

# Heritage Impact Assessment and Design & Access Statement Camborne Community Centre

16th December 2020



**Jon Ramage BSc(hons) MRICS**  
Info@atlanticbuildingconsultants.co.uk  
Tel: 01637 622304  
ABC432

Atlantic Building Consultants Ltd  
9 Penhale View  
Cubert, Newquay  
Cornwall, TR8 5FW

## Contents

1.0	Introduction .....	3
1.1	Background.....	3
1.2	Aims & Objectives .....	3
1.3	Extent .....	3
2.0	Designations.....	4
2.1	List Entry – Camborne Community Centre .....	4
2.2	Camborne Conservation Area .....	4
2.3	Cornish Mining World Heritage Site – Camborne and Redruth with Portreath .....	4
3.0	Significance .....	6
3.1	Historic Maps.....	6
3.2	Previous Plans .....	7
3.3	Historic Photographs .....	8
3.4	Analysis.....	10
4.0	Proposed Works Description and Impact Assessment .....	12
4.1	Demolish south east cantilevered room and reinstate castellated parapet .....	12
4.2	Repair and replacement to windows and doors .....	12
4.3	Re-covering of flat roofs .....	13
4.4	Replacement of rainwater goods .....	13
5.0	Conclusion .....	14
6.0	Appendix .....	15
6.1	Photographs .....	15
6.2	Conservation Area Appraisal .....	17
6.3	Cornish Mining WHS.....	20

## **1.0 Introduction**

### **1.1 Background**

Atlantic Building Consultants have been engaged by the trustees of Camborne Community Centre to prepare a listing building consent application. The listed building consent application relates to the Grade II Listed Camborne Community Centre, South Terrace, Camborne. The centre has recently received approval for a generous section 106 grant to undertake repair and refurbishment works. The purpose of this application is therefore to seek consent for various improvement and upgrade works to be undertaken to the listed building.

This statement should be read in conjunction with the attached schedule of works and associated plans.

### **1.2 Aims & Objectives**

The report has been prepared in accordance with the *2019 National Planning Policy Framework (NPPF)*. More specifically, section 16 has been closely referenced, which relates to conserving and enhancing the historic environment. Reference has also been made to the document *Historic England: Managing Significance in Decision-Taking in the Historic Environment, July 2015*.

The aim of this document is to bring together guidance from various sources to deliver a concise and impartial assessment on the potential impact the proposed development has on the heritage asset at the Camborne Community Centre

In order to achieve this, the report aims to:

- Investigate and outline the historical and cultural significance of Camborne Community Centre and its wider physical context.
- Investigate and outline the physical status of the building.
- Outline and describe the proposed works.
- Assess the impact of the proposed works on the significance of the heritage asset and seek to justify where necessary.

### **1.3 Extent**

This report has been commissioned to accompany a listed building consent and the extent of the report is limited to the extent of the proposed works. This extent of works is outlined in the attached schedule of works and section 4.0 of this document.

## 2.0 Designations

### 2.1 List Entry – Camborne Community Centre

The Camborne Community Centre is a grade II listed building first listed on 12<sup>th</sup> September 1989. The list entry description states the following:

*Camborne Community Centre*

*II*

*Estate office to the estate of the Bassets of Tehidy, now community centre. Early to mid C19; altered. Granite ashlar in large blocks, slate roof. Rectangular plan with short wing on parallel axis to left. Classical style. Two storeys and 4 bays, symmetrical (except for wing); raised rusticated quoins, plinth, 1st floor band, moulded cornice, prominent bracketed eaves; the ground floor has an arcade of 4 round-headed arches set in rusticated masonry carried over the head of each arch as stepped voussoirs with a raised keystone, each arch containing a recessed round-headed sashed window with radiating glazing bars, a raised sill and panelled apron; the 1st floor has 12-pane sashed windows with moulded architraves. Hipped roof with side-wall chimneys. At the left end the one-bay wing of 2 lower storeys has 12-pane sashes with architraves; its left return wall is altered, and has various additions. Rear has two 2-storey canted bays, and a round-headed stair window with eared architrave, but is otherwise covered by **various unsympathetic additions**. Interior altered.*

### 2.2 Camborne Conservation Area

Camborne Community Centre is located within the Camborne Conservation Area, which was first designated in September 2004. The *Camborne Town Centre Conservation Area Character Appraisal & Management Strategy* was published March 2010 and is accessed at [https://map.cornwall.gov.uk/reports\\_conservation\\_areas/CAMBORNE%20amended%20Apr%202010.pdf](https://map.cornwall.gov.uk/reports_conservation_areas/CAMBORNE%20amended%20Apr%202010.pdf). The document includes useful background information and guidance on Conservation Area management, some of which is included within Appendix 5.2. The conservation area appraisal places Camborne Community Centre in *The Leafy Suburbs* Character area, where the following guidance is provided:

*Interventions must recognise and respect this richness and diversity of character and appearance, and not seek to impose uniform solutions to buildings or streetscapes.*

### 2.3 Cornish Mining World Heritage Site – Camborne and Redruth with Portreath

The proposed site lies within area 5 of the UNESCO *Cornish Mining World Heritage Site: Camborne and Redruth Mining District*. A wealth of history and information relating to the World Heritage Site (WHS) is available on the Cornish Mining website at: <https://www.cornwall.gov.uk/environment-and-planning/conservation/world-heritage-site/>. Relevant details from the Cornish Mining website are included in appendix 5.3.

The attributes which are considered to express Outstanding Universal Value (OUV) within the WHS are listed within the *Cornwall and West Devon Mining Landscape World Heritage Site: Supplementary Planning Document*. These are defined as follows:

- Mine sites, including ore dressing sites
- Mine transport infrastructure
- Ancillary industries
- **Mining settlements & social infrastructure**
- Mineworkers' smallholdings
- **Great houses, estates and gardens**
- Mineralogical and other related sites of particular scientific importance

Camborne Community Centre includes various attributes given the history of changing uses during the evolution of the building. The collective contribution to the areas OUV cannot be ignored and has been taken into account when developing these proposals.

## 3.0 Significance

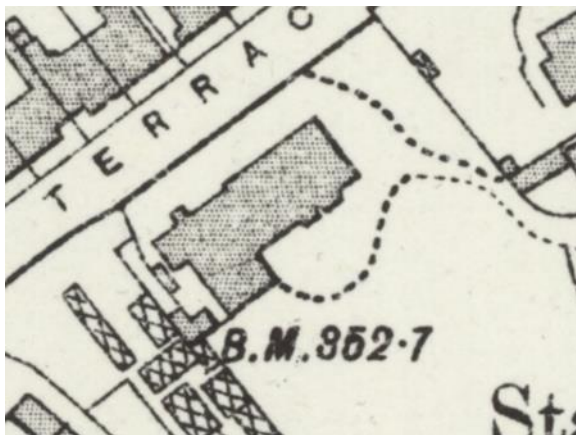
### 3.1 Historic Maps



**Fig 1: 1840 Tithe Map**



**Fig 2: 1877 OS Map**



**Fig 3: 1906 OS Map**



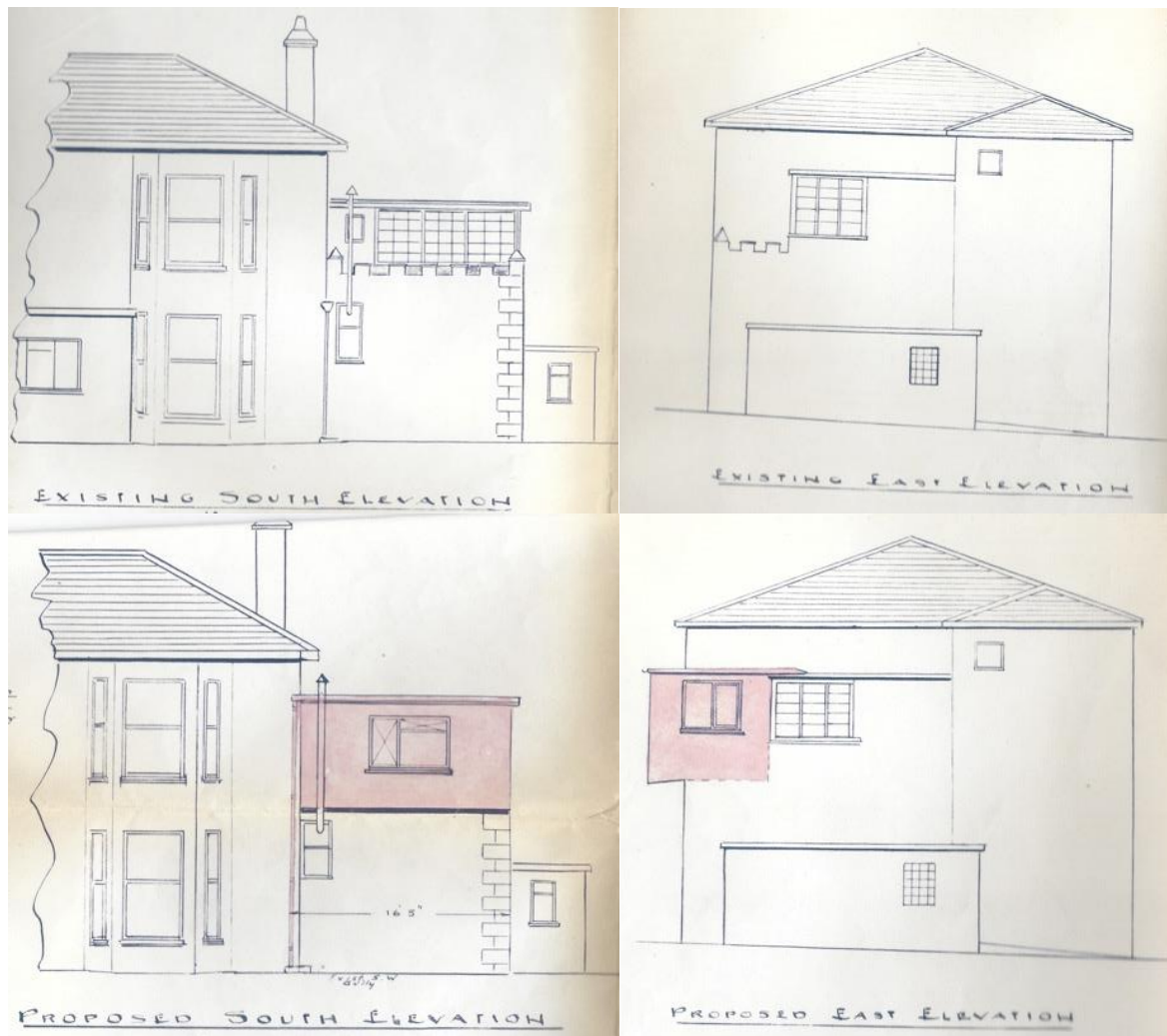
**Fig 4: 1938 OS Map**

The historic footprint of Camborne Community Centre can be determined by viewing old maps and using map regression in order to assess the general historic development at the site.

The 1840 tithe map (fig 1) shows plot 1289 as a vacant site where the Camborne Community Centre is now located. Development is shown to the east and west at 3 South Terrace and Camborne Veor respectively, with the railway also shown to the south. The associated apportionment describes plot 1289 as arable land associated with Camborne Veor, owned and occupied by John Jeffrey, party to the Bassett estate.

The 1877 OS map (fig 2) shows significant development at the site, where the footprint has expanded considerably between 1840 and 1877. The 1906 OS map (fig 3) gives a more accurate outline of the footprint, which is mirrored in less detail in 1938 (fig 4).

### 3.2 Previous Plans



**Fig 5: Existing and proposed elevations 1971**

Various plans prepared by surveyor S.R Prisk between 1964 and 1971 have been reviewed. These include the elevations shown in figure 5, dated July 1971. These show the proposed cantilever addition at the south east corner of the building. The elevations indicate the configuration of the east projection prior to this addition, with the castellated parapet and flat roof arrangement. The glazed stairwell southern window has been partially blocked by the 1971 development, darkening the stairwell particularly at ground floor level.



### 3.3 Historic Photographs

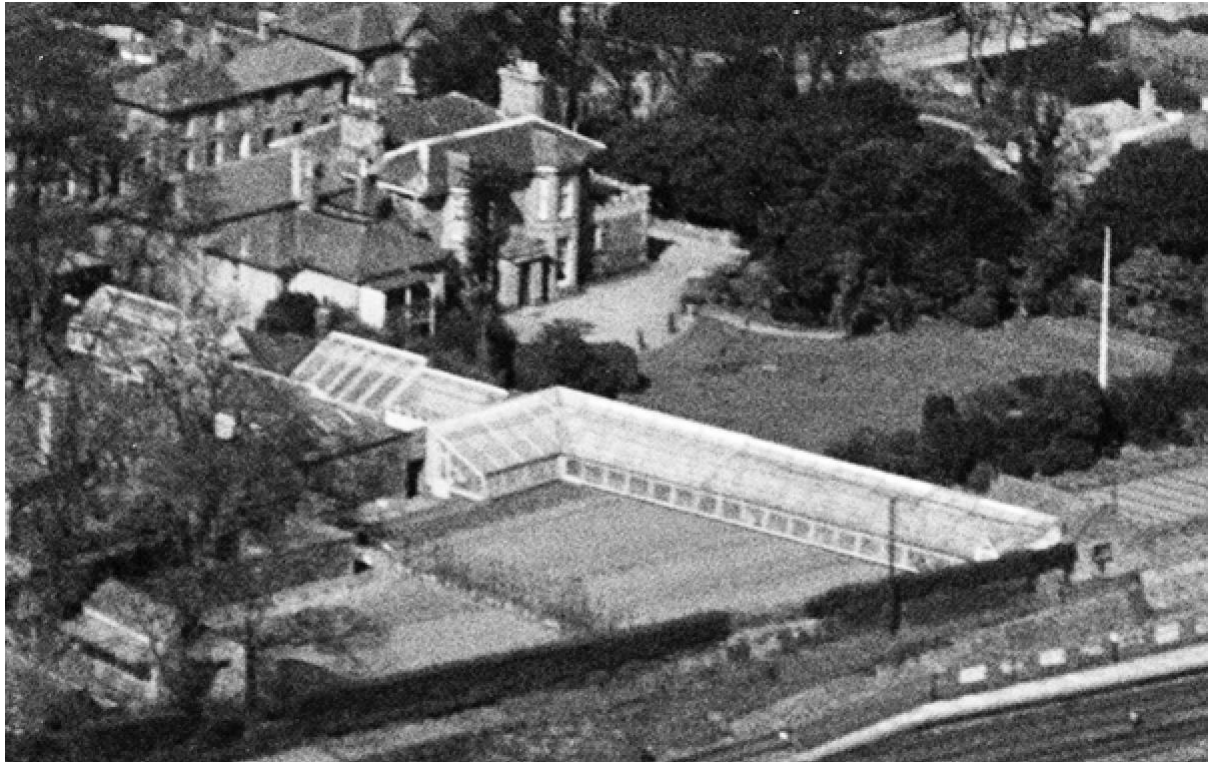


Fig 6: 1924 Aerial photograph ([www.britainfromabove.org.uk](http://www.britainfromabove.org.uk))



Fig 7: 1928 Aerial photograph ([www.britainfromabove.org.uk](http://www.britainfromabove.org.uk))



Various historic photographs from the early to mid-20th century have been reviewed. These provide further details of the building's development. The 1924 and 1928 aerial photographs (figs 6 & 7) show the roofscape, where the eastern projection is mostly single storey with a two storey element toward the front. There are also two porches on the rear elevation which have since been demolished during later extensions. Large glass houses can be seen within the Camborne Veor site to the west, which are also shown on the 1906 and 1938 ordnance survey maps in section 3.1.



**Fig 8: Circa 1930s photograph of front elevation**



**Fig 9: Circa 1930s photograph of rear elevation**

Circa 1930s photographs of the front and rear elevations (figs 8 & 9) show a similar situation to the 1920s aerial photographs. However the flat roofed first floor extension containing the eastern stairwell and highly glazed first floor walls have been added at this stage. The front elevation photograph also shows a sign on the gate stating *Camborne Social Service Occupational Centre*, and the name *Southdene* on the gatepost.

When viewing the rear elevation photograph (fig 9), the castellated parapet has a lighter colour than the remainder of the ground floor wall, suggesting this was also added at a later date, possibly with the stairwell.

### **3.4 Analysis**

The classical revival architectural detailing of the central block, containing the main hall and rooms 1 to 5, appears reminiscent of early to mid 19<sup>th</sup> century architecture. All sash windows to this central section (other than the rear bays) have hornless sashes, with arched upper lights to the front ground floor and rear stairwell. These windows differ from the east and west projections and rear bay windows, which have horned sashes in various configurations. The introduction of horned sash windows came in the mid-19th century, as a means of strengthening the frames when heavier plate-glass became available. The stuccoed detailing to the first floor of the west projection also differs to the central block. This would suggest that the east and west projections are later additions to the central block.

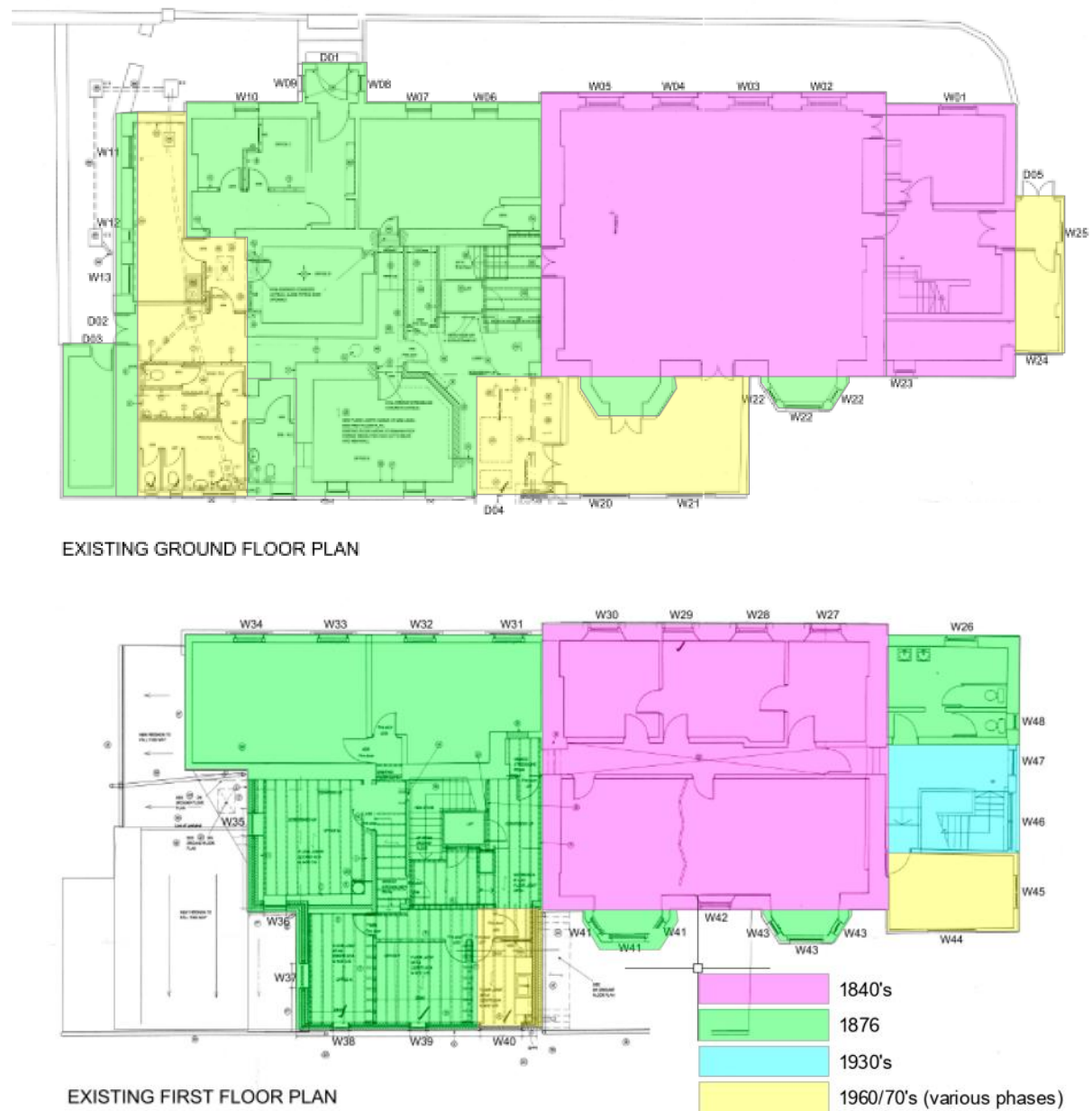
However the ground floor masonry to the rear elevation of the eastern projection (outside the boiler room) has a seamless bond with the central block, indicating they were constructed together. It is noted that the north-east front corner of the eastern projection has varying shades of granite and the corner quoins are a slightly different size between the ground and first floors. This suggests that this projection may have been altered. The flat roof configuration would be out of place in the 19<sup>th</sup> century and the east projection may have originally been single storey, perhaps with a lean-to hipped roof. The upper storey to the front of the east projection was presumably added later, including replacement horned sash windows.

It is understood that the Basset estate archives were moved in 1876 to the new Tehidy estate office in Camborne from one of the four corner pavilions of the Tehidy mansion. The new building (now the Camborne Community Centre) incorporated a house for the estate steward, offices for running the estate and an archive strong room. It can therefore be assumed that fairly major development works were undertaken in 1876. This is confirmed in the 1877 OS map which shows the highly developed footprint at this stage.

The interior to the building has been significantly altered throughout its development, particularly in the 20<sup>th</sup> century. The addition of the east staircase in the 1930s was presumably contemporary with the removal of the central staircase, which would have run between rooms 2 & 3 with light from the tall arched rear window.

This analysis is illustrated in figure 10 which shows perceived phases of development based upon this limited study. Whilst this is considered adequate to inform the proposed

development, the conclusions reached are certainly not definitive and further study may reveal alternative interpretations.



**Fig 10: Estimated developmental phases**

## **4.0 Proposed Works Description and Impact Assessment**

Please refer to the schedule of works for a detailed description of the proposals.

### **4.1 Demolish south east cantilevered room and reinstate castellated parapet**

The first floor cantilevered room to the south east corner was constructed following plans prepared in 1971. This included removal of a granite castellated parapet wall and construction of the flat roofed addition in front of the existing stairwell windows.

A building survey report was commissioned on Camborne Community Centre and undertaken on 29<sup>th</sup> July 2020 by Arron Wallace, MRICS of Bradleys surveyors. This included the following recommendation relating to the cantilevered room:

*There was some evidence of apparently recent and potentially progressive structural movement affecting the rear left corner of the two-storey (left) side wing however, where part of the first floor accommodation is 'cantilevered'. The cantilevered support structure appears to have failed evidenced by significant distortion and rotational cracking within external wall surfaces. This part of the accommodation is potentially unsafe as a result and requires remedial action under the renovation programme. This should include either repair/re-strengthening or replacement of the cantilevered support structure or demolition and replacement of this part of the building to restore its configuration to the original. Such work will be subject to the obtaining of necessary local authority consents and should be completed under the guidance of an appropriately qualified structural engineer. We recommend that you budget accordingly.*

The room might also be considered an unsympathetic addition to a listed building of this nature and given the above structural concerns, it is proposed that the cantilevered room is removed at this stage. Whilst the room has served the building well over nearly 50 years, it is now considered obsolete.

The proposal to demolish the room and reinstate the castellated parapet and flat roof will return the building to a previous configuration. The stairwell windows are still in place and these will simply be opened up. The doorway separating the cantilever room from the stairwell will be infilled with an additional window provided to replicate the former window. This proposal is considered to be a sympathetic way of resolving a potential structural issue and returning the building to a former more attractive configuration.

### **4.2 Repair and replacement to windows and doors**

The windows to the front elevation were largely refurbished in 2015 under a Townscape Heritage Initiative (THI) grant funded project. However the funding did not extend to the rear and side elevation windows and these are now in need of a fairly significant overhaul. The attached schedule of works details the proposals, which are considered to be normal cyclical maintenance to the building.

19<sup>th</sup> century sash windows to the rear will be repaired in situ with the original fabric retained as far as practical. The first floor western bay windows have been replaced in the mid-to-late 20<sup>th</sup> century with simple casements. It is proposed that these will be returned to their original configurations of large horned sashes with no glazing bars to match those to the east bay. The central former stairwell window with recessed round-headed sash and radiating glazing bars will also be returned to its original configuration, which will require various repair and replacement of glazing bars etc. A number of defective late 20<sup>th</sup> century windows will also be replaced like for like.

Again these repairs considered appropriate for a listed building of the status and will ensure protection of historic fabric.

#### **4.3 Re-covering of flat roofs**

The majority of the flat roofs around the building were re-covered in 2003 during a fairly extensive overhaul and refurbishment project. This included reconfiguration of the upper floor at the western end where the central flat roof with rooflights was provided. The various flat roofs are now considered to be reaching the end of their useful lives and it is proposed that they will be entirely re-covered as part of routine maintenance to the building. The flat roofs have previously been covered in a mixture of built up asphalt, bitumen mineral felt and glass reinforced plastic.

It is proposed that replacement coverings will be formed in a polyester based cold applied liquid waterproofing system. This is a more modern material and is considered to have a longer life than the existing coverings, which will reduce maintenance costs and generally improve the building. The colouring will be light grey to ensure an appropriate match with the existing flat roof coverings. Again this is considered appropriate maintenance for a building of this nature.

#### **4.4 Replacement of rainwater goods**

The rainwater goods to the older parts of the building would originally have been formed with painted cast iron. Many of these have been replaced with uPVC during various 20<sup>th</sup> century refurbishments projects. Original cast-iron gutters have been retained where possible and partially replaced with high quality Alumasc painted metal goods to the principle elevation during the THI works in 2015.

It is proposed that similar painted metal gutters and downpipes will be provided around the remainder of the building as far as budgets allow. Removal of modern uPVC rainwater goods and replacement with painted metal fixtures is considered appropriate for a listed building of this status and will ensure a long lasting repair which closely matches the original cast iron gutters and downpipes.



## 5.0 Conclusion

This heritage impact assessment has been developed to aid the design process with the intention that minimal intervention is made on significant historic fabric at Camborne Community Centre, whilst repairing and improving the building. The proposals have been carefully considered to ensure a viable and sustainable ongoing use for the heritage asset, and effective expenditure of a generous Section 106 fund.

The general purpose of these proposals is to repair and maintain the listed building to improve its durability, resistance to moisture and generally raise living standards in line with modern requirements. The works proposed are considered to be part of normal cyclical maintenance to this building. Reconfiguration of 20<sup>th</sup> century works to provide a more sympathetic and sustainable solution are considered to be appropriate for a listed building of this status and will ensure protection of the historic fabric. These proposed works are essential to avoid the heritage asset falling into serious disrepair.

The proposed scheme is generally considered to provide a desirable and necessary improvement on the building as a whole and will ensure the viability and protection of the heritage asset moving forward. Above all this proposal is considered to accord with paragraph 7 of the NPPF. The proposals will meet the needs of the present without compromising the ability of future generations to meet their own needs.

Jon Ramage BSc(Hons) MRICS  
Atlantic Building Consultants  
ABC432/16<sup>th</sup> December 2020

## 6.0 Appendix

### 6.1 Photographs



Photo 1: North front elevation



Photo 2: East side elevation



Photo 3: South rear elevation



Photo 4: West end of north elevation



Photo 5: South east corner



Photo 6: Upper flat roof



**Photo 7: Central south elevation**



**Photo 8: Rear sash window W42**



**Photo 9: North porch roof**



**Photo 10: Sash window W22**



**Photo 11: East entrance door D05**



**Photo 12: Rear entrance door D04**



## **6.2 Conservation Area Appraisal**

Excerpt from the *Camborne Town Centre Conservation Area Character Appraisal & Management Strategy*, published March 2010 and accessed online at:

[https://map.cornwall.gov.uk/reports\\_conservation\\_areas/CAMBORNE%20amended%20Apr%202010.pdf](https://map.cornwall.gov.uk/reports_conservation_areas/CAMBORNE%20amended%20Apr%202010.pdf).

*Camborne's greatest significance lies in its industrial history. It was one of the few large industrial towns in Cornwall and its development is central to understanding the history of Cornish and world metal mining. As a settlement it has an ancient and varied past ranging through the Iron Age, the Roman and early Christian periods.*

*Camborne Churchtown was first recorded in 1181 by which time it was already an ancient place. It was the centre of a large parish with good quality farmland and large areas of waste and moorland. By the late Middle Ages, Camborne had become part of a well-established pilgrimage circuit associated with the road to St Michael's Mount. There was a playing place and holy well, chapels and mystery plays associated with St Meriasek.*

*Intensive and profitable tin working had also developed in the area by the 1400s, adding to the economic diversity of the parish. The oft-quoted description by John Norden in 1584 ('A church standing among the barayne hills') almost certainly does not reflect the economic and social importance of the churchtown – with its feast and fairs recorded by the 16th century (held on the Fairfield by at least the 1660s).*

*This long period of modest but sustained growth culminated with the formal grant of market status in 1708. Development accelerated with the expansion of the Cornish copper industry in 1700- 1750 (Dolcoath and Roskear were early copper producers, and soon dominant in Cornwall). Despite the growth of local industry, Camborne was still regarded at this time not as industrial, but essentially as an ecclesiastical and market centre.*

*A second, and greater, copper boom from the 1790s-1840s, re-cast Camborne as one of Cornwall's chief industrial towns. The town was ringed not only with mines, but also, from 1800 onwards, with engineering works. The Roskear Boiler works opened in 1802, Holman's main foundry site in 1839. There were 75 smiths recorded in the town in the 1841 census.*

*Increased commercial activity and new public facilities followed industrial growth and increased population. A new market house was built in 1802 and enlarged in 1830; the Hayle Railway and branch lines were built in 1834-7 and a Literary Institute was built. Chapels, schools, public houses and hotels were also constructed.*

*Streets of workers' housing began to appear from 1820. The scale and regularity of these streets and the presence of the market, commercial, service and administrative functions, emphasized the difference between Camborne and neighboring industrial settlements.*

*Despite these characteristics, there was still something of the character of a frontier town to Camborne. Well known at that time for its pubs and drunken miners, it was a typical industrial*

*boom-town. The 1841 Census returns show over two thirds of the working population depended directly on the mines. Most of Camborne's professional men, shopkeepers and traders were in turn dependent upon the miners and engineers.*

*Camborne had been laid out more or less to its full extent by the time of the rebuilding of the market complex in 1866. The town expanded only modestly after the mid 19th century, with just a few more streets added to the town by 1900. Employment began to decline due to advancing mechanization, however, the local economy remained unusually buoyant compared with recession elsewhere in Cornwall. This led to the rebuilding in the late 19th century of much of the central area (in and around Commercial Street and Commercial Square). Ever larger buildings also reflected increasing civic and public activity, particularly after the formation of a local board to run the town in 1873.*

*As well as an expansion in the size of the commercial centre and in the scale of new shops, the parish church was renovated and extended in 1879; the Smith Methodist Institute was built in 1887, followed by the Salvation Army Citadel (1890), Masonic Hall (1899), the Holman Fountain (1890) and a new post office in Chapel Street (1899). The development of the centre culminated with the tram connection between Camborne and Redruth (1902), and the founding of a chamber of commerce (1908).*

*The growth in prosperity and expectations in Camborne at this time soon exceeded the capacity of the old commercial and civic core, and a new civic centre was created at Camborne Cross, with the Public Rooms (1890), Library (1895) and municipal buildings and fire station (1903), Camborne having been made an Urban District Council in 1895. Cross Street was redeveloped as it increased in importance (as the link between this new centre and the old core), while Trelowarren Street saw increased redevelopment with large commercial units further away from the old centre, reflecting the importance of this route towards Holman's main site and Dolcoath Mine – both entering a period of recovery around the turn of the century. In the mean time, the older streets (Church Street, Fore Street, the top end of Basset Road, Gurney's Lane etc ), were becoming gradually less important. The scale, size and number of its public and commercial buildings and the spread of the central area in the early 20th century, are amongst the most marked features of Camborne's historic character, appearing to buck the generally perceived idea of the failure and decline of Cornish industry in the late 19th and early 20th centuries.*

*The boom years of the early 20th century continued until the tin market collapse of 1913-14. After the First World War, one by one the great mines closed. The closure of Dolcoath in 1921 caused a depression from which the area never really recovered.*

*Development and expansion more or less came to a halt in Camborne after the first decade of the 20th century. The tram connection with Redruth closed in 1927. The mining industry ceased, in effect, to exist in Camborne, with massive unemployment. With whatever remained of retail, service and public employment, the major industrial activity in the town was now engineering, particularly Holman's, which did well in the mid 20th century through its export trade.*



*The result of this wider economic decline was a continuous shrinkage in the commercial core area of Camborne (the heart of the Conservation Area), with old shops in the outer edges being closed and changed to residential use; at the same time the large houses were converted to office and institutional use. The population of Camborne parish significantly declined from a peak of 15,829 in 1911 to 13,949 in 1951. Only in the later 20th century was there an economic as well as a population revival. By 2001 the parish population had risen to 20,332 with about 15,000 in Camborne town.*

#### *Character Area: The Leafy Suburbs*

*The old routes radiating out from the church town to north, west and south are leafy, spacious suburban roads containing large early-mid 19th century houses. These roads have shared characteristics. Buildings are of high quality materials and architectural detailing. The grounds contain mature trees and greenery which is important to the character of the area. Many of the substantial residential buildings have been converted to alternative uses including flats, hotels, medical practices and private offices. These suburbs contain many informal spaces. The overall effect is to provide a green, pleasant envelope around three sides of the town, where the streetscape merges with parks and playing fields, woods and open countryside.*

*Interventions must recognise and respect this richness and diversity of character and appearance, and not seek to impose uniform solutions to buildings or streetscapes.*

### **6.3 Cornish Mining WHS**

Excerpt from the Cornish Mining WHS website accessed online at:

<https://www.cornwall.gov.uk/environment-and-planning/conservation/world-heritage-site/>

*Cornwall and West Devon's mining landscape, shaped during a period of intense industrial activity, is testimony to one of the greatest periods of economic, technological and social development Britain has ever known.*

*From 1700 to 1914, the metal mining industry played a vital role in transforming our way of life. It provided essential raw materials to feed the Industrial Revolution in Britain, and pioneered technological developments that helped shape the society we live in today. For example, Richard Trevithick's advances in steam engine technology – originally motivated by the need to pump water out of mines – ultimately enabled the development of steam trains, changing the world forever through the mass movement of people and goods.*

*This and other new engineering solutions and inventions developed here were exported to mining regions across the world – including Australia, the Americas and South Africa – playing a key role in the growth of an international capitalist economy. There are at least 175 places, across six continents, where Cornish mine workers took their skills, technology and traditions; a truly global heritage.*

Further site specific information on Area 5 of the WHS is contained within the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013 – 2018 or Tyller Ertach an Bys Balweyth Kernow ha Dewnens West Towl Dyghtya 2013 – 2018. This document includes the following:

#### Outline

*This was the most heavily industrialised tin and copper mining district in the Site, and also contains its most significant urban centres of mining population. It includes the remains of mines (including three in situ beam engines), their transport infrastructure, ancillary industries and important mining settlements, including Redruth and the mining engineering “new town” of Camborne. The boundary has been drawn to contain the principal settlements in the north, the north-southwest trend of mines (aligned with the upland ridge of Carn Brea), two early railway links and the coastal mining port of Portreath. A satellite site to the northeast comprises the important mine site of Wheal Peevor.*

#### Key Characteristics

*The steep granite ridge of Carn Brea (250m OD) dominates the area. Its associated mineral resources brought fabulous wealth to the district, the mineral lodes being exploited by some of the richest, and deepest, eighteenth-century copper mines and nineteenth-century tin mines in the world.*

*The mining towns of Camborne and Redruth are now connected by an almost continuous ribbon development of mining settlements and modern light industry occupying the sites of former mines. ‘Islands’ of historic mining structures survive.*

### Beam engines

*An unparalleled feature of this Area is the three Cornish beam engines that survive in their authentic metal mine context. One whim (winding) engine has been restored to working motion - the Michell's or North Whim at East Pool Mine - while the other two pumping engines have the capability of working under steam, at East Pool and South Crofty mines respectively. The engine house at the latter site, at Robinson's Shaft, has recently been restored, and the engine itself is to be brought back into motion in the future.*

### Camborne townscape

*Camborne contains the best example in the Area of large-scale urbanisation associated with the Industrial Revolution in metal mining and engineering. It is a town forged by industry and characterised by relict zones of key enterprises, such as the world-famous Holman's Foundry & Rock Drill Works, and classic industrial building types of cottage rows, pubs and chapels.*

*Fine public buildings characterise the townscape, such as the Market House and Town Hall (1867), the Literary Institute (1842) and the J Passmore Edwards Library (1895). There is also a Masonic Hall (1899) in Cross Street. The impressive Wesleyan Centenary Chapel (1839), in Centenary Street, was built to commemorate the centenary of Charles Wesley's conversion in 1738.*