

How can Cape Cornwall Road be the same as Cape Cornwall Street?

The problems started arising some years ago when it was discovered by chance that some items of mail addressed to my wife were being wrongly delivered, despite having the correct postcode clearly displayed. Fortunately, some of the missing mail was later recovered, but at the time, this resulted in unnecessary extra expense, and some concern about how much more mail had also gone astray. Within the last decade or so, another long-time resident discovered that a whole quarter's utility bills were never delivered to her address. She still doesn't know where they went. More recently, strangers to the area, such as visitors and delivery drivers, have been experiencing difficulty in finding us, what with maps and satellite navigation systems showing conflicting information between them. In some cases, delivery drivers have been known to give up trying, especially if we have been out, and gone back with parcels undelivered, also wasting time and money, and requiring the delivery to be reorganised. Even now, there is confusion within the postal delivery service, even with letters correctly addressed, regardless of the postcode shown, but that's another problem which only Royal Mail can sort out.

The common belief by everyone living locally is that Cape Cornwall Street (*CC Street*) extends from Bank Square only as far as the crossroads with West Place on the south side and Chapel Road on the north side. Continuing to travel westwards, thereafter it is also believed that the name of the highway changes to Cape Cornwall Road (*CC Road*). This information is supported by evidence from the Ordnance Survey (*O.S.*) maps dating as far back as 1906 which clearly refer to *CC Road*. Whilst it is not the convention to show precise boundary lines between two roads which abut end-on, there is a clear difference in names near the point of that junction along each length of that highway. Even local resident Ivan Rowe, who has lived in the same property since he was a boy more than 60 years ago, has always only referred to the road in which he has lived as *CC Road*.

According to the maps, our property, which is registered with the Land Registry, would appear to be in *CC Road*, and is shown as such on the Filed Plan which forms part of the title deeds. However, in the Property Register on the same document, the property is described as being in *CC Road*, but the postal address is shown as *CC Street*. When this anomaly was first detected, enquiries of Royal Mail revealed that every address in this highway, apart from Cape Terrace, is shown as *CC Street*: it would seem as if, according to them, *CC Road* doesn't exist. Further enquiries revealed that Royal Mail takes the information about the name of each highway from the Local Authority (*L.A.*), and this indicates the root of the problem, which is this. At some point in the past (as yet undetermined, but probably round about the time between the two World Wars) all the residential properties in existence at that time and all fronting the same highway, whether in *CC Street* or *Road*, were numbered consecutively from Bank Square as far number 18 on the south side of what is mapped as *CC Road*, then from 19 to 47 on the north side, but all named as being in *CC Street*. The fact that *CC Road* was shown on the maps was ignored. Since that time, the local district council has consistently referred to the whole highway as being *CC Street*, and has passed that information on to Royal Mail and other similar organisations. Even the producers of satellite navigation systems are inconsistent. Those which are map-based show *CC Road*; those which are postcode based show *CC Street*.

On the ground, the only evidence of road name plates is that of CC Street which is located on the wall of number 1, currently the Red Star Chinese Takeaway. There is no evidence of a plate showing CC Road. However, local St Just resident Ethel Anguin, is fairly certain that many such road name plates were removed during one of the World Wars in order to confuse any invading enemy. If this were the case, it would seem as if the plate for CC Road was not replaced after the end of the war.

As if to underline the confusion, I have been given to understand that many (but not all) properties listed in the local register of electors kept in St. Just Town Hall indicate postal addresses of CC Road, rather than CC Street, a matter which, at the time of writing, is being investigated by the Town Council staff. Apparently, when an election is due, forms are sent out to property owners on which the postal address is shown, but which can be amended by the property owner, even if that amendment shows an address which is inconsistent with that held by Royal Mail. It is this amended address which then appears on the Electoral Role.

One factor, highlighted by my wife, in promoting this enquiry is the possible need to call the emergency services. If everyone locally only knows this as Cape Cornwall Road, as shown on the maps, and the emergency services are called but can only locate CC Street, they could lose time searching for the correct location, thus putting lives at risk. Furthermore, if someone was to be taken to Court accused of committing a crime in the area, and the location was given as CC Street, and it was pointed out that there is confusion in the correct name of the highway, a case could be dismissed because of that confusion, and a potentially guilty person could be released.

The alternatives are:

- 1) to leave things as they are, but advise the Ordnance Survey that the name shall be changed to CC Street, but this would simply add to the confusion. How far down towards the car park at Priest's Cove will that go? Everyone locally will still refer to it as CC Road; existing maps will still show CC Road, and none of the concerns referred to above will be resolved;
- 2) to change the name to CC Road, which means that individual house owners will need to take responsibility for informing all agencies concerned; banks, insurance companies, etc., and a new road sign would need to be erected.