (**31**)

6.3.3 Watching brief (continuous or intermittent)

Subject to the requirements of the Local Planning Authority, archaeological recording in the form of a watching brief may be part of a planning condition. This involves the archaeological monitoring of groundworks as they proceed. Time should be allowed for archaeologists to carry out excavation, recording (at an appropriate level which may include description, photography, or drawing in plan or section), the recovery of any artefacts or samples, and the identification of any further investigation needed.

Phase 1:

Archaeological monitoring and recording would be recommended during the demolition and groundworks stages of the Phase 1 development.

6.3.4 Analysis and publication

Should the results merit it, a programme of post-excavation analysis and publication may be required by the Local Planning Authority.

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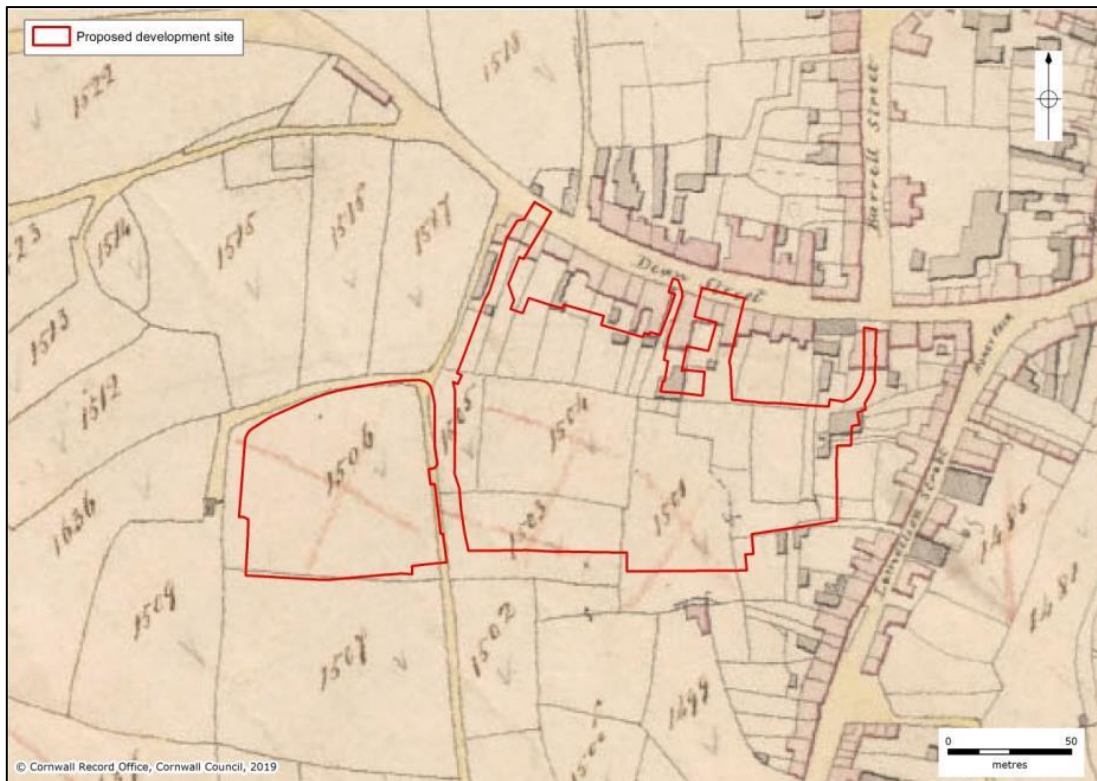


Fig 6 Liskeard Tithe Map (detail), c 1840.
(Site outline in red; georeferencing is approximate).



Fig 7 Detail from map of Liskeard, 1842, by Charles P Carlos.
(Courtesy Liskeard Old Cornwall Society).

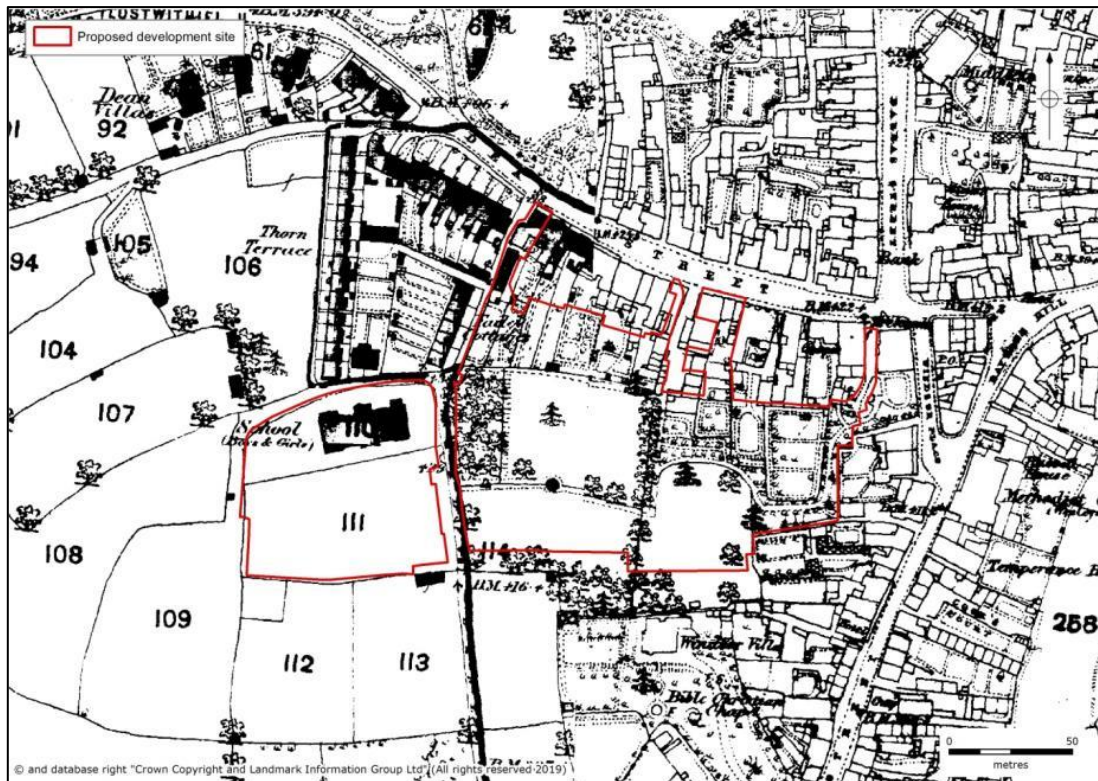


Fig 8 First edition of the Ordnance Survey 25-inch: 1 mile map, surveyed 1882. (Site outline in red; georeferencing is only approximate).

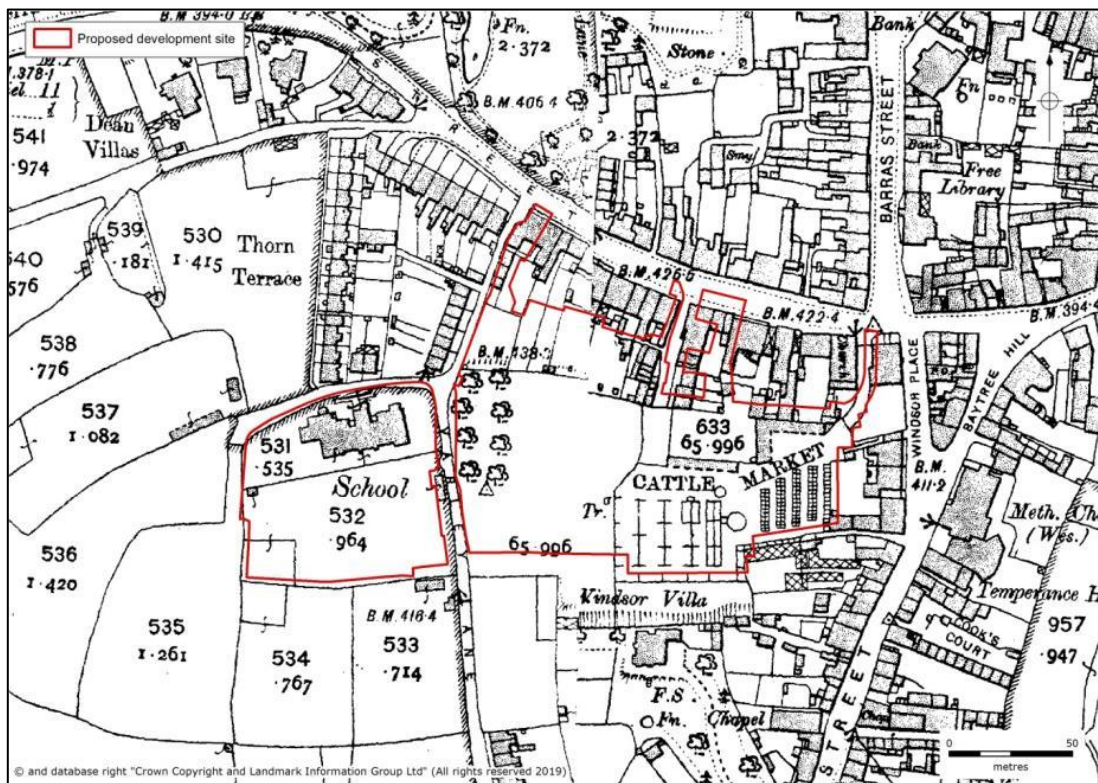


Fig 9 Second edition, Ordnance Survey 25-inch map, surveyed 1905.

Site outline in red; georeferencing is approximate and there is a misalignment in the digital map).



*Fig 10 Part of the ornamental grounds of Trehawke House, early 1890s.
(Photograph courtesy Liskeard & District Museum).*



*Fig 11 The view west within the ornamental grounds to Trehawke House, early 1890s,
looking towards the summerhouse (25), plantation and (beyond) the Board School
(30).*

(Photograph courtesy Liskeard & District Museum).



Fig 12 The view west within the ornamental grounds to Trehawke House, early 1890s, looking towards the summerhouse (25) and southern and western boundaries of the site.

The substantial and apparently well-maintained Cornish hedge on the right is likely to be a survival from former agricultural use of this area (Photograph courtesy Liskeard & District Museum).



Fig 13 Looking east within the ornamental grounds to Trehawke House, early 1890s, with gates set into a Cornish hedge and mature and ornamental trees and a shrubbery visible beyond.

(Photograph courtesy of Liskeard & District Museum).

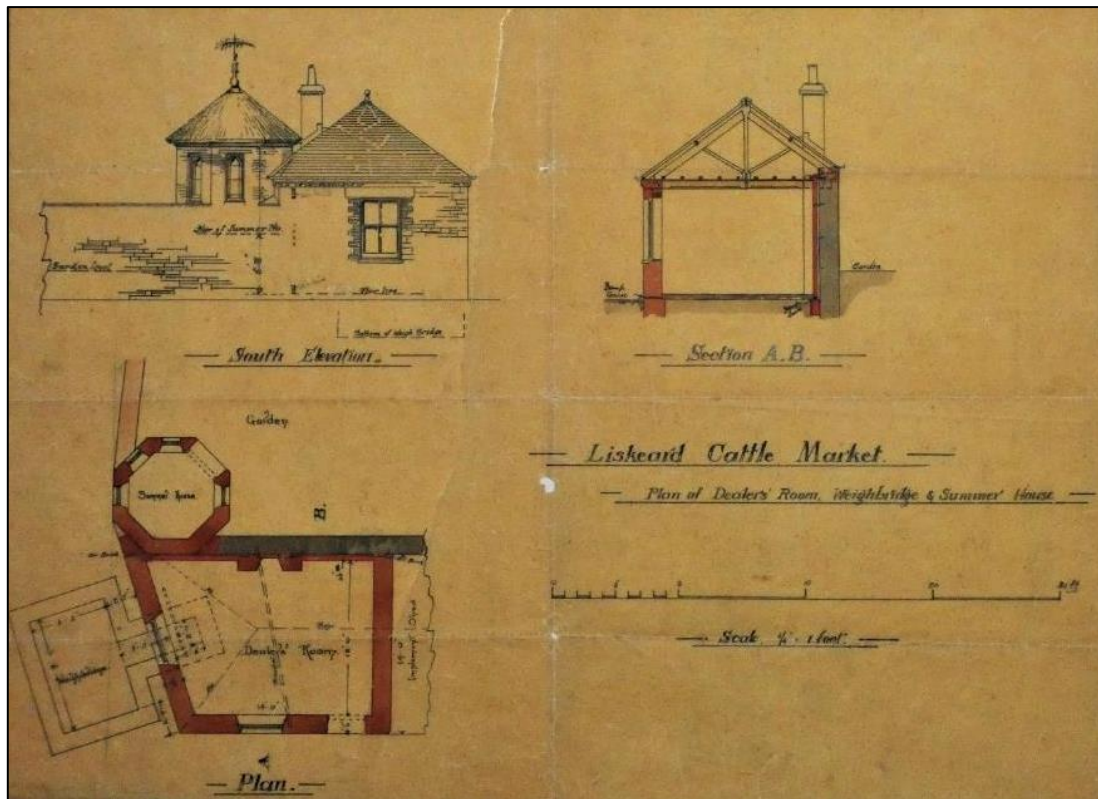


Fig 14 John Sansom's designs c 1905 for the Dealers' Room and weighbridge forming part of the building range on the north side of the cattle market (3), and a summerhouse located in the adjacent garden to Rosedean House.

(Courtesy Liskeard & District Museum).

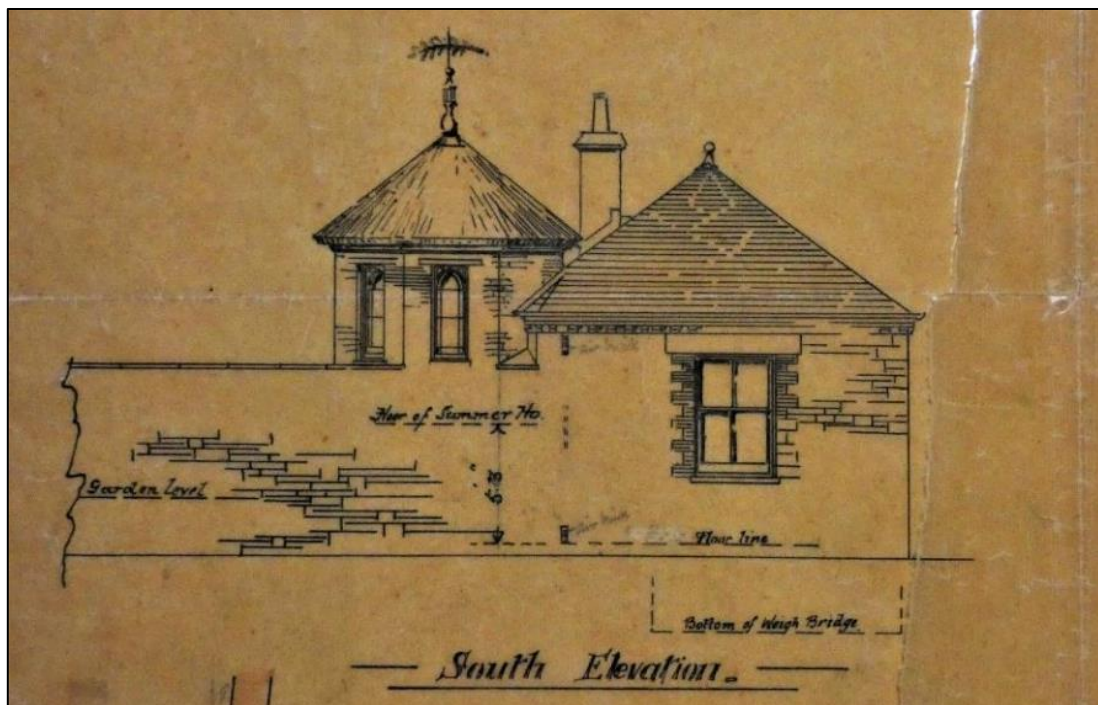


Fig 15 South elevation of the cattle market Dealers' Room and summerhouse, c 1905, indicating the difference in levels between the market surface and that of the garden to the north.

(Courtesy Liskeard & District Museum).

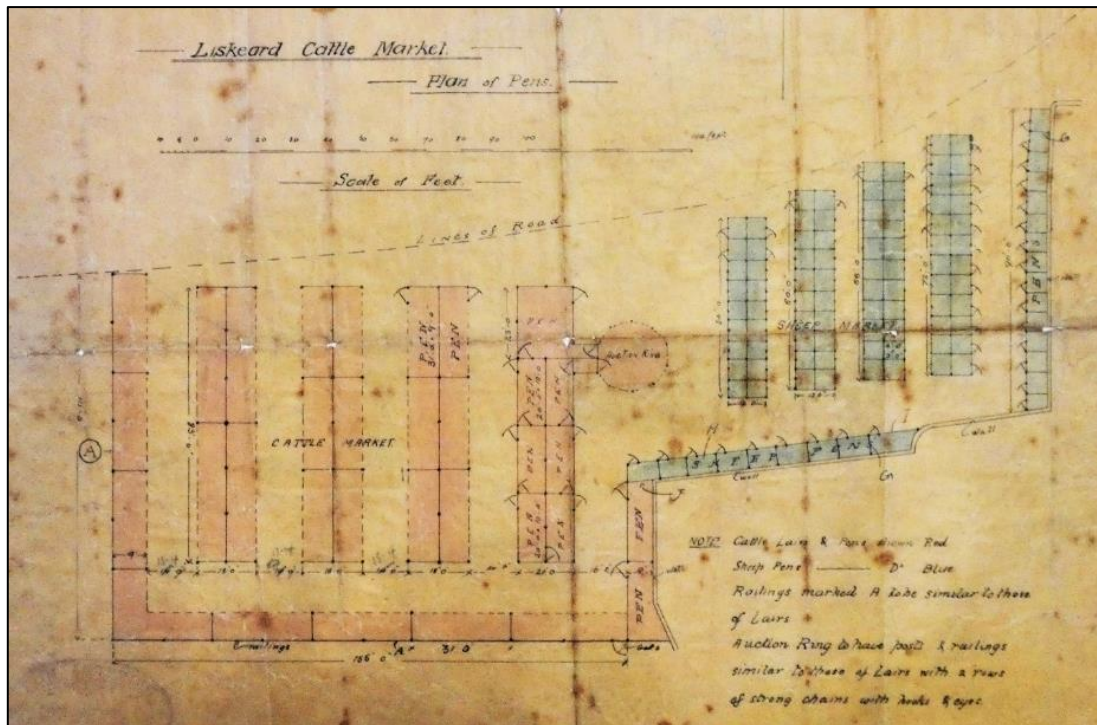


Fig 16 Plan for the original layout of the auction ring, cattle pens and lairs (in red) and sheep pens (blue) in the cattle market area, c 1905.

The auction ring was marked out with 'post & railings similar to those of Lairs with 2 rows of strong chains with hooks & eyes' (Courtesy Liskeard & District Museum).

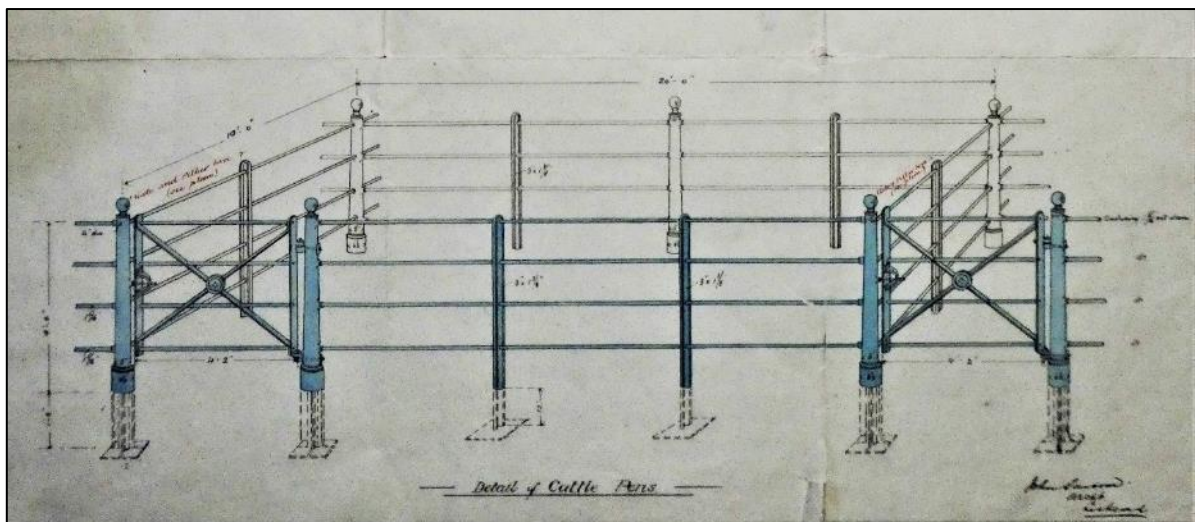


Fig 17 Sansom's designs c 1905 for the cattle pens, some of which survive on the site.
(Courtesy Liskeard & District Museum).

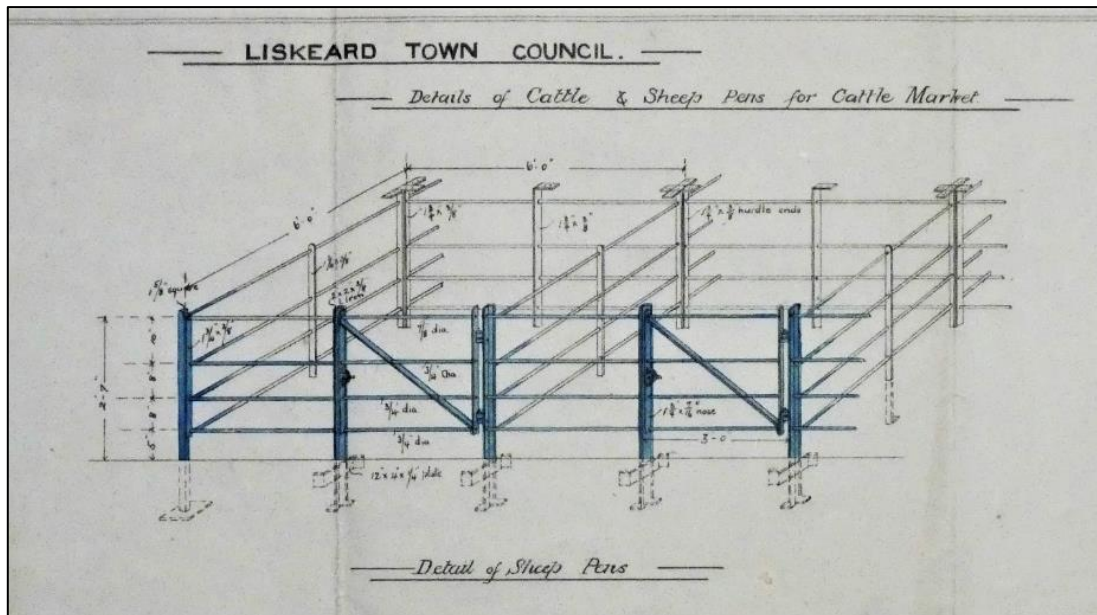


Fig 18 Designs for the sheep pens, c 1905. No examples appear to survive. (Courtesy Liskeard & District Museum).

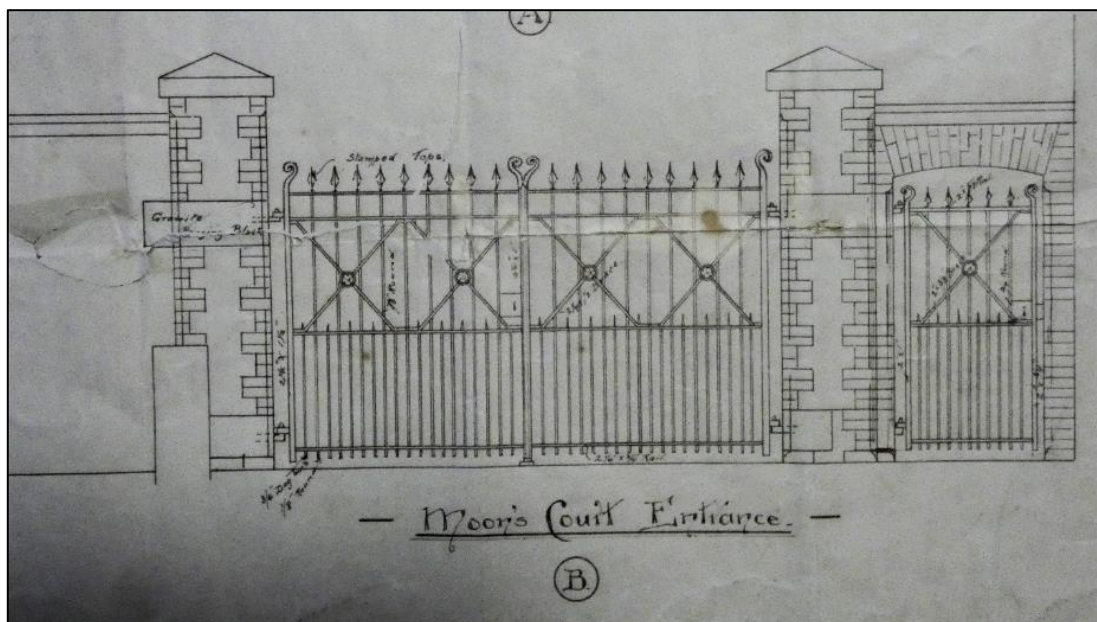


Fig 19 Sansom's design c 1905 for the gate to the market area from Moon's Court (Fair Park Road), looking south.

(Courtesy Liskeard & District Museum).

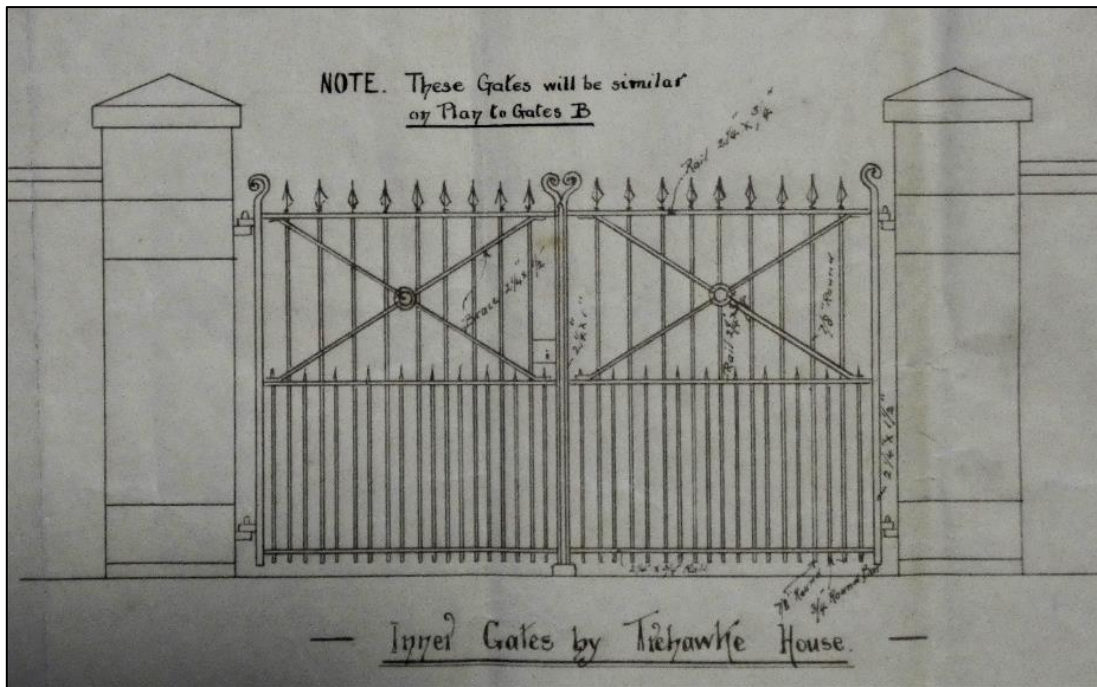


Fig 20 Design c 1905 for the inner cattle market gates, on the market approach from Dean Street and Barras Street.

(Courtesy Liskeard & District Museum).

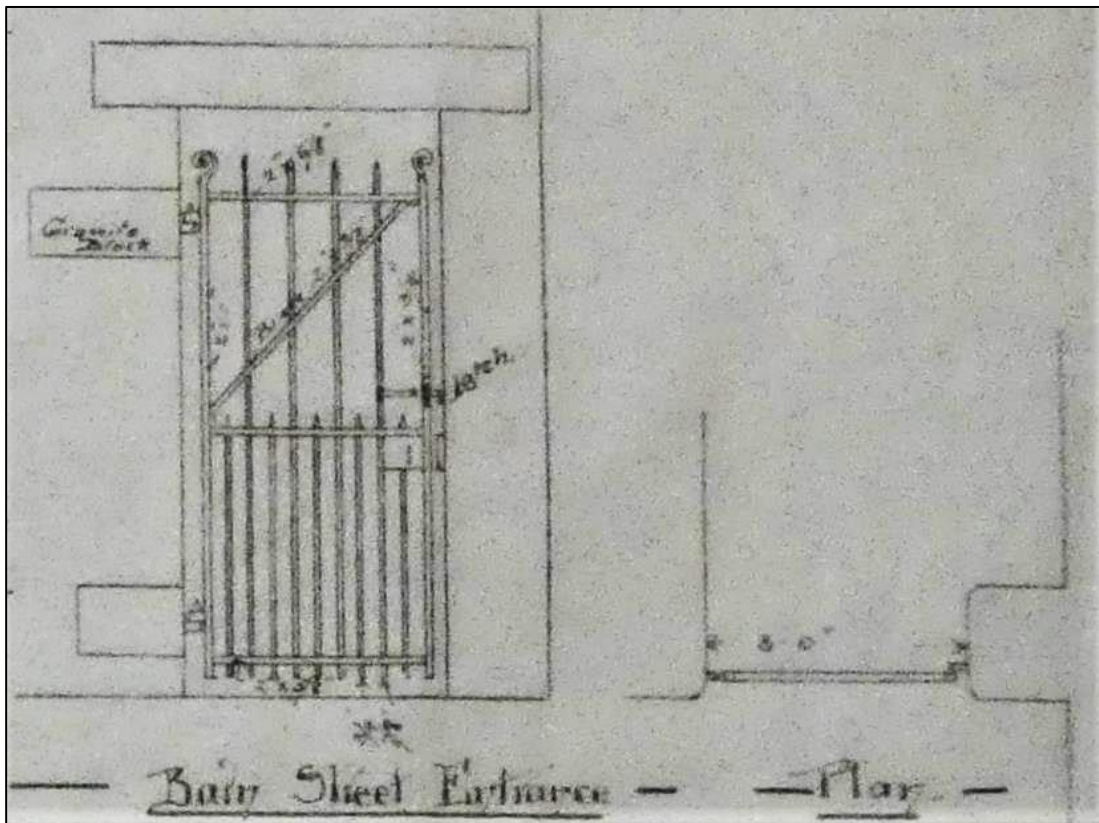


Fig 21 Design c 1905 for a gate to the alley (5) between the cattle market and Barn Street.

(Courtesy Liskeard & District Museum).



Fig 22 The formal opening of the cattle market on Monday 31 July 1905, showing the newly constructed gates (the gateposts lacking their decorative caps) and walls on the market approach.

At this date the roof of Windsor Villa, now Hollywood, to the south of the market site, had not yet acquired its prominent turret and lantern (Courtesy Liskeard Old Cornwall Society).



Fig 23 An early photograph of the cattle market in operation, probably on the opening day.

The Dealers' Room and summerhouse are visible to the right and a small auctioneer's booth beside the auction ring in the centre, with sheep pens to the left. Many of the trees formerly in the grounds of Trehawke House had clearly been left in situ in both the cattle market and Fair Park areas (Courtesy Liskeard Old Cornwall Society).

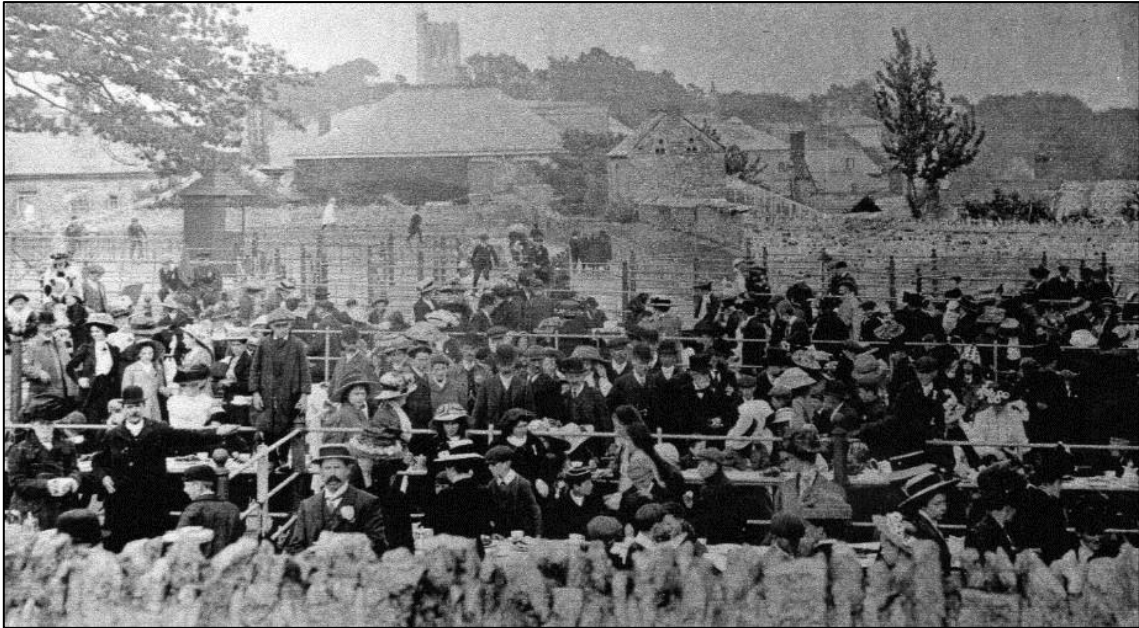


Fig 24 An early photograph of the cattle market, looking east, with St Martin's church tower prominent in the background.

The photograph was taken during a celebration event (the opening?) from behind the boundary wall dividing the market from the Fair Park, showing the wall's vertical killas capping (Courtesy Liskeard Old Cornwall Society).



Fig 25 Liskeard Fat Stock Show, November 1927. The gates and ornamental piers to the Fair Park Road entrance to the site are visible at upper right, together with the gable of the Girls' Friendly Society clubroom (now Gilbert's Outfitters).

The housing formerly on both east and west sides of Fair Park Road is also visible. (WMN, 24 November 1927, p10).

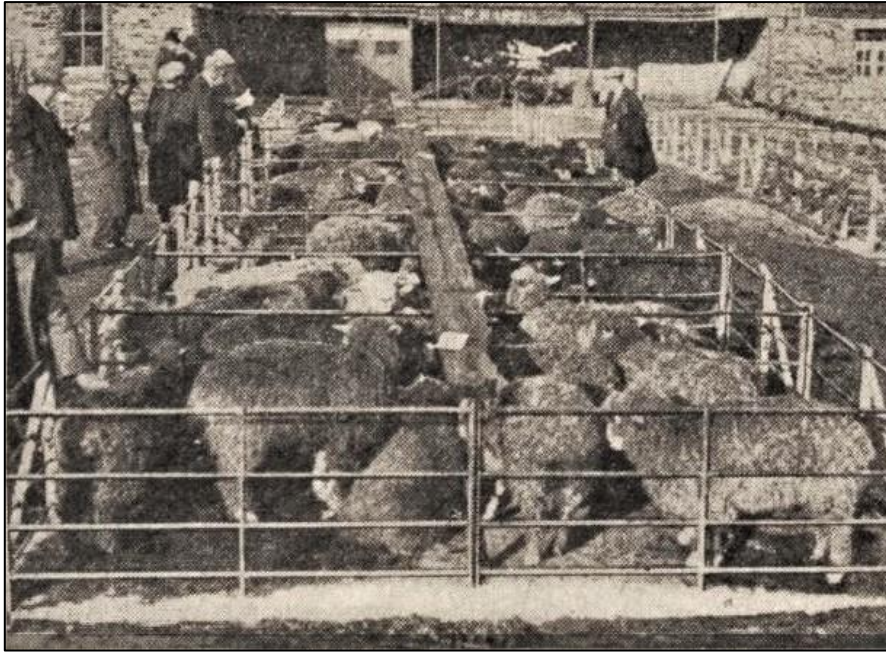


Fig 26 Sheep pens with, at rear, market buildings (2) on the north side of the site. The surviving building is to the right.
(WMN, 29 November 1928, p10).



Fig 27 The Fair Park Road entrance in 1936, showing the gates, gate piers, Girls' Friendly Society clubroom and three courtyard houses.

The building partly visible on the left is the recently constructed St John's Ambulance headquarters (WMN, 26 November 1936, p12).



Fig 28 A sale of poultry in aid of the Red Cross at the east end of the cattle market on 14 October 1940. The surviving market building (2) is in the background.

(Photograph: Kresen Kernow corn01646).



Fig 29 The interior of the auction ring (10A) during a sale in aid of the Red Cross on 9 November 1942, conducted by Mrs Beatrice Wright, MP for Bodmin.

(WMN, 10 November 1942, p6). (Photograph: Kresen Kernow corn02176).



Fig 30 A charity auction at the east end of the cattle market in November 1943. The market gates, a gatepost and part of the approach walls are visible at left, with the rear elevation of 1 and 8 Windsor Place at right.

(Photograph: Cornish Guardian (?), 11 November 1943; courtesy Liskeard Old Cornwall Society).

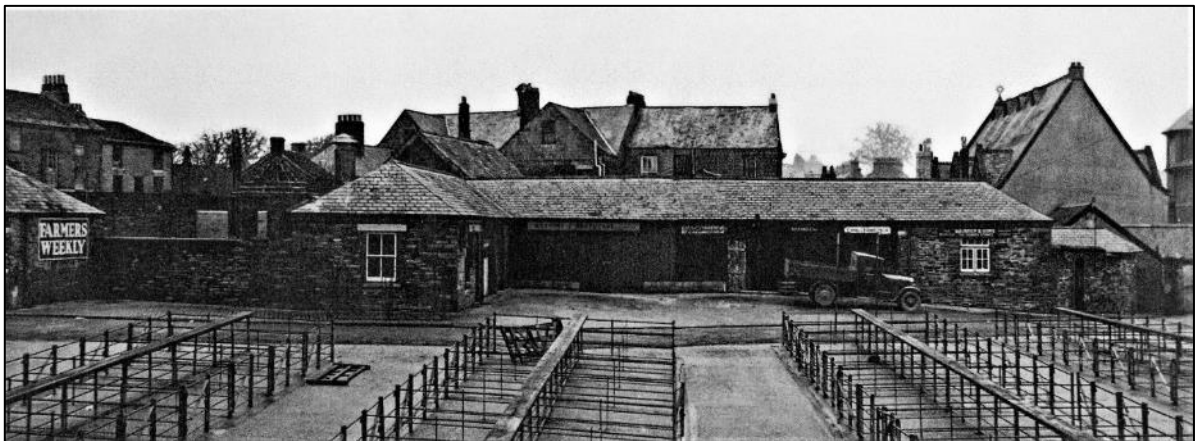


Fig 31 A 1946 photograph of the purpose-built 1905 ranges of market buildings (2-4) with attached summerhouse (unroofed) and sheep pens.

There were good views to the rear of Rosedean House (centre) and the prominent roof of the Congregational chapel (right; demolished 1964); at far left is the housing formerly sited on the east side of Fair Park Road (Courtesy Liskeard Old Cornwall Society).



Fig 32 Detail from Royal Air Force 1:10,000 vertical air photograph, 13 April 1946. (3G/TUD/UK 144. Part II. 511). (Copy held by Cornwall Council).



Fig 33 The market approach looking south west, with, on left, a surviving stub of historic walling against which one of the market gate piers (1) formerly stood.



Fig 34 The surviving market building and range of formerly open-fronted structures (2) with, at left, the truncated range (3) which formerly formed an L-shape with these buildings.



Fig 35 Detail of the surviving original market building (east end) (2).

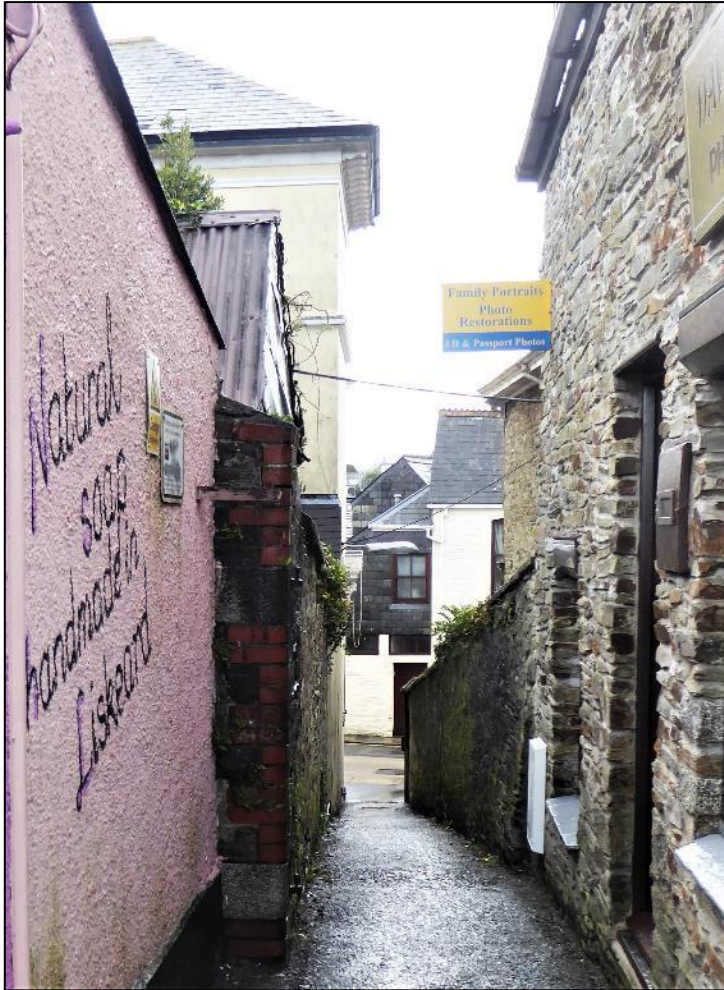


Fig 36 The alley (5) linking the cattle market to Barn Street with, at left, the pier for the original gate.



Fig 37 The range of lean-to units (7) along the north side of the market area dating to the period 1946-69.



Fig 38 Original 1905 cattle pens along the southern boundary wall (8) of the cattle market in the sales area for stirks and store cattle (10).



Fig 39 The sales complex for calves and pigs (9), looking south east.

The view at left to the roof and ornamental chimneys of the paired town houses at 1 and 8 Windsor Place (Listed Grade II) emphasises the proximity of the site to the historic core of the town and the potential of changes on the site to impact on the setting of designated heritage assets.



Fig 40 Auction ring (10A) with modern cattle pens in the foreground, looking east. The buildings for calves and pigs (9) are visible to the left.



Fig 41 Interior of auction ring (10A), looking east.

The ring was part of the original 1905 market with the covering structure added before 1942 (cf Fig 29).



Fig 42 Cattle pens within the sales complex for stirks and store cattle (10). Original 1905 pens are to the left and rear, modern pens to the right.



Fig 43 Historic 'non-slip' surfacing in the sales area for stirks and store cattle (10).



Fig 44 Undated photograph of the interior of the western auction ring (**10B**) in the stirks and store cattle sales area.

(Liskeard Council website).



Fig 45 The auction complex for cows (**11**), looking south.

The turret and lantern on the house known as Hollywood, visible to the right, are prominent in many views from within the market area.



Fig 46 Interior, auction ring for sales of cows (**11**), looking west.



Fig 47 The sheep sales buildings (**12**) at the west end of the site, with, in the foreground, the large surfaced area formerly used for sheep pens.



Fig 48 The former Jago's Garage (13), Dean Street, probably in the 1940-50s. (Photograph courtesy Liskeard Old Cornwall Society).



Fig 49 The ATS garage (former Jago & Sons) (13), Dean Street, with Rosedean House to the left.



Fig 50 The St John Ambulance Brigade building (14) and beyond the Coronation (Welfare) Centre (15), looking north west.



Fig 51 The Coronation Welfare Centre (15), looking south west.



Fig 52 Gilbert's Outfitters (**16**), formerly the clubroom of the Girls' Friendly Society, built 1913, looking north along Fair Park Road, with designated buildings on the north side of Dean Street visible beyond.

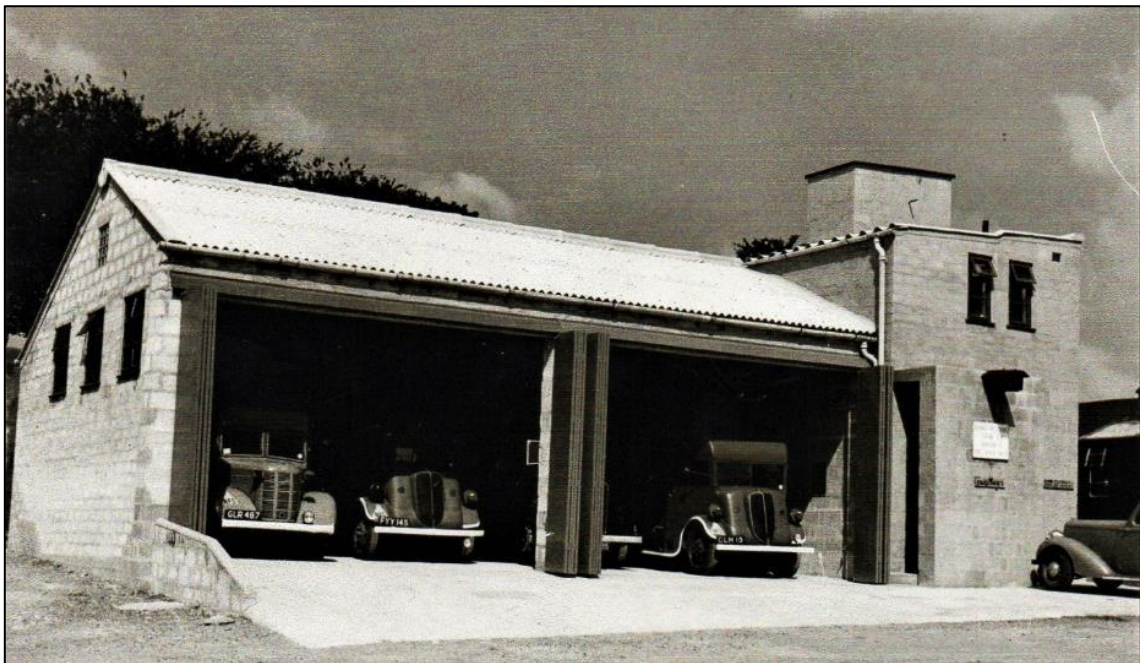


Fig 53 Undated (probably 1940s) photograph of the World War II fire station in the Fair Park (**21**).

(Photograph courtesy Liskeard Old Cornwall Society).



Fig 54 A surviving length of the 1905 northern boundary to the Fair Park (27).

In the foreground, a linear spread of rubble, probably a collapsed Cornish hedge. The wall to the right (29) divides a 1970s extension of the cattle market site from Varley Lane.



Fig 55 Nos 26 and 28 Dean Street (28), looking south east, with Varley Lane at right.



Fig 56 Varley Lane looking south, with the slate-hung gable and projecting side block of 28 Dean Street (28) on the left.



Fig 57 Varley Lane looking south, with the boundary wall and buildings (29) to the rear of 28 Dean Street at left.



Fig 58 The Liskerret Centre (**30**), looking west. It was originally a Board School for 400 children, opened in 1882.



Fig 59 The boundary wall (**32**) to the rear of the Welfare Centre (**15**) with prominent brick stack).

The boundary formerly divided the curtilages of premises on the south side of Dean Street and bounded an area of courtyard housing.



Fig 60 A key view east from the historic market site towards the tower of St Martin's church and skylined trees.



Fig 61 View from the east end of the market site to the rear elevation, roof and prominent decorated chimneys of 1-8 Windsor Place (Listed Grade II).



Fig 62 View north from within the cattle market site to the rear elevation of Rosedean House (Listed Grade II).



Fig 63 The view west from within the cattle market site to the steep roofs and prominent decorated gables of the former Board School, now the Liskerret Centre (30).



Fig 64 The view from within the cattle market to the turret and lantern on the roof of the locally designated house known as Hollywood, to the south.

The trees in the adjacent properties to the south are a strong element in views from the site.



Fig 65 A glimpse from within the market of the turret on the Listed former National Westminster Bank on the corner of Dean Street and Windsor Place.



Fig 66 The view north from Fair Park Road to a series of Listed Buildings on the north side of Dean Street (from right to left, nos 17, 19 and 21, and 23).

Appendix 1: Written Scheme of Investigation

Liskeard Cattle Market, Liskeard, Cornwall

Client: Adam Birchall, Cornwall Council

Project background

Proposals for the regeneration and redevelopment of Liskeard's historic cattle market have been through a community-focussed charrette to determine the future of this much-loved community asset. The key motivations are to provide a vibrant hub for community and enterprise with amenity green space and connections with, and views out to, the key areas of the wider town. In consideration of Liskeard's Neighbourhood Development Plan the proposed scheme will aim to positively respect the town's heritage and historic character and expect to contribute to future improvements to Liskeard's historic street scene.

This document sets out a method statement by Cornwall Archaeological Unit (CAU) for a programme of historic environmental impact assessment to feed in to the ongoing development of the proposed scheme.

The work has been requested by Adam Birchall of Cornwall Council.

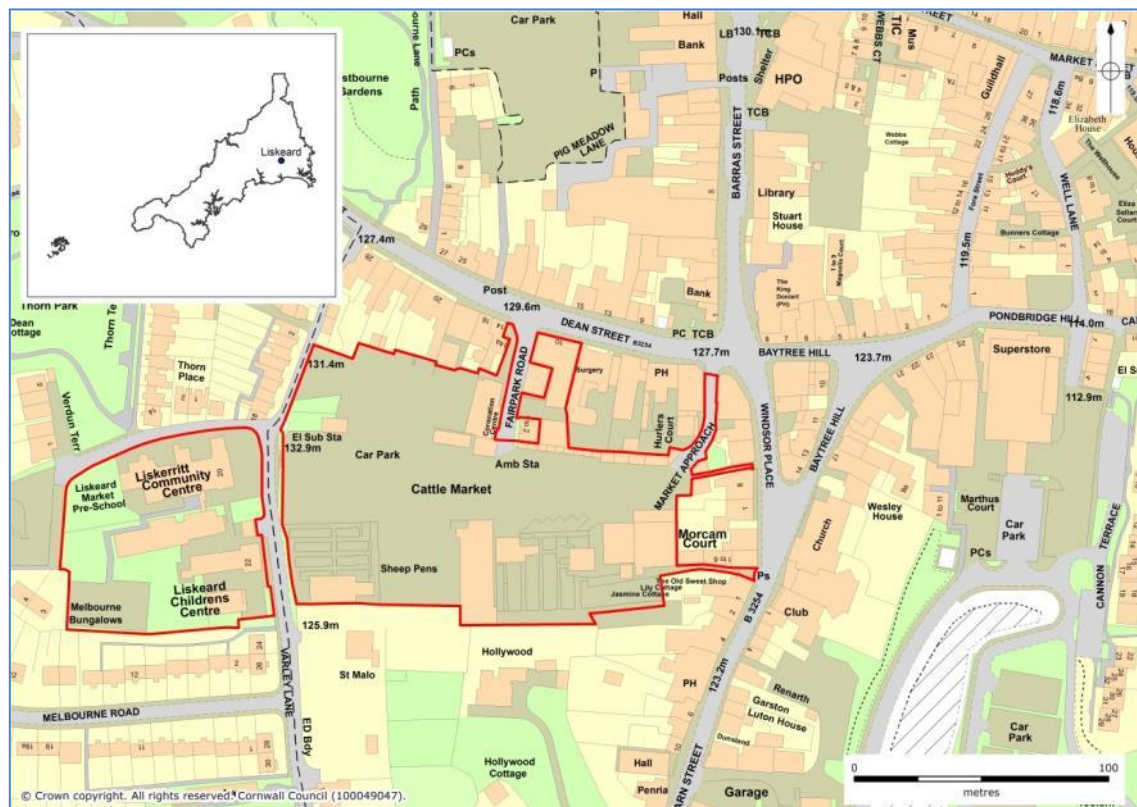


Figure 1: site location map

Site history

Liskeard is mentioned in the Domesday Book of 1086 when the large and profitable manor was held by Robert, Count of Mortain. Even by this time Liskeard was one of only a few places in Cornwall with a market. The subsequent medieval town of Liskeard developed around the church and manor house (possibly sited near the castle) and Pipe

Well. The site of the cattle market lies in an area of probable late to post medieval expansion on the edges of the medieval town. By the early 19th century rows of buildings fronted onto Dean Street to the north and Barn Street to the east, contained within linear plots backing on to gardens and open green space behind. The cattle market was established within this area of gardens and green space by c1907 and continued in use as a livestock market until 2017.

Aims and objectives

The principal aim of the study is to gain a better understanding of the archaeological potential and historic character of the development area in order to assess any potential impacts of the proposed development on its historic setting and to offer recommendations in mitigation of these. The development area lies within Liskeards' Conservation Area and is bordered by a number of Listed Buildings and the assessment will particularly consider potential impacts on these historic assets and their wider setting.

Working methods

All recording work will be undertaken according to the Chartered Institute for Archaeologists (CIfA) guidance (CIfA 2014a; 2014b; 2014c; 2017). Staff will follow the CIfA *Code of Conduct* (2014d). The Chartered Institute for Archaeologists is the professional body for archaeologists working in the UK.

The study will consult with Nick Cahill of the Strategic Historic Environment Service.

Desk-based assessment

A desk-based assessment will be carried out to inform the fieldwork stage. This will be guided by CIfA's guidance on undertaking desk-based assessment (CIfA 2017) and will comprise study of the following:

- Published sources
- Relevant grey literature (including existing studies and site evaluations)
- Historic maps, including
 - Joel Gascoyne's map of Cornwall (1699)
 - Thomas Martyn's map of Cornwall (1748)
 - OS 1 inch survey (c1810)
 - Parish Tithe map (c1840)
 - 1st and 2nd Editions of the OS 25 inch maps (c1880 and c1907)
- Modern maps
- GIS data accessible to CAU

Site visit

A site visit will be undertaken, to rapidly assess the following:

- Site significance.
- Undertake digital photography and site notes to support observations.
- Potential impacts on the historic character and setting of the development area and its location within the historic town.
- Potential recommendations for archaeological mitigation and/or historic building recording if the proposal is granted Planning approval either:
 - In advance of proposed works
 - During the development

Nick Cahill will also attend on the site visit in an advisory capacity.

Reporting

A concise report will be written to summarise the results and will be made available to the client as a digital copy (Adobe PDF format).

The report will include:

- Site description and setting
- Brief historic background
- Identified designations within and adjacent to the development area (Conservation Area, Listed Buildings, etc)
- Identified non designated heritage assets (supported by gazetteer appendix)
- Statement of Significance
- Assessment of potential impacts
- Recommendations for mitigation before, during and after the commencement of the project
- Maps and illustrative digital photographs

Creation of the physical and digital archive

The results and output of the assessment will be collated as an archive.

This will involve the following.

- Digital photographs along with electronic records created by the project will be stored on the Cornwall Council server according to CAU guidelines (see below).
- All correspondence relating to the project, the method statement, and a single paper copy of the report, stored in an archive standard (acid-free) documentation box.

Archive deposition

An index to the site archive will be created and the archive contents prepared for long term storage, in accordance with CAU standards.

- The project archive will be deposited initially at ReStore PLC, Liskeard and in due course (when space permits) at Cornwall Record Office.
- Digital data will be stored on the Cornwall Council network which is regularly and frequently backed up.
- Digital data forming part of the site archive will be deposited with the ADS.

Timetable

Fieldwork can depend upon staff availability/existing commitments but normally small investigations will be carried out within a week. Cornwall Archaeological Unit will endeavour to fit work in with your requirements.

References

- CIfA, 2014a. *Standard and guidance for archaeological field evaluation*, CIfA, Reading
- CIfA, 2014b. *Standard and guidance for an archaeological watching brief*, CIfA, Reading
- CIfA, 2014c. *Standard and guidance for archaeological excavation*, CIfA, Reading
- CIfA, 2014d. *Code of Conduct*, CIfA, Reading
- CIfA, 2017. *Standard and guidance for historic environment desk-based assessment*, CIfA, Reading
- Historic England 2015. *Guidance note on Digital Image Capture and File Storage*, Historic England, Swindon

Cornwall Archaeological Unit

Cornwall Archaeological Unit is part of Cornwall Council. CAU employs 20 project staff with a broad range of expertise, undertaking around 120 projects each year.

CAU is committed to conserving and enhancing the distinctiveness of the historic environment and heritage of Cornwall and the Isles of Scilly by providing clients with a number of services including:

- Conservation works to sites and monuments
- Conservation surveys and management plans
- Historic landscape characterisation
- Town surveys for conservation and regeneration
- Historic building surveys and analysis
- Maritime and coastal zone assessments
- Air photo mapping
- Excavations and watching briefs
- Assessments and evaluations
- Post-excavation analysis and publication
- Outreach: exhibitions, publication, presentations

Standards



CAU is a Registered Organisation with the Chartered Institute for Archaeologists and follows their Standards and Code of Conduct.

<http://www.archaeologists.net/codes/ifa>

Terms and conditions

Contract

CAU is part of Cornwall Council. If accepted, the contract for this work will be between the client and Cornwall Council.

The views and recommendations expressed will be those of CAU and will be presented in good faith on the basis of professional judgement and on information currently available.

Project staff

The project will be carried out by Dr Fiona Fleming (MCiFA).

Report distribution

Paper copies of the report will be distributed to the client, to local archives and national archaeological record centres.

A digital copy of the report, illustrations and any other files will be held in the Cornwall HER and also supplied to the client on CD or other suitable media.

Copyright

Copyright of this Written Scheme of Investigation will be reserved to Cornwall Archaeological Unit, Cornwall Council. It may only be used/reproduced with permission from Cornwall Archaeological Unit.

Existing copyrights of external sources will be acknowledged where required.

Freedom of Information Act

As Cornwall Council is a public authority it is subject to the terms of the Freedom of Information Act 2000, which came into effect from 1st January 2005.

CAU will ensure that all information arising from the project shall be held in strict confidence to the extent permitted under the Act. However, the Act permits information to be released under a public right of access (a "Request"). If such a Request is received CAU may need to disclose any information it holds, unless it is excluded from disclosure under the Act.

Health and safety statement

CAU follows Cornwall Council's *Statement of Safety Policy*.

Prior to carrying out the site visit CAU will carry out a site-specific Risk Assessment.

Insurance

CAU is covered by Cornwall Council's Public and Employers Liability Insurance, with a policy value of £50m. The Council also has Professional Negligence insurance with a policy value of £10m.

*Dr Fiona Fleming
Senior Archaeologist
01/05/2019*

Cornwall Archaeological Unit

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