

Cornwall Industrial Settlements Initiative

ST. JUST (St Just Area)



April 2002

CORNWALL INDUSTRIAL SETTLEMENTS INITIATIVE

Conservation Area Partnership

Name:	ST JUST	Study Area:	St Just Mining Area
Council:	Penwith District Council	NGR:	SW 3731
Location:	North-west coast of West Penwith, west of Penzance	Existing CA?	Yes.
Main period of industrial settlement growth:	1820-60	Main industry:	Mining

Industrial history and significance

Originally a small medieval churchtown, St Just grew into the principal centre of the old mining area, with growth dependent on the industry since at least the 17th century. The rapid expansion of the 1830s created a boom town, with rows of cottages laid out on a fixed plan that make it more like a northern English industrial town than any other settlement in the area. With a market developed by the 17th century, the industrial period saw increasing development of the commercial and service sectors in the town, along with religious and educational establishments. Even after the failure of local mines in the 1860s, St Just continued to provide and even expand these facilities for the wider area, and is still the main population and service centre west of Penzance

Other comments

The existing Action Group set up by the local authority would be well placed to pursue many of the objectives of this and other recent reports on the town.

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

Recommendations

Historic areas

- Changes are proposed to the existing CA boundary.
- Revise CA Appraisal
- Extend use of Open Areas Related to Settlements

Historic buildings.

- Review Statutory List
- Prepare list of locally significant buildings
- Carry out Buildings-at-Risk survey

Policy and management.

- Review Article 4 Direction; extend to control partial demolitions Detailed Town Trail.

- SPG for Listed Buildings, design of new buildings, etc.
- Detailed condition survey associated with Article 4 and for use with SPG.
- Enhancement proposals for central areas, including revised parking schemes.
- Grant schemes and re-use programmes for redundant outbuildings, etc

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N. J. Cahill
and
Cornwall Archaeological Unit

April 2002

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Front cover illustration

St Just looking south (CAU F15/55)

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Abbreviations in main text

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

1 Introduction

1.1 Background

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

1.2 Project Aims

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

A bid is being prepared for submission to UNESCO by February 2004 (for inscription in June 2005). The bid areas will include the full range of 18th-20th century mining landscape components, including the settlements that were created or rapidly expanded as a result of mining and its associated industries. All mining settlements are of significance to the World Heritage Site Bid - those that fall within the final Bid areas will be covered by the WHS Management Plan, while those that fall outside these areas will form part of the context for the World Heritage Site and will need to be sensitively managed in the light of this.

1.3 Project methodology

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

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

1.4 Date of Assessment

St Just was assessed as part of CISI during winter 1998/1999

2 Location and setting

2.1 Geographical location

St Just lies in the extreme west of Cornwall within St Just parish, the northern half of which was formed into the separate ecclesiastical parish of Pendeen in the 19th century. The town is 7 miles from Penzance, and a mile from Cape Cornwall and the sea. It lies on the coastal plain to the west of the high moorland of West Penwith which separates it from Penzance and the rest of Cornwall. The parishes of Morvah and Sancreed are to the east, St. Buryan and Sennen to the south. It has a town council with the status of a parish council, and lies within Penwith District; see Figure 1.

2.2 Landscape setting

St Just stands on an outlier of the granite uplands, bounded to the west by the sea, north and south by the steep Kenidjack and Cot valleys and with its eastern approach dominated by the tor of Carn Bosavern. The town lies to the north-east of the Carn, on a relatively flat plateau sloping gently to the north-west. The highest point of the plateau before it rises up to the Carn centres on the area of the market place and the Plain-an-Gwarry. The topographical limits of the town have been set by a combination of physical factors, such as the adjoining valley slopes and ancient land-use patterns. The western expansion of the town was at first curtailed and later determined in its form and extent by the continued existence of the churchtown or Lafrowda farming tenement and the wastes and commons to the west of that. Early lode back workings and stream works at first preventing settlement to the west and north, by the early 19th century had become waste grounds ripe for development.

3 History

The medieval core of St Just is represented by the church [4] and the Plain-an-Gwarry [2], probably a prehistoric round (enclosed settlement) in origin. St Just was a religious focus for the small farms and fishing communities of the surrounding parish, with a Holy Well, a church site going back at least to the 5th or 6th century judging by the evidence of inscribed stones, and the Plain-an-Gwarry used for the performance of medieval miracle plays. Mining, although established, was as yet small in scale and worked only to shallow depths. For much of its history, St Just must have remained the fairly quiet churchtown settlement described by Leland in 1538: "*....St Just ys no thing but a paroch chyrch.....(and) divers sparkeled (scattered) houses...*"

The physical remains in the town show that it had already grown by the later 17th century into a small marketing centre, and this was probably in large part from the increasing prosperity brought by tin mining in the area, which as Buller (1842, 65-66) notes paid for the improvement of so many of the surrounding manor houses in the mid 17th century. The town was well placed between the two principal streams in the area to benefit from the extensive milling operations there, so that it probably became a processing, marketing and distribution centre for the finished product. This important period of the town history remains obscure, however.

The town's rapid growth in the 19th century has been well documented elsewhere (see in particular Buller 1842, and Buck and Berry 1996), and need only be summarised here by looking at some population figures.

Census returns from 1801 show that the parish population increased from 2,779 to a maximum of 9,290 in 1861. The greatest increase of 2,380 was between 1831 to 1841 when St Just Town had a population of 2,000 (Buller 1842, 16). The mines of the St Just district employed approximately 2,300 workers (men, women and children) by 1841, representing 33% of the parish population.

St Just in the 1830s more than tripled in area; Buller remarks on the increase in houses and population in the 'last ten years' (before 1842). Certainly, the majority of housing (Chapel Street,

Market Street, New Downs, South Place/Lafrowda Terrace and the first parts of Carn Bosavern) date from that decade, as do the extension and rebuilding of the church and graveyard, and the new Market and Market Street.

The mines surrounding St Just are too numerous and their histories too complicated to deal with here in detail (see Sharpe 1992), but there was a gradual increase in the intensity and scale of exploitation in the late 18th century, with a massive boom starting in the 1820s, and lasting into the 1830s and 1840s. St Just must have seemed like a gold-rush town at this time, and Buller records a large influx of miners and their families from all over the County (Buller 1842, 3,4). By the 1860s, mining was in decline everywhere in Cornwall, and there was a corresponding fall in the population of St Just parish from a maximum of more than 9,000 in 1861 to just over 5,500 in 1901. By the close of the century, nearly all mining had moved away from the immediate environs of St Just, but many miners at even distant mines continued to live in St Just - in the Levant man-engine disaster of 1919, well over half the men killed were from the town.

While the population decline meant that many of the miners cottages were left empty until the mid 20th century, the town itself was prosperous, robust and diverse enough to maintain a relatively good level of prosperity. This was based on money sent home from emigrated miners, the marketing and banking functions of the town, transport and other service activities, and also, to a large degree, on the central role St Just continued to play in a still active and often profitable local mining industry (if much diminished in employment terms). Many of the buildings constructed in the latter half of the 19th century reflect the needs of the already increased population for chapels, schools and public buildings rather than for additional housing. The local authorities' responses to these demands were often belated, certainly provision continued well into the 20th century.

The air photographs of 1946 show that although the council housing and retirement bungalows built in St Just in the first half of the 20th century were only modest in scale and number, there had nonetheless been more housing development in these 40 years than between 1880 and 1907. Post-1946 development has added a modern school, library, car park, some estate housing, and more bungalows.

4 Physical development (Fig 2)

4.1 Pre-industrial/early industrial

The medieval settlement of St Just was centred on the twin foci of the church and the Plain-an-Gwarry, with a star-like pattern of roads, local tracks, and so-called 'church paths' radiating from this central area. A splayed market area developed between the two foci, occupying a level area at the crown of the plateau on which the settlement stands. This market place is probably seventeenth century, if not in origin, at least in its detectable form. The churchyard shows signs of post-medieval expansion to the north. Further expansion of the town in the 18th century took place along Fore Street with some signs of planned development. Less structured growth occurred at the southern end of Fore Street/South Place (then an old established route known as Green Lane), and along Cape Cornwall Street and North Row. There was also infilling of back plots behind Cape Cornwall Street, the north side of the Market Place, and in Bethany Place. Much of this growth was clearly reliant upon and related to the steady expansion of the mining industry in the area particularly by the late 18th century.

4.2 Main Industrial Phase (1820-60)

The increasing population, fuelled by the massive and sudden influx of miners and workers from outside the area in the 1820s and 1830s, led to a huge expansion in the built area of the town between 1831 and c.1845. A new burial ground to the north of the church was required by 1829, which needed expanding again as early as 1840.

There was a combination of planned laying out of streets and piecemeal building of houses. Chapel Street was laid out on an area of old lode back waste dumps about 1830 as a formal link between the old market place and the new Methodist Chapel; the adjoining roads show more piecemeal contemporary development

More formal planning took place to the west of the market place, with the development of Market Street, West Place, Lafrowda Terrace and South Place on part of the ancient churchtown farming tenement known as Lafrowda Tenement; the retention of the rest of the tenement as farmland isolated behind the surviving substantial boundary wall right up to the 1960s had a lasting and profound impact on the topography and development of the town. It is now occupied by the Lafrowda estate, and the central car park, library, fire station and bus station.

To the west of Lafrowda Tenement lay an area of unenclosed common or waste, the New Downs. On this was laid out between 1837 - 1845 a regular grid of streets - Pleasant Terrace, Princess Street, Queen Street and Victoria Row. The miners for the most part built their own houses according to their means, with the result that there are very few regular terraces, and rows show double fronted houses, often with some degree of refinement, next to single fronted cottages, although the number of rooms in each was often the same. The medieval track to Bosorne which crossed the old commons was retained, and although straightened slightly in the interest of what would have been regarded at the time as a desirable regularity of plan, cut diagonally through the development, thus preserving the old route.

At the same time outlying areas were being developed, such as Carn Bosavern, where rows of cottages were built by 1857 on an area of waste and streamwork dumping on the north and west slopes of the Carn. Wheal Cuning and Boswedden Place were built by 1841, both probably built on lode back waste. In the siting of all these early-mid century developments, good agricultural land was carefully avoided, and waste ground or old mined ground utilised.

Building on the south side of the town had scarcely begun by 1841- the land on the site of the present Bosorne Terrace is noted as building ground on the 1841 Tithe Map. Development was in individual streets and small blocks, many of them left incomplete with the falling population of the later 19th century (Carn Bosavern, South Place, and Carrallack Terrace).

While population expansion was met by these series of rows, the service functions of the town were also expanding. The church and churchyard were rebuilt, the vicarage and its grounds expanded, three permanent non-conformist Chapels built (with some temporary use of other buildings), schools and Institutions built. A Sunday school, the Women's Institute and a new burial ground are not surprisingly found around the church, but the institutional, educational and new religious buildings were for the most part in the new roads added from the 1830s onwards - especially Cape Cornwall Street, Chapel Street and Bosorne Terrace.

Perhaps more surprisingly, a large number of barns, workshops and small scale industrial buildings were built in back lanes and backyards - this is particularly so in the Boswedden/Chapel Street area. Despite its increasing urbanisation, the town continued to be fringed by working agricultural land, with farmhouses and barns brought right to the edge and sometimes within the bounds of the settlement area.

4.3 Post-industrial

There was virtually no growth in the Town between 1876 and the 1907 OS 2nd edition, nor even by the 1946 aerial photograph (most of the growth shown on Fig 2 between 1840 and 1908 occurred during the 1840s and 1850s). Properties fell vacant and remained empty up to the 1950s. However, the town still provided the main source of working labour for such industry as continued in the area, and there was limited provision of workers' housing at Cape Terrace (Cape Cornwall Street) and Murray Villas (Carvorrow) in the early 20th century. Despite population decline, schools and various charitable Institutes continued to be built as municipal provision

finally caught up with the mid 19th century population expansion; the church Sunday school was rebuilt in 1881, the Board Schools were built in 1877 and expanded in 1880. Educational Institutes were still being built up to the 1920s, and the many fine late 19th/early 20th century shopfronts and commercial buildings suggest a reasonable level of prosperity and activity into the early 20th century.

St Just continued to serve a large part of the St Just mining area as a service centre, right up to the 1980s. From the 1920s onwards, however, other economic activities had greater influence, and from 1946 mining had all but ceased to be a major aspect of town life. There continued to be a relatively rich farming area centred on St Just, and the engineering, supply and marketing aspects of the farming industry became relatively more important to the town. Although situated in Tregeseal (see report for Nancherrow/Tregeseal area), Holman's Foundry (largely undertaking agricultural engineering) continued to be an important employer in St Just itself until its closure in 1965.

In the post-war period, the service industries, and retailing in particular, became the mainstay of the economy of the town, especially with an ever expanding tourist trade. The largest single employers in St Just now are a large bakery, and the local schools, especially since the establishment of the large Cape Cornwall Comprehensive School. Population began to expand again within the town in the later 1950s, creating a need for new housing for the first time on any scale since the 1840s, with new housing estates at Lafrowda Close, Vounder Glaze and Pednandrea. Recreational facilities for the town also expanded, with sports fields on both the north and south edges of the town (and indeed in Tregeseal just to the north where the St Just Rugby ground is located - see Nancherrow/Tregeseal study). St Just continued to be a sought-after residential centre, with many small infill plots being developed and a new housing estate begun off South Place (recently completed - 1999).

5 Surviving historical components (Fig 3)

5.1 Pre-industrial/early industrial

There is a surprising amount surviving in St Just that pre-dates its main industrial period, although how much of this is truly 'pre-industrial' is a moot point given the long history of mining in the area.

Despite 19th century re-modelling, the Plain-an Gwarry and the group of buildings around the church remain the earliest structures, and together with Market Square, still serve as the central core of the town. The distribution of surviving 17th century and early 18th century buildings around the central area show that the broad shape of the settlement shown in 1809 had already been formed 50 to 100 years earlier. The position and orientation of the 17th century buildings in Church Street suggest that the 18th century King's Arms is an encroachment onto an earlier, broader, market space. These 17th century buildings may have been built as Inns, pointing to a continuity of use in this part of the Town. Well built 17th century/18th century stone cottages are to be found in Fore Street, Cape Cornwall Street and Venton East Square.

What are probably later eighteenth century buildings survive in back lanes and backland plots in North Row, Bethany Place and Church Square/the King's Arms, showing the increasing overcrowding as the settlement contained population expansion within existing bounds.

The east side of Fore Street shows signs of a formally planned late 18th century development, of relatively good quality, and tightly bound by a still prominent continuous wall separating the town from the surrounding farmland. The west side of the street has been more thoroughly redeveloped in the 19th century, but there are contemporary (i.e. 18th century) elements surviving and the early boundary wall on the west side is also still traceable.

5.2 Industrial

The population figures from the census record a greater number of families than houses in the early-mid 19th century, and there survives the physical evidence of the infilling of backyards for cottages. The new burial grounds and extensions to the north of the churchyard that were a response to this increasing population remain fossilised because a later burial ground was laid out at Bosavern.

The sequence of developments in the Town from about 1830 on, particularly the mass of housing, is to a remarkable degree intact, with alterations largely limited to roof and fenestration materials. The outbuildings and workshops associated with the cottage rows are a major survival in the town, particularly in the New Downs area.

By 1871, population decline had set in and the housing stock remained sufficient more or less up to the 1950s, but while there may have been some relative decline in the fortunes of the town, the built environment continued to change, and in some ways to improve, with continuing provision of substantial and prominent buildings, and these survive to form the dominant group in the central area of the town (Market Square and the streets immediately radiating from it). There remain school buildings of the 1880s, Institutions and clubs from 1911 and the 1920s, the drill hall of 1938 and shops and pubs dating from the late 19th/early 20th centuries, with many fine shopfronts. Pre-war housing at Cape Terrace (Cape Cornwall Street) and immediately post-war at Murray Villas (Carvorrow) reflect the slight population recovery early this century.

6 Character

6.1 Buildings (Fig 4)

The size and complexity of St Just as a settlement makes it convenient to break down this description of surviving structures into four zones of development, the boundaries of which are necessarily arbitrary to some extent, but reflect both distinct physical areas, and distinct periods of development. Beyond this are areas of rural development, such as at Wheal Cuning.

6.1.1 The pre-19th century settlement

This includes the churchyard, the Vicarage, Church Street, Church Square, Venton East Square, Market Square, Bethany Place, The Plain-an-Gwarry, part of Cape Cornwall Street, North Row and Fore Street. This area represents the medieval core of the settlement as it had expanded up to the end of the 18th century.

The Plain-an-Gwarry [2] may be on the site of an early medieval enclosure (or 'lan'), as the alternative name for the churchtown tenement is Lafrowda (Lanfrowda), and there is no evidence for such an enclosure around the church [10] itself. The Plain-an-Gwarry is a circular embanked enclosure used for performing miracle plays and games in the medieval period, which may preserve a much older Iron Age settlement site or round. Described in the 18th century as having an earth bank, terraced on the inside face, and an outer ditch, the site was much altered in the 19th century, the ditch filled in and the earth bank revetted with stone around the outside. It was used for annual rock-drilling competitions in the 19th century, and there are a number of large granite boulders in the site, and built into its walls [3a, 3b].

Interestingly there is also a circular field immediately to the north of the vicarage shown on the 1841 Tithe map, part of the vicarial glebe, in close proximity to the now lost holy well of Venton East [20] (i.e. Venton Just), which may be an alternative site for the place-name 'Lanjust', previously thought to apply to the church site.

The early medieval topography of St Just, no matter that it is difficult precisely to disentangle now, still clearly underlies the modern layout of the town and explains the notable separation of the vicarage from the church and the rest of the town. The vicarage [45] is a foursquare granite built hipped house, at least 18th century in origin, and much altered since. As part of an extensive

building campaign in the town, it was added to and altered by the Reverend John Buller (Datestone:- *J. B. Vic. 1827*). A mid 19th century range of barns and farm buildings [283], now partly converted to domestic use, lies to the south-east. There is a group of medieval crosses and other stone monuments and artefacts in the vicarage grounds [17], [19], [22], [24], mainly collected from different parts of the parish and placed here as garden ornaments in the 18th and 19th centuries.

Although with evidence of Christianity on the site dating from the 5th century (in the form of inscribed stones such as [5]), the church [10] as it stands is basically 15th century, all built of regular granite blocks, with a three stage west tower. The detailing of the building is of a standard type found at that date throughout Cornwall, although some of the fittings within the church are of wider interest [5], [8], [9], [11], [13], and there is a good series of crosses, [7], [14-16], [18].

Buller, who was vicar of St Just from 1825 to 1846 and wrote the standard contemporary account of the town (Buller, 1842), was associated with other building works in the town, especially those around the church. The chancel that he inherited was earlier than the main body of the church, having been rebuilt in the 14th century, but he found it necessary to rebuild it again in 1834 [12]. At the same time, the churchyard entrance gates and southern walls [34] were reconstructed; the lower step to the south gateway has the numbers '36' just visible to the (west); not obviously visible on the east end of the step is the expected '18'. The west side of the churchyard wall has a blocked gateway leading to Church Square [285] beyond which is the pre-19th century wall; of large squared stones, with some very large boulders as footings in the northern wall.

Buller was presumably also involved in the purchase, laying out and enclosure of the new graveyard. The first graveyard extension was in 1829 - this may be the north-ward extension of the churchyard [237], or it may be the completely new burial ground laid out to the north of the church [179], with the associated stiles [153, 240]. This new burial ground may date, however, from the second extension of the burial grounds in about 1840. The distinctive construction method of the enclosing wall, with its use of long, thin, horizontally laid stones, like a drystone wall, may be a useful dating tool for some other walled enclosures that are important features of this area, such as the large buttressed walled enclosure to the east of the church [108], which has been suggested as a town pound (Buck and Berry, 1996, gazetteer item C07). It could alternatively be the '*...garden wall, recently built...opposite to the east end of the church*' mentioned by Buller (1842, p.21) as containing an old carved stone head. Other similar walled enclosures include the garden to the south east of the church [173], where the single storey outbuilding [172] is the remnant of a 18th century/19th century complex considerably older than the current ashlar-fronted late 19th century house [171]. The walled yard [123] built around the market house [51] is of the same type; the market house was built just before 1841, the yard just after.

The small, now breached, enclosure in Bethany Place [196] has different construction details and looks to be a much earlier structure. This small back yard structure, together with other surviving 17th and 18th century structures allow a convincing reconstruction of the shape and density of development within the constricted site of the pre-1830s town. The two 17th century buildings either side of church Street [35,38] indicating the funnel shaped approach to the church, have constructional details which help identify other buildings of similar date. They are long, low structures, presenting their longest sides to the road, of one storey and attic, with semi-dormers or small square upper windows, built of roughly coursed, thin, rough-dressed granite with relatively thin and irregularly shaped lintel stones. A prominent feature is the large corniced stone stacks, and both have scrolled parapet gables. No 4 Church Street [35] has blocked chamfered mullion windows in the east gable - the supposed re-use of a cross shaft [16] in one of these windows is debatable. Many of the same features can be seen in no. 1 Venton East Square [177], although heavily overlaid with mid 19th century prettiness and alterations. No. 34 Fore Street [119], has

similarly been given picturesque red brick bargeboarded gables in the mid 19th century, when the upper windows were raised up.

St. Just Tea Rooms [4, Cape Cornwall Street, 129] is also 17th century, while the adjoining 2 Cape Cornwall Street [128] although showing much the same features, is a slightly later addition. Number 8 Cape Cornwall Street [130], although rendered, shows the same proportions as these earlier structures, and must pre-date the later 18th century cottages built in its back yard (nos. 38-41). A possible chamfered stone mullion or jamb was re-used in the central first floor window of the mid 19th century 22 Cape-Cornwall Street [131] which may stand on the site of a building shown on the 1809 OS survey drawings.

The above description of 17th century/early 18th century survivals is important, as it shows that St Just had probably already expanded to the size shown on the 1809 map by the mid 18th century. The increasing prosperity and population brought by the first phase of intensified mining activity in the mid/late 18th century led to much infilling within this framework, and probable severe overcrowding which helps to explain the sudden explosion of building activity in the 1830s; there was simply no way to absorb a sudden increase in population. Encroachment took place onto the Market Place, seen in the overlapping and projection of the later 18th century King's Arms [37] in front of 4 Church Street [35]. Development of back plots was mostly with cottage pairs and short rows of the type to become the familiar mid 19th century pattern. Examples include 38-41 Cape Cornwall Street [130], Church Square [32,33] and Bethany Place [108], including probably the earliest phase of what are now farm buildings, [198].

The development sequence of North Row is more difficult to untangle, but the old Methodist Meeting House [151] is mid 18th century, reputedly built for the first Methodists in St Just and visited by John Wesley himself, although it looks like it may have manufacturing origins rather than being built from the outset as a Meeting House. The ruined gable attached to 22 Nancherrow Terrace [150] is probably c.1800 at the latest, and gives a rare insight into the constructional techniques of these early cottages. Given the shape of the street which clearly curves around an obstacle of some sort, the mid 19th century 10-18 North Row [162] was probably built on the edge of a former area of waste and dumps still extant when the Meeting House and its neighbours were built. The buildings on the east side of Bank Square [164, 165] and to the north of Market Square would repay further investigation, particularly [290], as they seem to retain earlier structures although now with heavily altered exteriors. The north-west to south east parallel orientation of this whole area may preserve some of the earliest plot boundaries or routes to the church predating the formation of the Market Square.

At the same time as this generally lower status infilling was taking place, the settlement was expanding to the south, and the east side of Fore Street is a planned extension of relatively high quality late 18th century/early 19th century houses with some pretensions to style, typified by the Star Inn [36]. There is a marked similarity of scale and detailing, particularly in the stone stacks and regular fenestration proportions and the regular and limited depth of the back yards enclosed within a continuous back wall [245] separating the plots from the farmland beyond. This regularity distinguishes this group [36, 111-113] from the west side of the street, where development may have been earlier and more piecemeal. The regular extension of the east side of the street continued into the 19th century with a good mid 19th century row [116]; no. 14 [114] is a large, rendered building with substantial Doric porch set behind a walled forecourt, sometime used as Cinema. Shop fronts on this side of Fore Street are generally crude insertions, but nos. 3 & 4 [part of 111] are a good early 19th century symmetrical pair. The west side of Fore Street shows much more piecemeal development. It had probably already reached South Place by about 1800 [246] there may have been a separate hamlet grouped around the well in South Place [276] - the house used in the 19th century as a schoolhouse [206] may have 18th century or earlier origins.

6.1.2 19th century alterations of the early core

Although there is some evidence of an element of planning in the continuous back wall of the tenements [283] on the western side of Fore Street, and the rears of several properties on this side suggest 18th century origins, much has been rebuilt in the 19th century and early 20th century, giving a particularly good sequence of late 19th century shopfronts [118,121,122].

Market Square shows best the various stages and levels of change in the town. The 17th century origins are clearest at the east end close to the church [35,38]; the structures of nos. 1 & 2 Market Square [198] may reveal a similar origin, although the current frontages are relatively modern and of little interest. Nos. 3-4 [169] show early 19th century alteration of a probably earlier building, like the adjacent King's Arms [37] probably an encroachment onto an earlier space. The south and western sides of the Square are entirely 19th century in their current form; The Wellington Inn, a particularly fine ashlar fronted Classical design [39] and the adjacent no. 8 [180] are about 1841, the adjoining blocks, including a former bank [181] and nos. 12-13 [183] are about 1900, the block opposite to the west [182] not much earlier. There is a clear demonstration here of the continued prosperity of the Town well beyond the mining failures and depopulation of the Town in the 1870s. The quality of design and detailing of many of these buildings is a notable feature in a part of Cornwall where most buildings are of simply detailed granite rubble.

While the north side of Cape Cornwall Street is part of the Chapel Street developments (see below), the south side is very much part of the old town centre, with its many older cottages [127, 128, 129] and substantial early-mid 19th century houses [134, 131] and a walled garden like those around the churchtown [135]. The stuccoed mid 19th century Trelew House with its outbuildings [134] and its detached walled garden opposite with its very fine entrance gate piers [135] is a town-edge villa built on what must have still seemed at the time the outside bounds of the built-up area.

Set amongst these residential buildings are the imposing Institute of 1928 [53], the mid 19th century Methodist School and Manse [49, 54] and the Board schools of 1877 and 1880 [50, 69, 70]. These last, although low and spreading, are important visual elements in the street, and good examples of the simple vernacular revival/Gothic detailing of the Cornish Board schools of the period.

6.1.3 Market Street, Bank Square and Chapel Street

By the 1830s, expansion of the Town was clearly required; the earliest efforts seem to have been to extend the existing urban form. To the west of Market Square is one of these mid 19th century planned developments. Market Street was almost certainly cut through existing tenements to give access to the Market House [51] built for the town shortly before 1841 by James Trembath of Sennen, the owner of the Lafrowda Tenement. The enclosing wall to the yard was added shortly afterwards [123].

There is a clear stylistic and constructional similarity between the stucco buildings in this area, with Greek revival enrichments, suggesting they were all built at the same time, and probably all for Trembath, shortly before 1841. This group includes the Commercial Hotel [40], Penlee [42] and nos. 1-2 Market Street [41], the present Co-Op [124] and 4 Bank Square [125]. Trelew House [134] in Cape Cornwall Street and houses in Regent Terrace, particularly number 13 [302] are outlying examples of the same fashion.

Number 3 Bank Square [166] has similarities, but lacks the Stucco detailing, having exposed granite on the side walls. Both it and its neighbour [167] were laid out but not yet built in 1841. Numbers 1 and 2 Bank Square may have earlier origins [164], but in their current form, especially no. 2 [165] are mid-late 19th century. Together with the irregularly planned way the radiating streets to the north and west end in Bank Square, these details suggest that Bank Square, compared to Market Street or Chapel Street, was a slightly later, more informal development.

Chapel Street was laid out on old mining waste ground as a formal link between the Market Square central area and the new Chapel [28]. The chapel was completed in 1833 and extended 1866 together with new boundary walls and railings [257]. It is grand but not very innovative and a typical product of the period. It was clearly designed for the street - this large box-like building when seen from any other angle but Chapel Street is impressive, but not pleasant. Chapel Street, judging by the quality of buildings on the slightly earlier north side (largely complete by 1841), was intended to be a grand and respectable part of the town. The listed buildings with their ashlar granite and fine detailing [29,30] indicate this, as do other unlisted double fronted houses in the row; surviving sections of good quality granite paving are outside some of the best houses [255a, b, c]. The Lafrowda Club [31] was founded in 1842 as the Literary Institute; it is an impressive Greek revival building, much more fashionable, urbane and architecturally significant than other contemporary buildings in St Just, the Chapels notwithstanding. The end building on the south side [148] was possibly always a bank, although c.1900 in its present form. The south side of the street was generally built with much humbler cottage rows, completed slightly later (by 1857). Whether this was the original intention or whether the scheme got overtaken by the need to house the massive influx of workers is not known.

As part of the Chapel Street development, Boswedden Road, and possibly the line of the current B 3309, may have been adapted as back lanes to the main development and straightened to provide radiating vistas from the focal point, probably a deliberately created pinch point at the north western exit to Market Square. Nancherrow Terrace [148] Cape Cornwall Street [132] and North Row [161,162] may have been part of this process, but it is equally possible that Chapel Street was conceived just as a single road, with all the other development growing up piecemeal around it. Bank Square certainly appears to be a rather informal space, with an uncoordinated group of buildings around it; the north side has the granite cottages and shops of the Chapel Street developments [144], [146], [162], the south side with the stuccoed villas of the Trembath improvements [124], [125], [166], which included the new market street, and the west side with the Plain-an-Gwarry [2], and the war memorial clock tower of the 1920s [126].

Infill continued in the back streets around Chapel Street throughout the later 19th century, with domestic cottages [138,139,140, 142, 297] and workshop and industrial use. The back streets in this area became one of the principle centres of non-residential and non-retailing activity in the town, with surviving barns [163, 160], workshops and other ancillary buildings [143,137,139,147,136,141,142,158,159] a process continuing well into the 20th century with the Steam Traction sheds in North Row [157], and an industrial shed, now garage [296] opposite Nancherrow Terrace.

This area also became a focus of communal functions in the expanding town, with the Literary Institute [31], old Fire Station [139], the Drill Hall of c. 1862 [47], now the Town Hall, the old Band Room [136], the only pub away from the Market Square, The Miner's Arms [161], and of course the Chapel and its expanding burial ground [256].

6.1.4 New Downs.

Laid out on the former common lands/waste of Bollowall Manor (as Bosorne Street to the south was laid out on the commons of Bosorne Manor), this grid of new streets was adapted to the shape of the area enclosed, hence while Queen Street [73], Princes Street [79] and Victoria Row [68] form parallel lines, Pleasant Row [83-85] diverges slightly from this north-south grid to follow the field boundary. The medieval track to Bosorne that crossed the old commons was retained, and although straightened slightly in the interest of what would have been regarded at the time as a desirable regularity of plan, cut diagonally through the development, thus preserving the old route. The remnant of a medieval cross [23] built into a wall on the roadside may be approximately in its original position, and suggests that Bosorne Road could have been a medieval 'church-path' - such paths were often marked out by crosses at boundary points and road

junctions. While the rows occupy the western half of an area of old common grazing land, the eastern half seems to have been set aside in 1841 as open ground, although later partly used for the schools [50], [69 & 70].

This grid and the buildings on it can be relatively closely dated, since the 1841 Tithe Map appears to show the streets not yet completely developed, the names of the streets (Princess, Queen, Victoria) suggest a time frame around Queen Victoria's accession in 1837, and one cottage pair [82] bears a rare date (1841). Princess Street is the only fully complete street, and may well be the earliest, which is probably why it is the only one to contain substantial double fronted houses, with some ashlar and architectural ornamentation [80, 81], as well as an almost complete run of front yards - it is clear from the 1876 OS map these always existed. Later streets seem to have been developed quickly, simply, and with humble cottages for the rapidly expanding population.

The New Downs development, and the slightly less regular extensions to it along and off Bosorne Road [72, 77, 78, 86, 95], form the largest single collection of miners' cottages in the whole district, and show a wealth of detail and character despite an overall homogeneity of type and materials. There is variation in treatment of the granite walling, with some render, a wide variety of styles and details, and sizes of cottages. Each cottage had outbuildings within the small back yards, some of which were clearly commercial rather than domestic in use, with evidence of stables [90, 92], warehouses [91] and workshops [67, 87]. There is a wealth of building fragments and old structures built into the yard walls, and elements of the street ephemera of a planned township, such as stand pipes and recesses [74, 75].

At the south end of Queen Street, stood a Chapel (1843) of the Bible Christians, a largely working class sect, of which only the enclosing walls facing the street survive [261], the plot now being occupied by modern houses. This seems to have been a small scale attempt to reproduce the visual effect created by the Methodist Chapel in Chapel Street.

6.1.5 The southern streets

Although many of the rows and development in the southern part of St Just were started as early as the Chapel Street and New Downs groups, they were by and large slower and more piecemeal in development, so that with the end of the mining boom in the area in the 1850s, and 1860s, many of the rows were left unfinished.

South Place is an ancient route, formerly known as Green Lane, with elements of an old hamlet around the junction with the main road - the former schoolhouse [206] has details which suggest an 18th century or even earlier origin, and the cottages at the southern end of Fore Street [246] grouped around a well [276] also have the scale and proportions of an 18th/early 19th century build. There is some suggestion that there may have been lode-back dumps in south lane (Sharpe, 1992, 183-4), which would help to explain the development of rows here. Certainly the Carn Bosavern rows were built on waste land, much of it probably associated with old tin-steaming works.

After the rows were begun here in the 1830s (Lafrowda Terrace [185], South Place, [187], Carn Bosavern [204]), the area continued to be quite distinct from the more urban central area close by in Fore Street. Instead, it was similar in character to the other industrial areas of the town, such as Chapel Street and New Downs, with a mix of housing, a smithy [25], a chapel (the site of which is in the closes opposite Lafrowda Terrace [247]) and workshops and barns [230, 249, 250]. The rows themselves show the same mix of double fronted and single fronted cottages, all with a superficial similarity, but with slight variations in height, width and detailing that distinguish them from the true terrace, and all set behind small, walled front gardens.

A linked development was that of Bosorne Street. This is, like the New Downs group, a mixture of humble cottages [60, 62] and at least one quite grand classically detailed ashlar house [64] with workshops and yards [63]. At the west end a pair of stuccoed coastguard cottages was built

towards the end of the 19th century [52]; at the time they stood very nearly in the fields by themselves, and looked out on uninterrupted views to sea, paying scant regard to the industrial town behind them, and the typical materials and detailing of the other houses to be found there. The Free Church (Congregationalist) [48] in Bosorne Terrace is a prominent and interesting building, dated 1863, part of a good group with its railed yard and school building [66], standing rather isolated as it probably always has done in this unfinished quarter of the town. It seems to have been part of a slightly higher status area developed in the 1860s, with stuccoed villas [191, 192, 59, 186], and with a large and suitably grand arched water stand pipe recess [188].

Most of the rows in this part of the town, apart from the earliest (Lafrowda Terrace), show signs of being incomplete after a first flush of building. Associated with this is the only evidence of speculative building in St Just, with the later (1841-57) eastern half of Carn Bosavern row [205] being the only true terrace in the town. There appears to have been a lull in the late 19th century, until after 1900 when this area again became the most sought after residential part of the town. Many earlier cottages were altered or rebuilt [298], often with quite large houses with bay windows [208], and many new large houses built on the high ground along the western slopes of Carn Bosavern [211-217], all to take advantage of the splendid views, and to be upwind of the noise and smells of the town centre. The result is that with the secluded access lane and walled gardens [227, 228] of Carrallack Terrace, this area has more of the quality of a seaside town, reminiscent of Penzance for instance, than of a mining town. It continued to be one of the few parts of the town which saw new housing throughout the early 20th century [291], most recently with the unfortunate spread of bungalows along the foot of Carn Bosavern, and the continued development of urban facilities, with a new Hall in 1911 [220], a new drill hall in 1938 [221], and continued expansion of the late 19th century burial ground [269].

Carn Bosavern itself has been exploited for tin streaming probably since the 16th century (Sharpe, 92, 183), and quarry remains are still extensive [270-272].

6.1.6 The rural outliers

The roads running west through New Downs led out to the main mining areas of St Just, of which very little close to the town now survives. There are, however, groups of cottages that were associated with the mines and still stand, and which are more like the typical small rows and smallholdings found in the surrounding mining area than those in the town. Wheal Cunning [103] is a short row set in large gardens and on the edge of the old mine site, it is probably one of the oldest rows in the town. Boswedden Place [98] is superficially more similar to the typical St Just rows, and is built on top of an old lode-back dump. It was successfully extended to the north by the good, rendered, well and simply detailed Coastguard Cottages of 1949 [99]; it has been less successfully extended to the south by overlarge and poorly detailed recent houses.

Bollowal Place [96,97] is a mid 19th century group of cottage/smallholdings, informally grouped with good outbuildings around a few paddocks, which has been encroached upon by 20th century expansion of the town. Goldings Farm, although much altered in the early 20th century, appears to be another of these mid 19th century smallholdings in origin. Although the creation of miners' smallholdings on enclosed common grazing lands is generally an earlier form of workers' housing in the St Just area than the building of the long rows of cottages, both Bollowal Place and Goldings Farm are built over the western half of the same manorial waste (Bollowal) as the New Downs streets, and show that smallholdings were still being created at the same time as the cottage rows were being built in the town.

The mid 19th century pair of cottages in Boswedden Road [105] was also well outside the town boundaries until the 1960s, and although seemingly urban in nature, being a well-detailed symmetrical pair, originally with small railed front gardens, here as well there is a smallholding attached to at least one of the pair.

6.2 Spaces, views and panoramas

The immediate approaches to St Just nearly always reveal a clear demarcation between the built up area and the surrounding fields - particularly since all the traditional cottages and houses on the east and north look in towards the street and have strong rear walls bounding the plots. It is possible to see the attraction for 19th century topographers who portrayed St Just almost like a picturesquely fortified hill-top town. Even to the south and west, where the miners cottages tend to look out over the fields to the mine sites, their long ranks and front walls have a rampart-like appearance quite clearly separating the town from its surroundings, with the seaside resort-like villas of Carallack Terrace looking out from their vantage point. Now that the mining remains are less apparent in the landscape, St Just looks more like an agricultural market town, especially from the main approach from the east, with a farm complex nestled right up against the Churchtown. From the west, seen from mining remains around Carn Glouce/Bollowal, the different mining character of the town is still just about evident. Twentieth century developments have in almost all cases weakened this strong demarcation line, recognised in the late 19th century by the series of town boundary stones ringing St Just which still survive.

Within the town there is a combination of spaces and accidental and contrived views which largely focus on the Church Tower, for instance from the Market square, or from Bank Square, or from unexpected views such as that along the rear service road to Carallack Terrace/Carn Bosavern Close. The whole panoply of the town is visible from Carn Bosavern, so that the backs of prominent buildings are seen to be as important as their street frontages, and the roofscape and the grain of the town takes on a much greater importance than in many other similarly sized towns.

The gently curving and architecturally interesting line of Fore Street, leading to the climax of Market Square with its series of grand buildings, is almost a text-book example of good urban design and form, which makes the poor quality of the streetscape and of some of the shop fronts and buildings in the Square all the more of an intrusion.

The central area of St Just is less about streets than about a series of interlocking spaces, both formal and informal. Running east to west are: Venton East Square; the churchyard; Church Square; the Market Square; Market Street; the greatest disaster in the town, Lafrowda Close; and finally the School playing field at West Place/Victoria Place, this latter plays an important visual role in the setting of the surrounding streets, and is indeed designated as an Open Area related to a Settlement in the Penwith Local Plan. Lafrowda Close, now a desert of car parking and unenclosed council housing blocks, was until the mid 20th century a working farm, with the town surrounding it on all sides, and was a unique feature of St Just, whose spatial qualities could have been retained, and could still be enhanced. From Market Square, the gateway group of rendered villas around the Co-Op store leads into Bank Square, and the Plain-an-Gwarry. Bank square is an informal space that does require some planing to make it work as a place; attempts so far have failed.

From Bank Square is the most obvious set-piece townscape of Chapel Street leading to the Methodist Chapel. The radiating pattern of roads here is partly accidental and as such does not quite work in formal townscape terms. Chapel Street has a curious mixture of the grand and formal and humble cottages, while the other roads, although all with interesting views both into and out of the town, are a curious and sometimes unsatisfying mix in townscape terms - Cape Cornwall Road has very important individual buildings along it, all of which, however, fail in some measure to provide the focus of views along and into the street.

On the edges and in the back lanes of these informal and formal spaces and vistas are groups of commercial workshops and outbuildings, and the rows of cottages that add another urban layer onto the interest of the town. The rows were built either as relatively random accretions on available land, usually old mining waste, as in North Row, West Place, Carn Bosavern, and the

Lafrowda Terrace/South Place groups, or as part of a concerted development, particularly the Chapel Street group, and above all the New Downs development, a unique series of tightly spaced roads and alleys more like a northern industrial town than Cornwall.

These back areas and rows were not laid out for vehicle access, often access alleys were scarcely wide enough for pedestrians, some are still only accessible by footpaths, and it is often difficult to tell whether these are public paths or private access lanes. St Just is, indeed, a uniquely pedestrian town with only one main road running through it, and all other roads eventually ending at the coast or nearby hamlets. There is a network of pedestrian routes through the town, and over a good and important series of stiles out into the countryside, often preserving ancient church-paths, and old miners' paths. This means that St Just is well connected to its surrounding countryside and gives the town a great degree of permeability; the access into and out of the town, the glimpses along the paths, often focusing on distant mining sites (notably the Wheal Owles engine house) add incalculable interest to living in and moving around the town. On approaching the town along the paths, one nearly always passes through the gateway of a stile and boundary stone, becomes drawn into the town centre past rows of villas and cottages, and usually ends up in the Plain-an-Gwarry/Market Square/churchtown area.

The preservation and protection of this network of roads, lanes, alleys and footpaths is essential to maintaining the special interest of St Just. The network not only creates much of the unique character of the town today, it is also a vitally important aspect of the history of the settlement and its growth and development, from being a churchtown serving local farming and manorial sites (such as Bosorne Road, or Boswedden Road, or the church path down past the vicarage to the Holy Well site), to a centre for the mining sites surrounding the town - the great number of footpaths passing out into the countryside, often with carefully constructed stiles and steps [286-288], were well used miners' paths.

6.3 Landscape

St Just stands at the eastern end of a gently sloping plain leading to Cape Cornwall and the sea. The churchtown stands in the shelter of Carn Bosavern, on the lee edge of the plateau as it begins to dip down into the Kenidjack valley. Most of the mining activity near the town took place on the plain west of St Just, and yet there are few obvious remains today, so that the town seems to be divorced from its industrial past, even though during the 18th and early 19th centuries mining was carried out right on the edge of the built up area.

Despite post-war development on the fringes of the town, distant views of St Just town have scarcely changed since the mid 19th century. From the east and south the craggy top of Carn Bosavern has always been the dominant sight. Since the 1840s this has been crowned with the row of miners' cottages - even from the south at Kelynack and the west towards the coast the roofs and chimneys of the topmost houses are visible on the skyline. Beyond the edge of the built-up area, however, the 20th century has not been kind to the wider setting of the town - the reservoir and communications masts only serve to reduce the apparent scale and dominance of the Carn, although the great barrel vaulted roof of the 1938 new drill hall adds an interesting period flavour to the view.

The distant views of the Town from the north and east are amongst the most dramatic of any, with the focal points of the Church Tower and the isolated bulk of the Methodist Chapel standing on the edge of the steep slope of the Nancherrow Valley. The Tower especially, seen against the backdrop of the central built up part of the Town, is a landmark for many miles around, and the ridge-line silhouette of St Just is one of its most enduring and endearing features. The increasing use of bright, white render on some of the buildings on the northern edge of the town, and the building of the Pednandrea estate to the north-west of the Bakery, has unfortunately diminished some of the quality of these views.

6.4 Materials and Local Details

Although by and large a granite-built town, there is some variation in the finish and techniques used, varying with both age and status. The earliest buildings use moorstone, but this is often finished to a high degree - the church is the most obvious example of this. The religious, commercial and grand residential buildings of the central area utilise ashlar and cut and dressed granite, while most of the cottage rows use roughly squared and coursed blocks. Considerable variation is shown even on contemporary adjoining buildings - a reflection of the way each miner built his own cottage. One of the distinguishing features of St Just is, however, the use of stucco, especially with incised Grecian details on many mid 19th century buildings. This gave, and still gives, an urbane quality to St Just that distinguishes it from the neighbouring villages and links it to the contemporary fashions in Penzance, and even Truro. Even some of the relatively humble cottages are rendered, although it is unlikely that this was more prevalent in the past than now - it appears to be more of a 20th century phenomenon, unless on buildings with some pretensions to ornament and grandeur.

Roofing material was traditionally slate, and much still survives, especially on the outbuildings of the cottage rows, where there has been less pressure for re-roofing. Modern roofing materials do not compare with the qualities of Cornish slates, and even alternative natural slates stand out as too dark in the important roofscape of the town - some types of mineral slate may be more acceptable.

Modern buildings are by-and-large finished in spar chipping pebble dash, a material that has no place in St Just, despite the one or two late 19th century examples, since these have carefully ornamented rendered surrounds and moulded details, and are part of the 'polite' architectural tradition in the town. Use of stone facing, while to be welcomed, has generally been poorly detailed, and only superficially applied.

The urban ephemera of St Just would form a subject worthy of study in itself. There are small but important areas of old road and pavement surfacing noted in the gazetteer. The town is ringed by a series of boundary stones and stone stiles, often built with large flights of broad steps that points to the continued importance of pedestrian traffic along the footpaths throughout the historic period.

Water supply was provided by the Holman family of the Foundry at Nancherrow; some stand pipes survive, while the sites of others are marked by recesses in the yard walls of cottages, or by public wells and conduit houses. From 1863 Holman's also supplied gas lighting to the town from the Town Gasworks attached to the Nancherrow Foundry. This was both for public street lighting and for private use, as a series of gas inlet pipes surviving in front of cottages in Fore Street [115] testifies.

Some other cast iron products of the Foundry survive in the form of grating, and at least one half-bollard or glinter post [281]

Linked with the network of lanes and alleys are the often high enclosing walls of the surrounding yards, so that one of the overall impression of St Just once one moves away from the open central spaces is a contrasting intimacy and enclosure in the residential areas and back lanes. Walls still enclose large gardens and yards and the market yard. The old Lafrowda Tenement also retains much of its enclosing wall, which incorporates an inscribed marker stone, probably re-used from elsewhere and at least 17th century in origin [116]. Walls also enclose discrete blocks of development, like the 18th century or earlier developments along Fore Street. These same walls have already been noted as of importance in defining the boundaries of the town, and are one of the single most important elements of its character.

Although the cottages built in the 1830s in St Just show the same overall range of techniques, styles and materials as those in the surrounding villages, there is a notable early widespread use of

red brick for the stacks, and a tendency to use rubble stone rather than the squared and dressed blocks often found in the villages. This would appear to have something to do with the availability of materials in the boom time of the 1830s. There appears to be less inclination to use ashlar, arched openings and moulded details even in fairly large cottages after the 1830s, presumably as the exigencies of building large numbers of cottages became paramount. The later, easternmost cottages on Carn Bosavern [205], although probably built within less than ten years of the earlier range [204], are generally much smaller, simpler, with less variation, indeed this is one of the few real terraces in the town.

One of the most charming local details is the number of small shop fronts inserted into buildings, which are in effect enlarged windows given a moulded timber frame and surround, but lacking the stall riser normally expected - good examples are on items [111] and [127].

7 Designations

7.1 Scheduled monuments (Fig 4)

There are three Scheduled Monuments within St Just - a medieval cross [15] (SAM 586) in the churchyard, another in the vicarage garden [19] (SAM 742), and the Plain-an-Gwarry [2] (SAM 26). The latter has an obvious importance to the town as a whole and even to its industrial history - it was one of the reasons for the growth of the town and the attraction here of market functions, it continued as a social focus even into the 19th century, and was a major topographical feature influencing the development and layout of the town. The site also includes a series of drilled stones [3] - more are incorporated into the rebuilt walls of the amphitheatre - which resulted from drilling competitions held here by miners in the 19th century.

7.2 Listed Buildings (Fig 4)

As elsewhere in the St Just mining district, the Statutory list is in need of review, the area was not surveyed in the 1980s Resurvey of Cornwall. The listed buildings in the town reflect an approach to listing now somewhat dated, focusing on age and polite architecture - the church and crosses [4,15,19] are an obvious example of the age criterion. Although some of the buildings relevant to the history, and especially the mining history, of St Just are already listed, this is only as an incidental consequence of their age or architectural value, and there is no recognition in the listing as a whole or in the individual descriptions of the buildings of the industrial past in St Just. Thus the small group of cottages in Church Square [32,33] is listed because of their 18th century date and picturesque grouping with the church, as are the two 17th century cottages [35,38]. The four public houses around Market Square [36, 37,39,40] are also all listed, again because of age and architectural distinction and their grouping around a central space, together with Penlee [42] and 1-2 Market Street [41] (similarly detailed to the Commercial Hotel) and the K6 telephone kiosk [43]. A similar architectural and townscape bias is shown in the listings in Chapel Street [28,29,30,31], again with the fortuitous side effect of preserving at least two of the most important functional buildings associated with the industrial town (the Chapel and the Literary Institute, now the Lafrowda Club). The dated, carved guide post at Carn Bosavern [44] is perhaps the only exception to this bias.

7.3 Conservation Areas (Fig 4)

A CA was designated in 1972, and extended in December 1995. An Article 4 direction was made in 1979 to control development on domestic buildings and within curtilages. This Article 4 needs reviewing, particularly in the light of the recent Shimizu case, revised statutory directions on CA controls, and the introduction of the dual system for Article 4 directions which has fundamentally altered the types and level of control over minor works, particularly demolition, and makes a full and detailed survey of those elements needing control an immediate imperative.

7.4 Other designations

The whole of St Just lies within an AONB, the Heritage Coast, an AGHV and an AGSV. Market Square/Bank Square is designated in the local plan as a Town Centre subject to specific Local Plan Policies (TV-17, TV-20, TV-31), and the Cape Cornwall Junior/Infant School playing field in the centre of the town is designated an Open Area related to Settlements. The playing fields north of Cape Cornwall Road, near Boswedden place, are an area of recreational importance, although curiously there is no similar designation on the football club and recreation ground on the south side of the town. St Just is also covered by a number of policies in the local plan aimed at specific types of larger, more complex settlements, and there is a specific section in the Local Plan referring to St Just (7.3.134-137).

8 Current issues

8.1 Current uses

St Just is still a major employment centre in the area and the main centre within this remote western part of the District, and despite competition from Penzance, provides a range of services and outlets for the surrounding villages boosted by the important seasonal tourist trade.

There are various relatively small-scale motor and engineering businesses in the town, together with a slaughter house and Warren's bakery (the largest employer), as well as the extensive retailing businesses, including five public houses. Facilities include a Health centre, library, Fire Station, Police Station/houses and a Town Hall serving both the Town (a Parish Council) and the District Council. There are a number of Clubs and Institutes both national (Royal British Legion, Women's Institute) and local, and extensive sporting facilities, including football, cricket and rugby clubs (the latter at Tregeseal). The parish church and two non-conformist chapels are still active and relatively prospering. St Just is in many ways most notable as an educational centre, especially with the big Cape Cornwall Comprehensive School complex, which is physically dominant and provide employment and facilities. Indeed, the town centre in school term time is, especially at lunchtime, dominated by the sight and sound of school children of all ages.

For all these reasons, and despite the overall decline of industry at a relatively early stage, and the continued problems of high unemployment in the area, St Just is a much sought-after residential area, particularly given relatively low housing prices and its location near the spectacular coastal scenery around Cape Cornwall.

8.2 Forces for change

Because of statutory and local designations in the town and its surroundings, Local Plan policies have been aimed at containing growth within the current bounds and limiting commercial and retail function to those sites and areas already in operation. At the same time, increased housing provision is likely to be met within the current boundaries of the settlement.

This means that there is likely to be increasing pressure on some sites currently occupied by non-residential buildings, either for conversion or for redevelopment. Such sites are numerous, and the potential change to the appearance and character of the town could be devastating - the recent development near the Methodist Church in Chapel Lane demonstrates this, and applications are current (March 1999) for conversion of the farm buildings in Bethany Place to holiday lets.

An Action Team has been formed to formulate a programme of improvements for the town, particularly to integrate tourism related projects with local initiatives concerned with the mining heritage, and to look at townscape improvements in the central area.

8.3 Extent of loss

Given the slow pace of change in St Just during the 20th century, there is thankfully a great deal of survival of the historic fabric and character. Alterations to fenestration and to roofs are as

common in St Just as elsewhere in the area, despite the Article 4 direction that has been in force for many years, but the building types are generally robust enough to survive such alterations. They have been particularly destructive, however, when applied to those buildings that rely on a more formal quality of design, detail and proportions [64, 65, 134].

Twentieth century housing developments, while rarely leading directly to the loss of historic fabric, have in almost no cases added to the quality and special character of the town, although there are many individual design elements in the various estates that could be brought together to make for successful development, such as a tight terraced form, retention of stone boundary walls and hedges, and use of simple proportions and outlines and traditional materials.

Lafrowda Close is a special case, one which sadly defies description. It is in need of an urgent enhancement programme. Its unattractiveness is particularly unfortunate given that it occupies an area that was until the later 20th century a distinctive open space within the town.

Most of St Just's visual and physical problems are related to the management of the street scene, be it parking in Market Square and Bank Square, inappropriate traffic management and kerb-line schemes in Bank Square, or poor surface treatment in Venton East Square, where the harsh tarmac surfacing and lack of edge detailing have a deadening effect on what should be one of the most intimate and rewarding spaces in the town.

Venton East Square is also dominated by over-prominent garages, and provision of parking is an increasing problem generally in St Just which is threatening not only some of the more interesting outbuildings associated with the cottages, but also the very character of the town with its network of pedestrian routes and spaces.

The historic outbuildings and workshops of St Just are too easily seen as under-developed land that could be cleared and redeveloped. The loss of such buildings next to the Methodist Chapel has not produced a scheme of good townscape quality, despite the nominal deference the use of traditional materials, since these have been poorly detailed, superficially applied, and do not disguise the fact that the new terrace intrudes a stepped building line and porches, neither features typical of St Just.

9 Industrial significance

St Just is the historic centre of the parish and area, and became the principal mining centre of West Penwith, and indeed west Cornwall. This was founded at first on the immediate context of the town, which had some of the largest of all the west Cornwall mines within a mile or so (e.g. Balleswhidden), and which was indeed extended out onto old mining waste. The town soon became the main population centre for the whole mining area - the disaster of 1919 at Levant Mine saw the deaths of 31 men, the greater number of them were from St Just - and the service centre, with, crucially, two or three banks here in the mid 19th century.

In its history, its facilities and its surviving buildings, St Just is the industrial town par excellence of West Cornwall, and indeed is one of the few industrial settlements in Cornwall that begins to match the character of some of the northern industrial towns, if not their scale. The loss of the obvious immediate mining remains around the town does not diminish this importance.

10 Recommendations

10.1 Historic areas (Fig 4)

Despite the extension of the CA in 1995, the boundaries leave some areas significant to the continuing industrial development of the town in the 20th century outside the CA, notably Murray Villas, the terraces on the north side of Cape Cornwall Road, and the group including the 1938 Drill Hall, so prominent and important to the setting of the town. These should be included in an extension of the CA. The area of Lafrowda Close, whatever its current appearance, played a

key role in shaping the topography and history of the Town and is still a central node of activity in St Just, containing as it does the library, health centre, fire station, bus station, car park and public toilets as well a large council housing estate. Since development within this space would anyway be regarded as affecting the setting of the CA and require similar procedures to development within CAs, it would seem logical to include it, and thus make the application of enhancement policies and any potential funding easier in this critical space. Other parts of the study area, like Boswedden Place and Bollowal Place and the Vicarage, are best regarded as separate settlements more akin to the scattered mining/agricultural hamlets around St Just, and only joined to the town by 20th century development.

The use of Open Areas Related to Settlements, a Local Plan Policy largely used to prevent ribbon development between villages, could be expanded to recognise the value of some of the surrounding spaces of the town, especially the area between St Just and the Nancherrow valley, and the Football Ground/recreation ground if it was felt that recreational policies to protect these areas were not appropriate.

10.2 Historic buildings

A list of locally significant buildings that contribute to the special character and appearance of St Just should be prepared. The statutory list of St Just requires urgent review - some of the buildings identified as suitable for listing as recently as the 1996 Town Survey (Buck and Berry, 1996) have decayed or been altered in the last three years so as to compromise their historic interest (for instance 24 Bosorne Street [64] where the removal of the original glazing bar sashes and replacement by plastic windows has badly harmed the appearance of this very formal and carefully detailed house). The following list puts forward a range of structures that might be considered for listing - there are others not given here which on closer inspection might also be included; the intention here is to give an idea of the scale of any potential listing exercise.

[45] The Vicarage (and attached walls)

[46] Cot House (Sunday School/Church Hall)

[48] Congregational Church, railed yard and

[66] school

[50], [69] and [70] Cape Cornwall Junior and Infant Schools

[59] Nos. 1 and 2 South Place

[80] 19 Princes Street

[81] 18 Princes Street

[82] 26 & 27 Princes Street

[100], [101], [156], [189], [229], [231], [232], [275] Town Boundary stones (there is in addition an extensive series of stiles, steps and gates in and around the town, all of which require surveying)

[108] walled enclosure, Venton East Square (possible town pound)

[111 -115] Shops and houses, east side of Fore Street

[118-122] Shops and houses, west side of Fore Street

[127-130] 1-4, and nos. 8 and 38-41 Cape Cornwall Street

[134], [135] Trelew House and walled garden

[151] The Meeting House, North Row

[177] 1 Venton East Square

[179] Graveyard (with headstones, monuments etc.)

[181] 10-11 Market Square

[183] 12-13 Market Square

[206] 24 South Place

[237] churchyard wall

10.3 Policy and management

The creation of an Action Team is an important first step in enhancing the town. There are already in existence within the structure and local plan framework more than adequate policies to effectively manage change in St Just, and there have already been general studies of the town part from this current report. What is required is directed action based on thorough understanding through detailed surveys.

The Article 4 Direction needs to be renewed, which must be based on a condition survey to assess threats and extent of loss. Design guidance on conversion of non-residential buildings must be based on a thorough understanding of local details and conditions. New housing must be designed not only with reference to materials, but also with reference to the grain and form of the streetscene in St Just.

Enhancement programmes are required for the central areas and Lafrowda Close, especially in association with traffic and parking schemes. Care must be taken not to sterilise these areas, nor to lose local individuality by application of standard ‘conservation’ solutions or ill-considered small scale schemes poorly integrated into the wider character of the town, such as that currently around the memorial clock-tower in Bank Square. Consideration might be given to removing parking from Market Square and Bank Square, if only seasonally, and especially if combined with schemes to make greater use of these areas as places for markets, entertainments or relaxation. Even if this is not feasible, radical changes are urgently required to the current situations in both Squares, since they detract badly from the quality of the streetscape and the setting of the surrounding buildings.

A programme of grant aid, or partnership management and marketing of redundant workshops and outbuildings, should be investigated to avoid the continued loss of these unique elements of the townscape - the recent demolition of the original Warrens Bakery outbuildings in the rear of Queen Street is a reminder that many such buildings have important local historical links, and a detailed survey should be undertaken.

Many of these surveys, particularly those requiring simple recording rather than expert analysis, might successfully be carried out as joint educational projects with the local schools.

11 References

11.1 Primary Sources

1807 OS drawings

1841 Tithe Map

1880 OS 25 inch map

1908 OS 25 inch map

1946 RAF air photographs

1995 CCC air photographs

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

Listed Building maps and descriptions

11.2 Publications

Cornwall Structure Plan, 1997, Cornwall County Council

Penwith Local Plan Deposit Draft, 1998, Penwith District Council

Buck, C and Berry, E, 1996, *St Just Town Survey and Historic Audit*, CAU

St Just Conservation Area Statement, 1994, Penwith District Council

Buller, Rev. J., 1842, *A Statistical Account of the Parish of St Just in Penwith*, Penzance

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

Appendix: Gazetteer of archaeological sites and key historic buildings

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

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
1	St Just Vicarage, Saddle quern	Saddle quern	PX			28662	SW 3740 3144
2	St Just, Plain an Gwarry	Plain an Gwarry	MD	SM	Cornwall 26	29738.01	SW 3702 3143
3	St Just, Drilled stone	Drilled stone	C19th	SM	Cornwall 26	29738.02	SW 3702 3143
4	St Just Church, Parish church complex	Parish church complex	EM, MD, PM	LB B	SW33SW 2/1	29739	SW 3715 3144
5	St Just Church, Inscribed stone	Inscribed stone	EM			29739.01	SW 3714 3144
6	St Just Church, Lann	Lann	EM			29739.02	SW 3710 3140
7	St Just Church, Cross	Cross	MD			29739.03	SW 3715 3145
8	St Just Church, Shrine	Shrine	EM, MD			29739.04	SW 3714 3144
9	St Just Church, Architectural fragment	Architectural fragment	MD			29739.05	SW 3714 3144
10	St Just Church, Church	Church	MD	LB B	SW33SW 2/1	29739.06	SW 3714 3144
11	St Just Church, Church fitting	Church fitting	MD			29739.07	SW 3714 3144
12	St Just Church, Chancel	Chancel	1834/1866	LB B	SW33SW 2/1	29739.08	SW 3714 3144
13	St Just Church, Church fitting	Church fitting	PM			29739.09	SW 3714 3144
14	St Just Church, Cross	Cross	MD			29739.10	SW 3744 3095
15	St Just Church, Cross	Cross	MD	LB B	SW33SW 2/1	29739.11	SW 3713 3143
16	6, Market Square, Cross re-used as window	Cross	MD			29740	SW 3712 3143
17	St Just Vicarage,	Building fragment	RB, HX			29760	SW 3741 3155
18	St Just Church, Cross	Cross	MD			29765	SW 3715 3143
19	St Just Vicarage, Cross	Cross	MD	SM LB II	Cornwall 742 SW33SW 2/16	29772	SW 3739 3146
20	Venton East, Holy well	Holy well	MD			29773	SW 3734 3162
21	Carn Bosavern, Barrow	Barrow	BA			29795	SW 3715 3090

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
22	St Just Vicarage, Holed stone	Holed stone	HX			29848	SW 3744 3149
23	Bosorne Road, hedgerow to school playing field, Cross base	Cross base	MD			29860	SW 3680 3137
24	St Just Vicarage, Inscribed stone	Inscribed stone	UX			29865	SW 3740 3144
25	22 Fore Street (Smithy)	House & Smithy	1857-80			42697	SW 3710 3115
26	Carn Bosavern, Streamwork	Streamwork	PM			42744	SW 3710 3090
27	Mortar, St Just Parish (not plotted)	Mortar	MD			29829	SW 3600 3100
28	Methodist Church, Chapel Road	Methodist church	1833	LB II	SW33SW 2/3		SW 3691 3157
29	23/24 Chapel Street	House	Pre-1841	LB II	SW33SW 2/5		SW 3696 3153
30	25/26 Chapel Street	House	Pre-1841	LB II	SW33SW 2/5A		SW 3697 3153
31	Lafrowda Club, Chapel Street	Hall	1842	LB II	SW33SW 2/4		SW 3699 3148
32	2/3 Church Square	House	C18/19th	LB II	SW33SW 2/36		SW 3711 3143
33	4-6 Church Square	House	C18/19th	LB II	SW33SW 2/37		SW 3712 3145
34	St Just Parish Church, churchyard wall and gates, south side	Wall	c.1836	LB II	SW33SW 2/38		SW 3715 3142
35	4 Church Street	House	C17th	LB II	SW33SW 2/6		SW 3713 3141
36	The Star Inn, Fore Street	Inn	C18-19th	LB II	SW33SW 2/9		SW 3710 3136
37	The Kings Arms Inn, Market Square	Inn	C18th	LB II	SW33SW 2/12		SW 3711 3142
38	6 Market Square	House	C17th	LB II	SW33SW 2/7		SW 3712 3143
39	The Wellington Hotel, Market Square	Hotel	c.1840	LB II	SW33SW 2/13		SW 3711 3140
40	Commercial Hotel, Market Square	Hotel	c.1840	LB II	SW33SW 2/10		SW 3707 3139
41	1-2 Market Street	House	c.1840	LB II	SW33SW 2/14		SW 3700 3139
42	Penlee, Market Street	House	c.1840	LB II	SW33SW 2/44		SW 3705 3140
43	Market Square, K6 telephone kiosk	K6 telephone kiosk	C20th	LB II	2/159		SW 3710 3142
44	Carn Bosavern, Guide stone (junction of A3071 and B3306)	Guide stone	1836	LB II	SW33SE 2/151		SW 3743 3099
45	St Just Vicarage	Vicarage	C18/1827				SW 3737 3147

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
46	Church Hall (Cot House), Venton East Hill	School, School Hall and House	Pre-1841, 1885				SW 3723 3145
47	Town Hall, Chapel Road	Drill hall (now Town Hall)	1862				SW 3695 3160
48	Congregational Church (built as Methodist Free Church), Bosorne Terrace	Chapel	1863				SW 3682 3125
49	Old School House, Cape Cornwall Street	Sunday School and Manse	1841-80				SW 3689 3142
50	Cape Cornwall Junior and Infant School	School	1877				SW 3682 3142
51	Market House (Royal British Legion Club)	Market building (now clubhouse)	c.1841				SW 3700 3136
52	Old Coastguard Cottages, Bosorne Street	Coast guard station	1880-1908				SW 3671 3125
53	Institute, Cape Cornwall Street	Institute	1928				SW 3695 3143
54	Coach House Cottage, Cape Cornwall Street	Coachhouse (now house)	1841-80				SW 3688 3140
55	1-9 West Place	House	Pre-1841				SW 3689 3137
56	10 West Place	Barn (now house)	Pre-1841				SW 3688 3132
57	11 West Place	House	1841-80				SW 3685 3129
58	Lafrowda Close Wall	Wall	1841-80				SW 3685 3127
59	1-2 South Place	House	c.1860				SW 3685 3120
60	1-14 Bosorne Street	Row	1841-80				SW 3680 3129
61	15 Bosorne Street	House	1841-80				SW 3673 3128
62	18-23 Bosorne Street	Row	1841-80				SW 3678 3127
63	16-17 Bosorne Street	Workshop (now Houses)	1841-80				SW 3676 3126
64	24 Bosorne Street	House	1841-80				SW 3681 3127
65	1-2 Bosorne Terrace	House	1841-80				SW 3683 3127

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
66	Methodist Free Sunday School, Bosorne Terrace	School	1880-1908				SW 3680 3124
67	10 Victoria Row (part)	Workshop	c.1841				SW 3679 3137
68	1-17 Victoria Row	Row	c.1841				SW 3679 3137
69	Cape Cornwall Junior and Infant School	School	1880+				SW 3680 3141
70	Cape Cornwall Junior and Infant School, walls and railings	Wall and railings	1880+				SW 3682 3142
71	Cape Cornwall Junior and Infant School, Bosorne Road (Playing Field)	Wall	c.1841				SW 3682 3136
72	35-37 Bosorne Road	Row	c.1841				SW 3678 3137
73	1-46 Queen Street	Row	c.1841				SW 3674 3139
74	15 Queen Street (rear of), Stand Pipe	Stand Pipe	c.1841				SW 3677 3136
75	36 Queen Street (rear of), Stand Pipe	Stand Pipe	c.1841				SW 3672 3138
76	32-34 Bosorne Road	Row	c.1841				SW 3673 3134
77	3-5 Bosorne Road	Row	c.1841				SW 3670 3131
78	7-10 Bosorne Road	Row	c.1841				SW 3668 3130
79	1-45 Princess Street	Row	c.1841				SW 3669 3137
80	19 Princess Street	House	c.1841				SW 3670 3134
81	18 Princess Street	House	c.1841				SW 3670 3133
82	26-27 Princess Street	House	dated 1841				SW 3668 3134
83	13-20 Pleasant Terrace	Row	c.1841				SW 3663 3135
84	1-12 Pleasant Terrace	Row	c.1841				SW 3662 3141
85	21- 27 Pleasant Terrace	Row	c.1841				SW 3664 3131
86	Regent Terrace	Row	1857-80				SW 3663 3123
87	1 Regent Terrace	Workshop	1857-80				SW 3661 3126
88	14 Regent Terrace	House	1857-80				SW 3662 3119
89	Barns, Bosorne Road (rear of 13 & 14 Regent Terrace)	Barn (now houses)	1857-80				SW 3660 3119

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
90	12-13 Cape Cornwall Rd	Row	c.1841				SW 3670 3143
91	14-15 Cape Cornwall Rd	Stable/Row	c.1841				SW 3665 3143
92	16-17 Cape Cornwall Rd	Row	c.1841				SW 3667 3143
93	Goldings, Cape Cornwall Rd	Farmhouse	1857-80				SW 3660 3142
94	Goldings, outbuildings Cape Cornwall Rd	Farmbuilding	1857-80				SW 3658 3143
95	12-30 Bosorne Road	Row	1857-80				SW 3656 3125
96	1-3 Bollowall Place	Row	1857-80				SW 3646 3143
97	4-5 Bollowall Place	Row	1857-80				SW3643 3140
98	1-12 Boswedden Place	Row	pre-1841				SW 3635 3150
99	Coastguard Houses Boswedden Place	Coastguard Houses	1949				SW 3631 3155
100	Regent Terrace, Town Boundary Stone	Town Boundary Stone	c.1900				SW 3664 3118
101	Bosorne Road, Town Boundary Stone	Town Boundary Stone	c.1900				SW 3652 3125
102	Cape Cornwall Road, Stile	Stile	c.1900				SW 3642 3143
103	1-3 Wheal Cuning	Row	pre-1841				SW 3636 3160
104	Wheal Cuning, Mine building	Mine building	1841-80				SW 3627 3158
105	9-10 Boswedden Road	Cottage pair	1841-57				SW 3676 3159
106	Boswedden Road (north side), Wall	Wall	C19th				SW 3680 3156
107	Boswedden Road (south side), Wall	Wall	C19th				SW 3685 3153
108	Venton East Square, Walled enclosure	Walled enclosure	pre-1841				SW 3721 3144
109	4-6 Bethany Place	Row	C18th				SW 3715 3136
110	Bethany Place, Women's Institute	Women's Institute	early C20th				SW 3714 3138
111	2-5 Fore Street	Shop/Houses	C18/19th				SW 3709 3133
112	6 Fore Street	House	C18/19th				SW 3708 3131
113	7-9 Fore Street	Shop/Houses	C18/19th				SW 3709 3129
114	10-14 Fore Street	Shop/Houses	C18/19th				SW 3709 3127

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
115	15-21 Fore Street	Row	pre-1841				SW 3709 3123
116	Lafrowda Close (Boundary wall), Inscribed Stone	Inscribed Stone	C17th				SW 3701 3121
117	Lafrowda Close (Boundary wall)	Tenement wall	1841-80				SW 3701 3120
118	35 Fore Street	Shop/House	C18/19th				SW 3707 3129
119	34 Fore Street	House	C18th				SW 3707 3128
120	38 Fore Street	House	pre-1841				SW 3707 3131
121	40 Fore Street (London House)	Shop/House	late C19th				SW 3707 3133
122	Fore St. (Mudge Stores)	Shop/House	C18/19th				SW 3707 3136
123	Market House Walled enclosure	Wall	1857-80				SW 3701 3134
124	Market Square (Co-Op Stores)	Shop/House	pre-1841				SW 3705 3141
125	4 Bank Square	House	pre-1841				SW 3704 3142
126	Bank Square, War memorial	War memorial	c.1920				SW 3702 3144
127	1 Cape Cornwall Street	Shop/House	C18/19th				SW 3699 3144
128	2 Cape Cornwall Street	House	C18th				SW 3698 3143
129	4 Cape Cornwall Street (St Just Tea- rooms)	Shop/House	C18/19th				SW 3697 3143
130	8, 38-41 Cape Cornwall Street	Row	C18th				SW 3693 3142
131	22 Cape Cornwall Street	Shop/House	1841-80				SW 3689 3144
132	23-35 Cape Cornwall Street	Row	pre-1841				SW 3695 3145
133	9 Cape Cornwall Street	Shop and House	1841-80				SW 3692 3143
134	Trelew House	House & Outbuildings	c.1840				SW 3690 3142
135	Cape Cornwall Street	Walled Garden	1841-80				SW 3690 3145
136	The Old Bandroom, Boswedden Road	Institution	pre-1841				SW 3696 3147
137	Boswedden Road (north side), workshops	Workshop	1857-80				SW 3694 3149
138	8 Boswedden Road	House	1857-80				SW 3692 3150
139	The Old Fire Station, Boswedden Rd	House/Fire station	1857-80				SW 3692 3148
140	3-6 Boswedden Road	Row	1857-80				SW 3694 3148

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
141	Outbuildings, Boswedden Road (Rear of 5-6 Chapel Street)	Workshop	1857-80				SW 3697 3147
142	Boswedden Road (Rear of 31-23 Cape Cornwall Street)	Workshop	1857-80				SW 3697 3147
143	1 Boswedden Road	House & Workshops	1857-80				SW 3696 3148
144	Chapel Street (north side, excluding nos. 23-26)	House and Houses	pre-1841				SW 3698 3152
145	Chapel Street (south side, excluding no. 3, The Lafrowda Club)	Row	pre-1841-1857				SW 3696 3151
146	Bank square, Barclays Bank	Bank (financial)	1857-80				SW 3701 3146
147	North Row (south-west side)	Stable	1857-80				SW 3700 3152
148	26-33 Nancherrow Terrace	Row	C18/19th				SW 3701 3158
149	36 & 37 Nancherrow Terrace	House	early C20th				SW 3703 3155
150	22 North Row and attached gable end	House	C18/19th				SW 3704 3154
151	North Row, The Meeting House	Meeting House (Wesleyan - now House)	C18th				SW 3708 3150
152	Venton East Hill, Stile	Stile	C19th				SW 3722 3146
153	Church Square, Stile	Stile	C19th				SW 3713 3147
154	Bethany Place, Stile	Stile	C19th				SW 3716 3133
155	Bethany Place, farmyard	Barn and walls	early C20th				SW 3712 3134
156	Nancherrow Hill, Town Boundary Stone	Town Boundary Stone	c.1900				SW 3697 3165
157	North Row, Steam Wagon Shed	Steam Wagon Shed (now garage)	1908-46				SW 3706 3152
158	North Row (north - east side)	Workshop (now gallery)	pre-1841				SW 3699 3161
159	North Row (north - east side)	Workshop (now Club)	1841-80				SW 3699 3162
160	North Row, old barn in front of Nancherrow Terrace	Barn (now house)	1841-80				SW 3701 3155
161	Miners Arms	Public House	1841-80				SW 3702 3152
162	10-18 North Row	Row	pre-1841				SW 3701 3157

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
163	The Barn, North Row	Barn (now house)	1841-80				SW 3706 3148
164	1 Bank Square	House and Bank	late C19				SW 3706 3146
165	2 Bank Square	House	1841-80				SW 3707 3145
166	3 Bank Square	House	1841-80				SW 3706 3142
167	Bank Square	Shop/House	1841-80				SW 3707 3143
168	1 Market Square	Shop/House	C18th				SW 3707 3143
169	3-4 Market Square	Shop/Houses	pre-1841				SW 3709 3142
170	2-3 Church Street	House	1880-1908				SW 3714 3141
171	1 Church Street	House	1880-1908				SW 3717 3141
172	Church Street, workshop adjacent to no. 1	Workshop	pre-1841				SW 3716 3141
173	Rear of 1 Church Street	Walled garden	1841-80				SW 3717 3139
174	'Orion' Venton East Square	Workshop (?) (now house)	c.1836				SW 3718 312
175	2-4 Venton East Square	Row	pre-1841				SW 3718 3145
176	2/3 Venton East Square, Millstone built into side elevation	Millstone	pre-1841				SW 3718 3145
177	1 Venton East Square	House	C18/19th				SW 3719 3145
178	5-8 Venton East Square	Row	pre-1841				SW 3717 3147
179	Church Square, Graveyard	Graveyard	1829/c.1850				SW 3711 3151
180	8 Market Square	Shop/House	1880-1908				SW 3711 3140
181	10-11 Market Square	Shop (Bank) & house	1880-1908				SW 3710 3139
182	Former Spar Shop, Market Square	Shop/House	1880-1908				SW 3707 3138
183	12-13 Market Square	Shop/Houses	1880-1908				SW 3710 3137
184	31-33 Fore Street	House/shop	1880-1908				SW 3707 3126
185	Lafrowda Terrace	Row	pre-1841				SW 3705 3121
186	3-4 South Place	House & wall	c.1860				SW 3687 3120
187	5-17 South Place	Row	pre-1841				SW 3696 3118
188	South Place, Stand Pipe Recess	Stand Pipe Recess	c.1860				SW 3687 3118
189	South Place, Town Boundary Stone	Town Boundary Stone	c.1900				SW 3683 3118

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
190	South Place (Noon Cress), Wall & gates	Wall & gates	c.1860				SW 3682 3119
191	Vounder Glaze (Noon Cress)	House + wall	c.1860				SW 3683 3117
192	Vounder Glaze (Little Noon Cress)	House + wall	c.1860				SW 3678 3119
193	Vounder Glaze, Wall	Wall	c.1860				SW 3680 3120
194	Vounder Glaze - Hedge/Wall to Recreation Ground	Hedge/Wall	C19th				SW 3675 3117
195	40 Fore Street	Shop/House	1841-80				SW 3707 3138
196	Bethany Place, Walled Enclosure	Walled Enclosure	C18th				SW 3712 3137
197	2-3 Bethany Place	House (pair)	pre-1841				SW 3715 3135
198	Bethany Place, Barns	Barn	pre-1841-1908				SW 3714 3135
199	Market Street (Rear of Commercial Hotel), Stables	Stable (now hotel annexe)	c.1840				SW 3704 3137
200	Market Street (south side), Workshop, now shop	Workshop, now shop	c.1840				SW 3702 3137
201	Market Street (north side), Workshop	Workshop	c.1840				SW 3703 3139
202	3-4 Market Street	House	pre-1841				SW 3699 3138
203	3-5 Cam Bosavern	Row	pre-1841				SW 3734 3104
204	20-33 Cam Bosavern	Row	pre-1841				SW 3717 3106
205	7-19 Cam Bosavern	Row	1841-57				SW 3724 3106
206	24 South Place	House (sometime school)	C18/17th				SW 3705 3115
207	2-6 Carrallack Terrace	Row	1857-80				SW 3703 3113
208	1 Carrallack Terrace	House	early C20th				SW 3704 3115
209	Pine Lodge, Carvorrow	House	1908-46				SW 3696 3103
210	Carrallack Villa, Carvorrow	House	1857-80				SW 3693 3102
211	7-10 Carrallack Terrace	House	c.1880				SW 3702 3109
212	11 Carrallack Terrace	House	1908-46				SW 3701 3107
213	12 Carrallack Terrace	House	1908-46				SW 3701 3105
214	Carvorrow, Carvorrow	House	1908-46				SW 3699 3100

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
215	24 Carrallack Terrace	House	1908-46				SW 3695 3098
216	14-15 Carrallack Terrace	House	1908-46				SW 3698 3093
217	16 Carrallack Terrace	House	1908-46				SW 3698 3091
218	41-46 Cam Bosavern	Row	1857-80				SW 3710 3102
219	47-57 Cam Bosavern	Row	1857-80				SW 3711 3095
220	Cam Bosavern, Hall	Hall	1911				SW 3714 3112
221	Cam Bosavern, Drill Hall	Drill Hall (now retail)	1938				SW 3717 3111
222	Cam Bosavern (south side), Wall	Wall	C19th				SW 3718 3112
223	Cam Bosavern, (south side), Wall	Wall	C19th				SW 3730 3106
224	Fore Street, Stile	Stile	C19th				SW 3711 3114
225	Cam Bosavern, Stile	Stile	C19th				SW 3712 3107
226	Carrallack Terrace, Stile	Stile	C19th				SW
227	Carrallack Terrace, Stile	Stile	C19th				
228	South Place, Stile	Stile	C19th				
229	Carrallack Terrace, Town Boundary Stone	Town Boundary Stone	c.1900				
230	The Old Barn, South Place,	Barn (now House)	1857-80				
231	Cam Bosavern, Town Boundary Stone	Town Boundary Stone	c.1900				
232	Venton East Hill, Town Boundary Stone	Town Boundary Stone	c.1900				
233	Venton East Hill, Kissing Gate	Kissing Gate	c.1885				SW 3724 3144
234	Venton East Hill, Stile	Stile	C19th				SW
235	Venton East Hill, Stile	Stile	C19th				
236	Venton East Square (Rear), Boundary Wall	Boundary Wall	pre-1841				
237	Churchyard Wall (north), Wall	Wall	MD				SW 3714 3148
238	9-13 North Row	Row	C18/19th				SW 3708 3149
239	North Row (Rear of all properties), Wall	Wall	C18/19th				SW 3703 3158

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
240	Graveyard, Stile	Stile	C19th				SW
241	49 North Row	House (pair)	1841-80				
242	34 North Row	workshop (now house)	pre-1841				
243	Market Square, Paving outside King's Arms	Paving	C19th				SW 3711 3142
244	North Row, Guidepost	Guidepost	early C20th				SW 3696 3162
245	Fore Street (east - rear of all properties), Back Wall	Wall	C18th				SW 3710 3129
246	23-26 Fore Street	Row	C18th				SW 3709 3118
247	Lafrowda Terrace (opposite), Garden walls/site of Chapel	Garden wall/site of Chapel	pre-1841/1857-80				SW 3706 3121
248	18 South Place	House	1841-80				SW 3705 3118
249	South Place, Barn/workshop adjacent to no. 18	Barn/workshop	pre-1841				SW 3703 3117
250	South Place (Pottery)	Barn/workshop	1841-80				SW 3701 3116
251	Cape Cornwall Street - Paving outside nos. 7-9	Paving	pre-1841				SW 3693 3144
252	Cape Cornwall Street (rear of), Outbuildings	Outbuildings	mid C19th				
253	Cape Cornwall Street (rear of), Outbuildings	Outbuildings	mid C19th				
254	Cape Cornwall Street (rear, to south), Walled alley	Walled alley	pre-1841				SW 3698 3140
255	a. Paving outside Chapel Street (23-27)	Paving	pre-1841				SW 3696 3153
255	b. Paving outside Chapel Street (30)	Paving	pre-1841				SW 3698 3151
255	c. Paving outside Chapel Street (34)	Paving	pre-1841				SW 3700 3149
256	Chapel Road (Graveyard wall)	Wall	1857-80				SW 3694 3159
257	Chapel Road (Chapel Forecourt)	Wall and railings	c.1860				SW 3692 3156
258	Chapel Road (Chapel annex)	Chapel annex	c.1860				SW 3691 3155

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
259	Chapel Road (Cape Cornwall School)	Wall	C19th				SW 3689 3148
260	2 Chapel Road	House/shop	1857-80				SW 3692 3152
261	Town House, Queen Street/Bosome Street (Site of Bible Christian Chapel)	Wall to Chapel yard	1843				SW 3674 3130
262	21 Cape Cornwall Street	House/commercial	C18/19th				SW 3687 3144
263	Deleted						
264	Deleted						
265	Deleted						
266	Deleted						
267	Deleted						
268	Deleted						
269	Cemetery, Carn Bosavern	Cemetery & walls	1857-80				SW 3746 3093
270	Carn Bosavern, Quarry	Quarry	C18/19th				SW
271	Carn Bosavern, Quarry	Quarry	C18/19th				
272	Carn Bosavern, Quarry	Quarry or streamworks	PM				SW 3721 3098
273	Cemetery Extension, Carn Bosavern	Wall	1880-1908				SW 3754 3087
274	Wayside, Carn Bosavern	House	1857-80				SW 3745 3098
275	Carn Bosavern Town Boundary Stone	Town Boundary Stone	c.1900				SW 3746 3099
276	Well, South Place	Well recess and outbuildings	pre-1841				SW 3707 3117
277	South Place (Ty Gwenn), Wall	Wall	1841-80				SW 3707 3116
278	6, Carn Bosavern	House	1857-80				SW 3732 3104
279	1-2 Carn Bosavern	House (pair)	1857-80				SW 3736 3103
280	27-28 Fore Street	Workshop	1841-80				SW 3708 3120
281	Fore Street (23), Gliner Post	Gliner Post	mid C19th				SW 3709 3117
282	Chapel Road, Stile	Stile	C19th				SW 3695 3164
283	Fore Street (rear of 31-38), Back wall	wall	C18th				SW 3704 3129
284	Venton East Square, Stand Pipe	Stand Pipe	C19/20th				SW 3717 3144
285	Church Square (churchyard wall), Blocked gateway	Blocked gateway	C18th				SW 3712 3144

No	Name	Site type	Period	Status	SM or LB No	PRN	NGR
286	Field stile south east of Church, Stile	Stile	C19th				
287	Field stile south east of Church, Stile	Stile	C19th				
288	Field stile south east of Church, Stile	Stile	C19th				
289	St. Just Vicarage, Barns	Barn (now house)	1841-80				SW 3742 3143
290	23-25 North Row	House	c.1900				
291	Carvorrow, 1-5 Murray Villas	House	1908-46				SW 3688 3102
292	Carvorrow, Walls	Wall	1908-46				
293	Market Street (north side), Workshop (now house)	Workshop (now house)	1841-80				
294	Carn Bosavern Reservoir	Reservoir	C20th				SW 3718 3090
295	37 Fore Street	House/shop	1880-1908				SW 3707 3130
296	North Row (west side), Workshop/garage	Workshop/garage	1908-46				SW 3699 3154
297	North Row (west side), House by old stables	House	1841-80				SW 3699 3153
298	7-9 South Place	House	c.1900				SW 3695 3119
299	5 Chapel Road	House	1841-80				SW 3689 3146
300	42-45 Cape Cornwall Street	Row	1841-80				SW 3693 3139
301	7 Cape Cornwall Street (rear), Workshop	Workshop	1841-80				SW 3694 3142
302	13 Regent Terrace	House	1857-80				SW 3662 3120



Figure 5 St Just Churchtown. St Just was an agricultural and religious centre before it became primarily an industrial settlement, and all through its history it retained an important link with the farming community around. The churchtown was surprisingly little altered during the C19, with the main developments taking place on the east and south sides of the town. Gazetteer items [155][198][197][4].



Figure 6 By the C17, the town had gained a market place and Inns, and was already expanding with increasing industrial activity in the area. Some of the best listed and unlisted buildings in the area, and the best enclosed spaces, are unfortunately

dominated by poor parking arrangements and ill-considered street ephemera. Gazetteer items [38][4][180].



Figure 7

The back streets of the rapidly expanding small town were crowded and unsanitary by the early C19; while this stimulated new developments, it also left a legacy of small pedestrian lanes and alleys, and intriguing rear yards and views which are among the town's best features today. Items [198][197][196][181].



Figure 8

St Just saw amazing rates of growth in the 1830s and 1840s with over 500 new houses built. Amongst the first of the new streets laid out was Chapel Street, with many higher status houses in contrast to the large numbers of cottages built

elsewhere. The restrained elegance of granite architecture and the varied textures that should inform new development in the town are at their best here. Gazetteer items [29] and [255a].



Figure 9 The New Downs development around Princess Street and Queen Street is a unique piece of town planning in Cornwall with a quality and distinctiveness all of its own. Looking like terraces, these are in fact all individually built cottages, each reflecting the level of wealth its miner-owner had achieved when he took on the building lease of the empty plot of land. Gazetteer item [79].



Figure 10 The rear yards and alleys of St Just retain a large and important number of original yards, outbuildings and walls that define the character of the town more

than nearly any other element of its make-up. They are vulnerable and under threat. This was the site of the original Warrens Bakery, a firm that still provides the largest employment in St Just toady. Gazetteer item [73].