

Pendeen

Conservation Area Appraisal

DRAFT AUGUST 2009



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Title

**Pendeen
Conservation Area**

Key

-  Conservation Area
-  Listed Building
-  Significant Historic Building

NB - This map cannot be used for the purposes of identifying whether or not a building is listed, as it is not a complete record. Buildings are added or removed from the list from time to time. Walls, outhouses and other structures in the curtilage of a principal listed building are also covered by listing designation, but are not shown here. Please consult the Historic Environment Service if you need to identify the listed status of a building or structure.

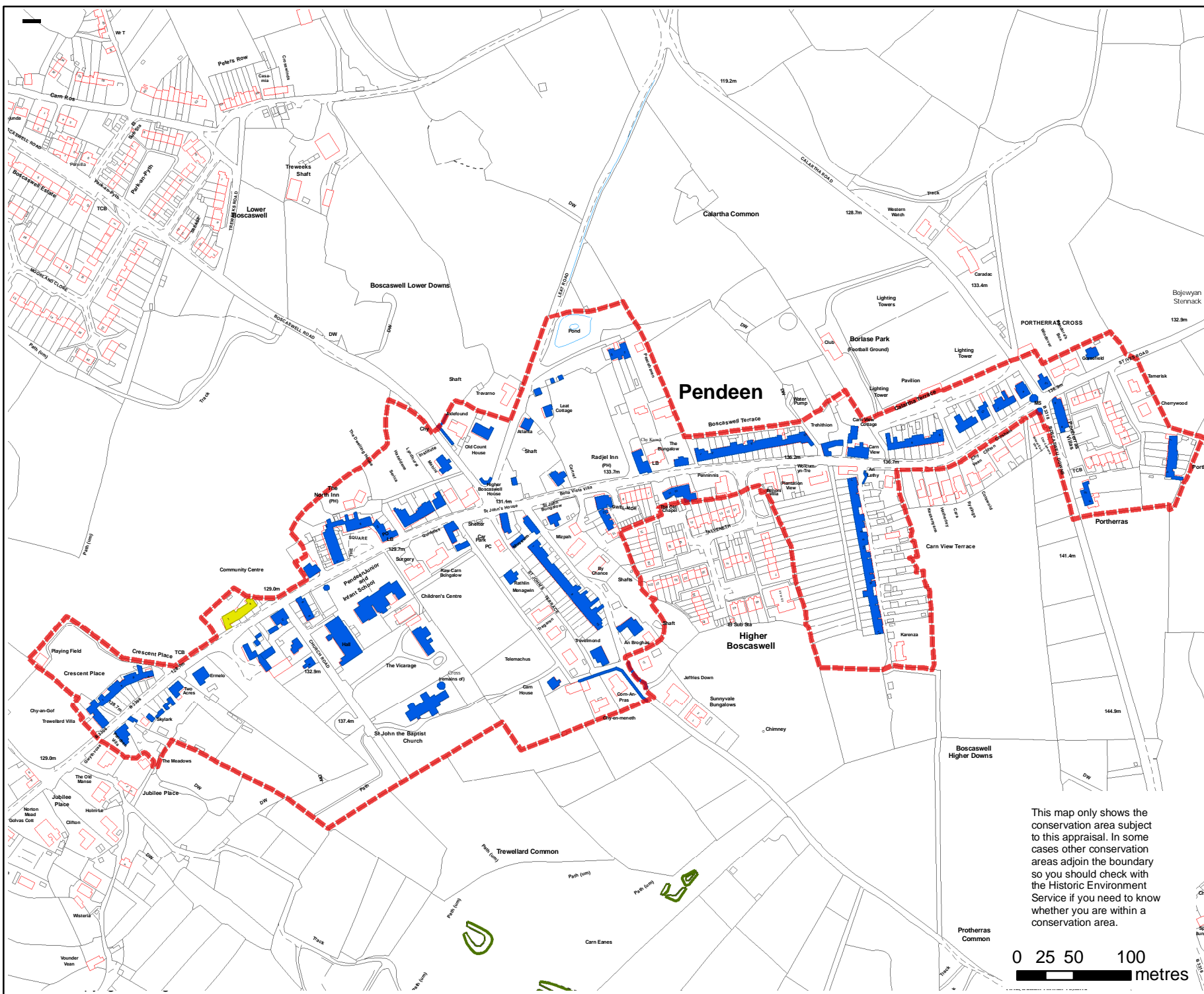
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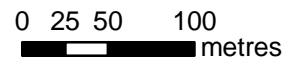
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This map only shows the conservation area subject to this appraisal. In some cases other conservation areas adjoin the boundary so you should check with the Historic Environment Service if you need to know whether you are within a conservation area.



SUMMARY OF SPECIAL INTEREST

Pendeen sits on the narrow coastal plain west of the Penwith Moors and this setting between the moors and the sea informs very much its special character. Its setting, along with its general character and plan form derives from its past as a mined landscape and agricultural landscape with scattered farmsteads.

Despite a century or so of development along the road, and the focus given by the church and parish rooms built in the mid 19th century, the disparate nature of Pendeen is still apparent and one of the main features of its distinctive character. It is a village of contrasts. The long, tightly packed rows of workers cottages can seem out-of-place among the remnant moor lands and open fieldscape which still come right to the pavements and the backs of the small cottages; the spacious and architecturally ambitious building complex in Church Road stands cheek by jowl with the rough open grazing of Trewellard Common. Much of the built form in Pendeen is actually 'urban' in character, yet the place scarcely developed even into a fully-connected village.

To the casual traveller the village, strung along the main coastal road, may appear to lack cohesion, but Pendeen hides its interest among the mining ruins and the side roads, which are more than worthy of inspection and appreciation. There is a shape and structure to the village – it is rather like a ladder, with the long south-west to north-east spine of the main road crossed at right angles by the cottage rows, Church Road and other paths and tracks. The road is punctuated by a series of inward-looking clusters of buildings separated by sometimes indistinct open spaces – with long green paths leading off at every opportunity. The built-up streetscape jumps from side to side of the road, making it difficult to pin down a sense of continuity, but in many ways Pendeen only incidentally addresses this main road – many of the connections within the village, and much of the private, everyday and intimate activity and character of Pendeen, are to be found away from the main road.

The open spaces between and behind the street frontages contain the community spaces and they link together what can seem unconnected groups of buildings. The close relationship between St John's Terrace and the church complex is only revealed from within these 'back' lands. The intrusiveness of recent development within these spaces also becomes clear.

These more exclusive spaces, are linked by a network of tightly enclosed back lanes, green paths and rough tracks, one of Pendeen's most delightful features, that connect immediately with the wider, and to the south, wilder, countryside, giving Pendeen a real sense of being set in its own unique landscape. Throughout all these areas, and along many of the paths and tracks, there is a lack of clarity as to what is private and what is public – this adds a sense of ownership and security for the local community.

The network of paths and lanes allow movement and views and glimpses everywhere; back elevations scarcely exist because of this is Pendeen – almost everywhere is open to public view, if not from close-by in the lanes, then from Carn Eanes. Moreover, the apparent openness, even bleakness that is seen from the main road is illusory; Pendeen has some very good groups of trees, especially round the church and vicarage, their impact increased by the accompanying creeper-clad walls and buildings. Of even greater impact is the stand of trees at Pendeen's very heart in and around Leat Road, where can be found one of the prettiest and most enchanting tree-lined walks and views in the whole area.

More than this, though, walking about Pendeen, there is the definite sense of localised shelter – the traditional buildings are set within and rarely rising very much higher than the old hedges and mine dumps, all heavily overgrown. Gardens are densely planted; in and amongst these lanes and cottages there is a protected, sheltered micro-climate. Pendeen's private, local world is again very much in contrast with its public face along the rather bleak main road.

As a living place, Pendeen has maintained, and in some respects increased its role as a community focus serving a wide area. The local community is active in community work and regeneration – Pendeen is as vibrant as a community as it is interesting as a place, albeit both aspects perhaps lack a visible focus at the heart of the village.