

Luckett

Conservation Area Character Statement



(front cover)

Luckett's development was closely related to the mine workings on the west side of the village. The New Consols mine area is now disused and partially overgrown, with engine houses, calciners and other structures surviving in a derelict condition.

INTRODUCTION

Conservation Areas are designated by local planning authorities under the Planning Acts. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as *an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*. North Cornwall District Council, as the local planning authority, has a duty to designate appropriate parts of its area as Conservation Areas. At present there are some 8,500 Conservation Areas in England of which 29 are in the district of North Cornwall. During the preparation of the North Cornwall District Local Plan the centre of Luckett was identified as a potential Conservation Area. Following public consultation it was designated as a Conservation Area by North Cornwall District Council on 3 February 1997.

The Village of Luckett

The old mining settlement of Luckett is situated below the north-east face of Kit Hill, about 4 km (2½ miles) north-east of Callington and about 1 km south-west of the ancient Tamar river crossing at Horsebridge. The main A390 Liskeard-Tavistock road passes about 2½ km to the south; from here the main approach to the village is via the B3257 and the steep descent down Luckett Hill from Monk's Cross.

Today the mine workings at Luckett are disused and it is a small, quiet village with a relatively static population. Facilities are limited; there is a Post Office/Store, a Social Club and an active cricket club. There is no school, however, and a children's play park has fallen into disuse. There is a Methodist Burial Ground and Garden of Remembrance but the Chapel was demolished in 1996.

The name "Luckett" is probably English in origin, possibly meaning "the cottage of Leofa".



Halfway down Luckett Hill, close by the southern entrance to the old workings, are two small early 19th century mine workers cottages, significant examples of this type of building.

Conservation Area Boundary

The Conservation Area boundary has been drawn to include the historic core of the village, the old mineral workings immediately to the west and the meadows on either side of the leat.

The purpose of this statement is threefold:

- to analyse the special character and appearance of Lockett
- to outline the planning policies and controls applying to the Conservation Area
- to identify opportunities for enhancement

THE CHARACTER OF THE CONSERVATION AREA

Historical Context

The area around Lockett is one of ancient settlement with evidence of an Iron Age fort, a 'round' and fields in woods to the east of the village. Kit Hill - a landmark over 300 metres high - was of considerable strategic importance during the 8th and 9th centuries when this area was conquered by the Anglo-Saxon Kings of Wessex. A combined Cornish and Danish force was defeated at Hingston Down in 838 A. D.



Close to Lockett Bridge, old, set down cottages indicate the original level of the road and ford, prior to the construction of the stone bridge. Later, taller, 19th century buildings are set higher, in response to the raised level of the carriageway.

In the Medieval period most of the land in the area was held by the Duchy of Cornwall and Lockett was part of the manor of Stoke Climsland. In the 12th century a Royal Deer Park (Kerrybullock) of some 250 hectares was established, remaining in use until it was eventually dis-parked during the reign of Henry VIII. The old use of the land is reflected in the name of the present Deer Park Farm, and some features of the park are still visible, including the keeper's lodge site. Lockett village was established outside the north-eastern edge of the Deer Park.

Tin streaming in the valley probably took place from the late Medieval period. The development of mining, firstly for tin, then for copper and arsenic with some silver and gold, brought rapid growth to Broadgate and

The settlement is concentrated near the bridge over the river. The abandoned mine workings lay immediately to the west of the village centre.

As an aid to understanding, the village is analysed in more detail below, in the following order:

- *The Village Centre*
- *New Consols Mine*

The Village Centre:

Approaches to the village from all directions are characterised by trees and hedges. The vegetation gives a sense of enclosure along the two descents down steep hills, from the north and south. Houses and garden walls built up to the roadside verge reinforce this feeling.

On the south side of the village, Lockett Hill descends steeply from Haylands and Deer Park Farm past converted buildings at Lockett Hill Farm. On the west side, at one of the entrances to the old mine workings, are two tiny early 19th century miners' cottages which have remained untouched for several decades. Further downhill, a drive leads to a new house at The Oaks and immediately beyond is the old school, which sits above a slatestone wall topped by iron railings. This Victorian building (c.1870) was converted to residential use after the school closed in 1938. The appearance of the front portion has been noticeably altered by the insertion of modern timber casements.

Close by the bridge is a cluster of small cottages, in short terraces. Some of these have been amalgamated into single dwellings. Clematis and Penleat Cottages are set down at a low level, indicative of the original ford level prior to the construction of the stone bridge in the late 18th/early 19th century. Later buildings reflect the subsequently higher level of the carriageway.

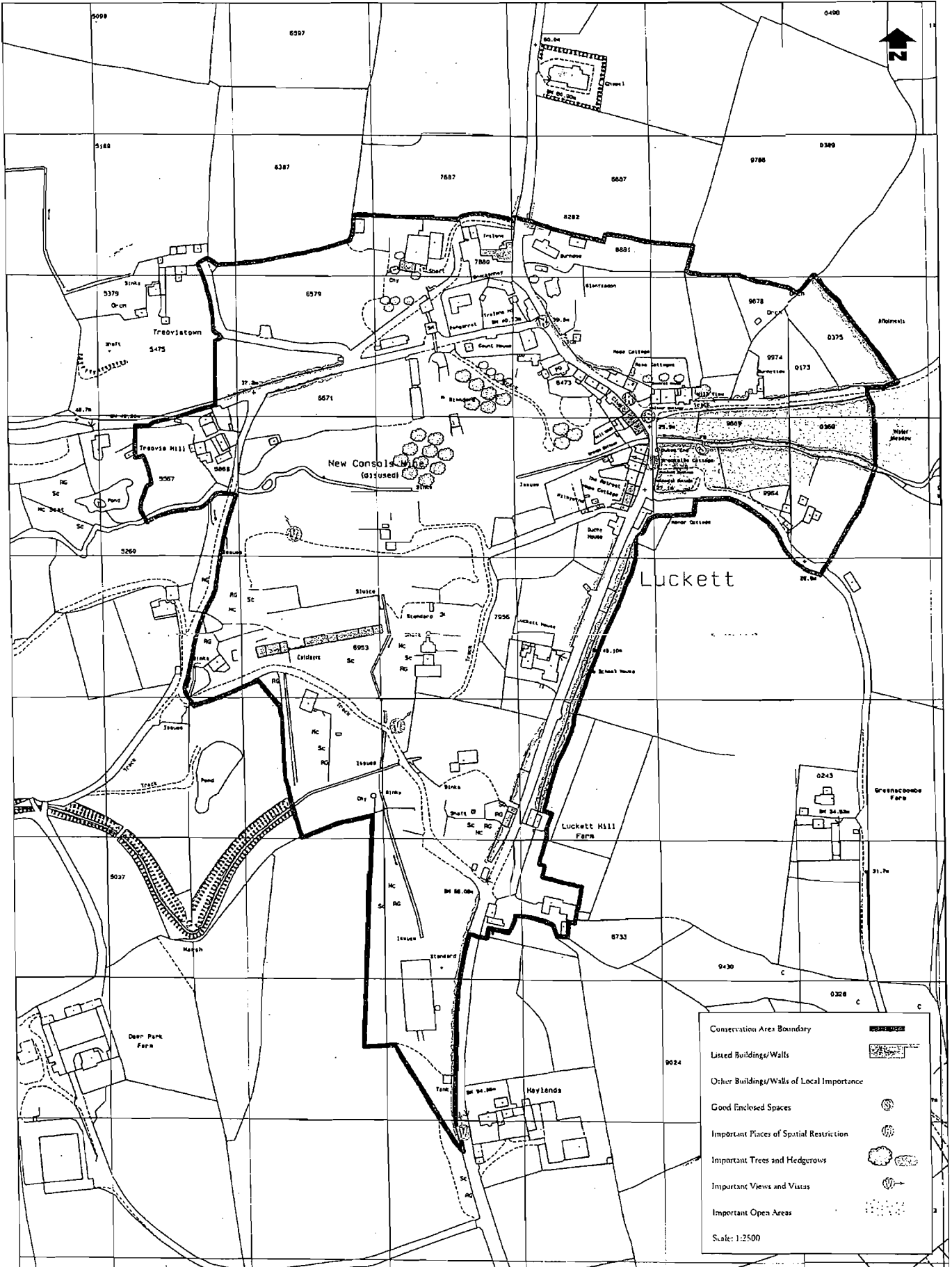
East of the bridge, the scene broadens out where low lying meadow land remains undeveloped. Steps beside the bridge on the south side lead to a gravelled car park and village common area which now occupy the former meadow land. Vehicular access is from Greenscoombe Lane which leads to the old farmsteads at Byenleigh and Greenscoombe, and then on past old orchards towards the Nature Reserve at Greenscoombe Woods on the banks of the Tamar.

On the north bank, a prominent row of mid-19th century cottages face across a green lane (Luck Lane) towards a meadow. The name of Maltzer Cottage, closest to the main street, reflects the earlier use of buildings on this site as a public house. The meadow opposite has lost something of its



The road ascends steeply uphill from the bridge past the Social Club. Stone walls are often painted in white or cream in Lockett. Windows are usually small paned casements or sliding sashes.

LUCKETT CONSERVATION AREA



Conservation Area Boundary	
Listed Buildings/Walls	
Other Buildings/Walls of Local Importance	
Good Enclosed Spaces	
Important Places of Spatial Restriction	
Important Trees and Hedgerows	
Important Views and Vistas	
Important Open Areas	
Scale: 1:2500	

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open character and is used as an informal garden by owners of houses in Luck Lane. The lane is overhung by trees on both sides of Sunnyside cottage, and then terminates at a gate. A footpath to Horsebridge leads across a large wetland meadow bordering the River Tamar where there is some evidence of ancient mining activity. At the entrance to the meadow is an old ash tree and just beyond are allotment gardens.

From the two cottages on the north-west side of the bridge the main street ascends steeply. On this side the buildings are hard on the roadside, with no transition between private and public space, creating a strong sense of enclosure. The plain frontage of Lockett Social Club is succeeded by the tall facade of the former Miner's Lodge. Though this building has an untypical facade, with rough masonry at ground floor level and boarded timber framing above, it is an important element of the village's mining heritage. Opposite, Rose Cottages are set slightly back, but the land rises steeply up behind. Trees contribute to the sense of enclosure in this area - there are significant indigenous mature trees in the gardens and hedgerows - beech, oak and ash, together with more ornamental acacia trees in the boundary hedge of Glenfeadon bungalow and apple trees in some private gardens.

Halfway up the hill, just beyond the Post Office, Mill Road branches west past the Count House towards Treovis Mill and Broadgate. It skirts two new houses and the New Consols Mine. On the south side by the leat the stone and slate buildings at Treovis Mill have now been converted to residential use. On the north side the lane is overlooked by an old engine house and more modern concrete structures associated with an aerial cableway. Treovistown farmhouse is beyond on the brow of the hill.

The lane leading north out of the village is bordered by a few modern houses. The exception is Trelane, on the west side, an old farmhouse whose restored stone and render facades and modern casements belie a much older internal structure, dating back to the late 17th century, with an 18th century extension dated 1786. Trelane is the largest old house in the village centre. Beside Trelane, a public footpath leads towards Treovistown. Beyond Trelane the ground level flattens and the road leads out of Lockett past the Methodist Burial Ground.

An engine house on the New Consols site, dating from the mid- to late 19th century. Slate stone construction with round headed windows, brick dressings and a slated roof are typical features.



New Consols Mine:

The large area of former mineral workings behind the village on its west side - about 10 hectares - occupies over half of the Conservation Area. The site extends southwards up the flank of Lockett Hill from the valley floor. There are several accesses to the site - through a gateway just uphill from the old miners cottages on Lockett Hill, from a track behind the Count House, and from the track by Treovis Mill.

A significant number of mine buildings survive - the two engine houses are still partly roofed, and, together with the chimneys and arsenic calciners, the remains are sufficiently intact to help build up the picture of the intensive mining activity of the past. Earlier 19th century structures are mostly of slatestone, granite and brick, whilst concrete block structures illustrate the last phase of activity in the 1950's. Some of the bare

All planning authorities are required by Sections 71 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to *pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas*. Local planning authorities - in this case North Cornwall District Council - have a duty to *formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas*. This statement seeks to respond to that statutory duty.



Guidance on planning policies in Conservation Areas is provided at a variety of levels. Government guidelines are given in Planning Policy Guidance Note 15 *Planning and the Historic Environment* (PPG15). English Heritage also publishes advisory leaflets. At county level, the Cornwall Structure Plan provides a strategic policy framework in its Countryside and Built Environment chapter. At local level the North Cornwall District Local Plan forms the basis for planning decisions. The policies contained in the *The Historic Environment* section of its Environment chapter are particularly relevant. Supplementary planning guidance is provided by this Character Statement and by the North Cornwall Design Guide.

Luckett is also subject to particular policies which are described in more detail in the North Cornwall District Local Plan. It has been identified as a minor village capable of absorbing only very limited residential development. It is also within the Tamar Valley Area of Outstanding Natural Beauty. Just outside the Conservation Area there are Cornwall Nature Conservation Sites at Jopes Plantation and Greenscombe. The latter is also a Site of Special Scientific Interest. Nearby Kit Hill is a Regionally Important Geological/Geomorphological Site.

Owners of property within the Conservation Area should be aware that the designation of a Conservation Area automatically brings into effect additional planning controls and considerations which include:

- The demolition of buildings is not permitted except with the prior consent of the District Council.
- Tighter limits on 'permitted development' allowances.
- Restrictions on felling and other tree work. Owners must give 6 weeks notice to the District Council of proposed work to trees. Important hedges and trees are shown on the accompanying character map.
- The District Council must publicise development proposals.
- A presumption that new development should preserve or enhance the character of the area.
- Outline planning applications will not be accepted.

The provision of substitute windows, doors and materials to walls and roofs has occurred in a few cases. This is considered to be detrimental to the character of the Conservation Area. The future use of PVCu, or other inappropriate window, door or wall styles or materials is discouraged. This includes the use of manufactured slates or tiles on roofs or as cladding. As a general rule repair rather than replacement is preferred. Where repairs are necessary the use of traditional materials and styles which maintain the architectural detailing of the Conservation Area is recommended. The North Cornwall Design Guide gives further details.

Listed Buildings

Some buildings are listed by the Secretary of State as being of special architectural or historic interest in their own right. The interiors and exteriors of these buildings are protected by law and prior listed building consent is usually necessary from the District Council before any works

of alteration, demolition or extension can be carried out. Such works could include re-roofing, rendering or painting walls, the alteration of doors and windows, replacing rainwater goods, the removal of internal fixtures or structural changes. Permission is also required for the erection of small buildings such as garden sheds within the grounds of a listed building, or for changes to gates, fences or walls enclosing it.

Buildings in Luccett which are listed as being of special architectural or historic interest are shown on the accompanying character map.

AREAS OF OPPORTUNITY FOR ENHANCEMENT WITHIN THE CONSERVATION AREA

There are some features of Luccett Conservation Area where there is scope for enhancement work. Responsibility rests with both private owners and public bodies. The suggestions below have been identified in conjunction with local people and are set out for consideration as opportunities arise. The District Council will take the lead in encouraging their implementation.

- The mining heritage of the village is of considerable significance. It is being assessed together with other sites throughout Cornwall and the Tamar Valley for possible World Heritage site status. Sensitive and careful treatment of the mineral working area and associated structures such as the Miners Cottages and Lodge will be required in the future whether or not Luccett becomes part of a World Heritage site.
- The co-operation of statutory undertakers will be sought to reduce the impact of overhead lines.
- There are some opportunities to reinforce planting and soften the impact of modern buildings e. g. the rear of the domestic garage at the Count House on Mill Road.
- The open character of the meadows downstream from the bridge is an important feature of the centre of the village. The car park by the bridge is essentially at present a neutral area - now hidden behind the hedge. However, its establishment has resulted in the loss of some of the meadow character of the south side of the leat at this point and any further enlargement is discouraged. If resurfacing becomes necessary, 'softer' treatments more appropriate to its riverside location are considered more suitable than tarmac. Open vistas in this area could be maintained by controlling vegetative growth.

FURTHER INFORMATION

Documents and policies referred to above include:

Department of the Environment/Department of National Heritage,
PPG 15 : *Planning Policy Guidance: Planning and the Historic Environment*, HMSO 1994

English Heritage, *Conservation Area Practice*, October 1995

English Heritage, *Development in the Historic Environment*, June 1995

Cornwall County Council, *Cornwall Structure Plan*

North Cornwall District Council, *North Cornwall District Local Plan*

North Cornwall District Council, *North Cornwall Design Guide*

Lake's Parochial History of the County of Cornwall, Vols. 1-4, 1867-72

O. J. Padel, *Cornish Place Names*, 1988

Yvonne Pellow King, *My Village - Lucket*, 1983

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