

Appendix D St Just in Roseland Parish Profile

The Parish of St. Just in Roseland covers an area of 1076 ha.¹ (2658 acres)



It comprises of the villages of St Mawes, St Just, and the hamlets of Halwartha, Trethem and Trethewell together with scattered farmsteads and settlements.

¹ <http://www.neighbourhood.statistics.gov.uk/>

An analysis of the 2011 population data showed that there was a population of 1069, of which 778 were of an age to be economically active and less than 2% were unemployed².

The profile of that population showed that 40% were 16 to 54 year olds and 60% were 55 and over³.

In 2011 there were 544 households in the Parish, 299 of which were single person households and 102 occupied by three or more people⁴.

History

St Just was given its name by the Bishop of Exeter. It displaced the name of Lanzeague, derived from St Seioc, the first of the Celtic saints who came to Cornwall, and who is believed to have settled at 'Llan of Seioc' (Lanzeague). There is nothing to be found of the original chapel or cell but the current church of St. Just in Roseland was re-built and dedicated in 1261, although there are records of the benefice holders which go back to circa 550 AD.

The pure water which gave rise to the Holy Well in St Just was the probable reason St Just settled nearby. Later the St Just creek and pool were where ships would take on fresh water and also where ships would anchor for quarantine purposes.

In 1872, St Just in Roseland was described as a village and as a parish standing on St. Just creek, on the east side of Falmouth harbour. It had a post office and also the town castle of St. Mawes.

It had a population of 1546 and 337 households. St Just creek has, at its mouth, the old Lazaretto station of Falmouth harbour; and includes St Just's Pool, where vessels used to undergo quarantine⁵.

St Mawes was named after the Saint who arrived here in the 5th or 6th Century and settled. The stone chair from which he taught, and the chapel are long gone, and only the holy well remains.

In 1540 work was started on St Mawes Castle which, with Pendennis Castle across the water, was built to protect Falmouth Harbour as Henry VIII feared an invasion from the Catholic countries of the Continent. At that time St Mawes was reported to be "a poor fishing town".

The quay was first constructed in 1536 and was probably built to bring in stone to construct the castle. The quay became of great importance to the village. In 1562 Queen Elizabeth I granted Parliamentary Borough status to St Mawes; it was only disenfranchised in 1832. (St Mawes sent two members to parliament and it was one of the "Rotten Boroughs").

There was a Priory along the Percuil River near Priory Point but there is no visible sign of it now.

With a quay, a flourishing village, comprising most trades, access to the open sea, inshore and offshore fishing, the pilchard trade and distant trading as well as good farmland and farming, the parish thrived.

In 1872 St Mawes was described as a small town on St Mawes harbour which may have got its name from St Mawe or Machutus, an early hermit of Wales, but much more probably got it, by corruption, from St Mary.

² Ibid

³ Ibid

⁴ Ibid

⁵ Imperial Gazetteer of England and Wales John Marius Wilson 1870-72

It belonged to Plympton Abbey, which was dedicated to St Mary; and it went, at the dissolution, to the Vyvians, and passed, through various Hands, to the Duke of Buckingham.

A castle was erected in 1542, by Henry VIII, to protect Falmouth harbour against the French and this stands on a solid rock, at an elevation of 117 feet above high-water mark. It was bombarded and captured, in 1646, by Sir Thomas Fairfax and was remounted, in 1855, with eight 65-pounder guns, and four 96-pounders.

The town stands along the shore, at the foot of a precipitous hill and consisted chiefly of one irregularly built street. It was governed by a portreeve, chosen annually at a court leet.

St Mawes had a post office, a coast-guard station, a chapel of ease, chapels for Independents, Wesleyans, and Primitive Methodists, and a national school. A small weekly market was held on a Friday. The manufacture of cables and ropes for small craft was carried on and a pilchard fishery formerly important had completely declined.⁶

More modern history can be found in the World War II tank slipways and embarkation standings at Turnaware Point.

Scheduled Monuments

There was an Iron Age Settlement and Early Roman banked enclosure at Carwarthen and these were the earliest of the parish's Ancient Monuments.

The Iron Age /Early Roman banked enclosure at Carwarthen Farm, St Just Church and Holy Well, St Mawes Castle, its gun emplacements and the St Mawes Holy Well are all Scheduled Ancient Monuments.

There are two bronze age round barrows, at Tregorland and Carvinack and a possible hill fort at Castle Point. At Messack Point there is a boundary stone lined up with another at Trefusis marking the boundary between the St Mawes and Falmouth Harbour jurisdictions and their respective oyster fisheries.

Within the Parish there are 54 listed buildings, including some of the older buildings within the conservation area, the churches of St. Just and St. Mawes, the St. Mawes quay, the whole harbour wall as far as the Tresanton Hotel and a number of the farmsteads throughout the Parish.

Local Character

The character of the Parish reflects its relationship with the water. It has no coastline but has a long waterside boundary with the Carrick Roads and in the Percuil River where St Mawes Harbour stands. The backdrop to this waterside setting is formed by the higher ground running north south through the parish which retains an agricultural character with hedge bound fields.



The level of activity in the Carrick Roads gives the waterside a business that is not reflected within the upland area of the parish or in the creeks at St Just or Trethem.

Buildings in this landscape have tended to reflect not only their access to local materials but also their relationship to this diverse landscape.

⁶ Imperial Gazetteer of England and Wales John Marius Wilson 1870-72

Outside the villages and hamlets, farmsteads are of stone and rendered cob construction with clipped slate and occasionally thatched roofs, solid squat buildings with small windows and porched doorways respecting their exposure to weather. Slates are often hung on stone walls to protect against the rain and wind.

Nineteenth and early twentieth century residential buildings, especially in the villages and hamlets, also use stone and slate but incorporate more elaboration in design with a greater use of render on the stone walls, larger windows and open doorways exploiting views and reflecting a pride of place.

The parish villages of St Just and St Mawes reflect changes in their status over time. St Mawes has grown in importance in the Roseland as a ferry terminal and harbour. Building during the 19th and 20th centuries has reflected this.

The character of St Mawes is that of a village built on a sloping hillside and nestled round the quay and harbour which has been the centre of village life and activity over many centuries. The centre of the village is designated a Historic Settlement.

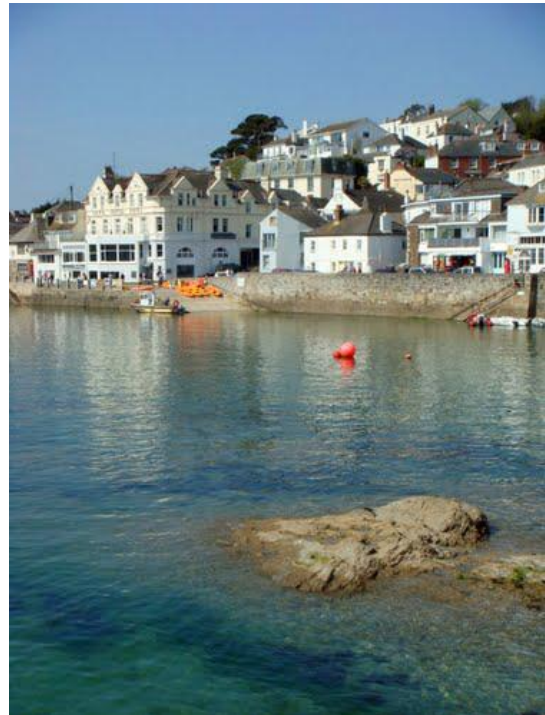
A fraction of St Mawes 20th century expanded urban area now consists of a range of buildings that no longer reflect local materials, local vernacular nor their relationship with the landscape.

The traditional houses are of stone with slate roofs, sometimes slate hung walls, two storey buildings with windows having a vertical emphasis and not too large. Some of the more modern houses are made of blockwork, rendered, with cement tile roofs.

The overall impression is of unassuming, modest houses, built of local materials, set in reasonable sized plots with plenty of green space around and a cohesion which is part of the charm of St Mawes.

20th century building of a new road, now Tredenham and Polvarth roads, allowed the village to expand in the early twentieth century. 21st century development has been in part for properties to be re-built or extended out of scale with their neighbours in an “anywhere” style with emphasis on overlarge glazed windows.

In St Just the centre of the village is the Square, where the A3078 and the B3289 meet. Here terrace cottages in the true Cornish vernacular set the tone of the village. Around them newer development has taken place.



The centre of St Just has not expanded greatly, although the number of dwellings has more than doubled during the 20th and 21st centuries, not just in linear development along the two main roads but in depth with small groups of houses on both side of the road. As with St Mawes, very few of the new buildings reflect local materials, or the vernacular or integrate well with their landscape setting.

Outside the villages the end of the 20th century and the beginning of the 21st century have seen contemporary buildings which, whilst respective and reflective of their landscape setting, have introduced materials not found naturally in the area such as glass and timber cladding.

The increased commitment to sustainable life style has seen a shift from the squat low lying shape of the rural vernacular buildings with their small windows and doors that reduced heat loss through location and aspect to the use of roof mounted solar panels and the use of heat pumps and glazing to make most efficient use of energy.



Village Edge

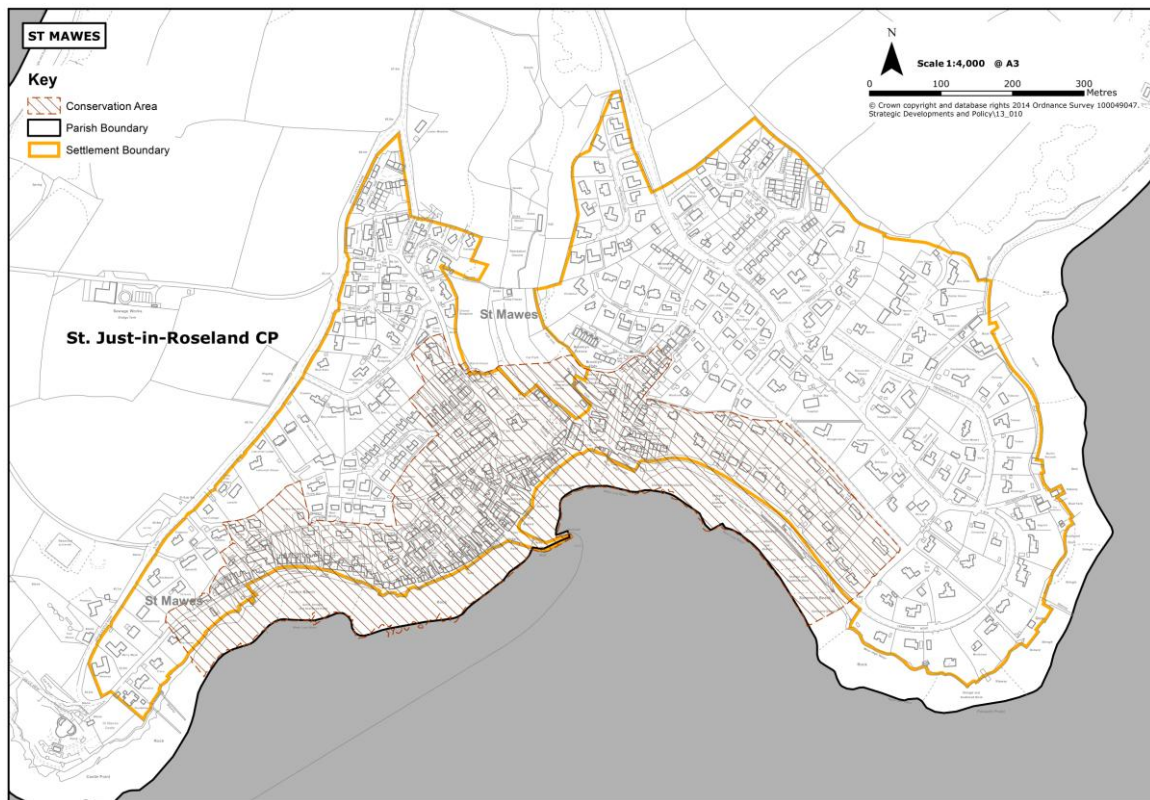
The visual edge of the larger of the two villages, St Mawes, is clearly identified to the south by the water's edge and to the west by Upper Castle Road as far as Newtown Road.



To the east the village edge follows the water's edge as far as the property Sea Gulls by the boatyard and then turns northwards following the line of the rear of properties on the Polvarth Estate as far as the Fire Station, then follows Polvarth Road north to the entrance of the village where it turns west along a public footpath.

The narrow northern boundary between the ends of the eastern and western boundary are less clear as the land falls into a shallow tree lined valley that extends from the top of the main St Mawes car park in the centre of the village. There is no perception of development out northwards from the car park. Historically this has been recognised as the boundary of the settlement.





St Just is detached visually from its parish Church and, therefore, its village character is derived from the built development to the north of The Square as far as the Playing field.

Visually the village extends to the rear boundaries of the properties on the B3289 and then to the rear of Harbour View and Bowling Green.



Other built development beyond the village is of an irregular rural nature not consistent with the density and pattern of the development in the village and, therefore, appears visually distinct from it.

Village Centre

St Mawes is the largest village in the parish with a butcher, baker, food stores, post office general store, pharmacy, craft shop, antique shop, 2 clothes shops, gift shop, 2 art and craft shops, 2 coffee shops, 3 estate agents, several restaurants, 2 banks, 3 pubs and 3 hotels.

The community focus tends to be in this area because of all the facilities. Furthermore, nearby are the doctor's surgery, Memorial Hall and Millennium Rooms with information centre. There are several fishing businesses operating out of St. Mawes Harbour.

The economic activity is centred here, close by the quay with its ferry service to Falmouth bringing visitors to the heart of the village and the Castle, and the bus service to the car park.

Above the centre of the village there is the Community Primary school, St Mawes church and the Roman Catholic church.

In St Just there are no longer any shops. Its centre is focused on The Square and its associated cottages, the road junction in the village.

Economic Activity Outside Village Centres

The 2011 census showed a huge diversity of economic activity in the Parish focussed on Tourism, Construction and Health and Social Services. There was negligible unemployment.⁷

On the Percuil River there are two boatyards, Freshwater and Polvarth, providing maintenance, repairs, moorings and employment; at Freshwater boatyard there is also a boat builder. At St. Just there is also a boatyard providing maintenance, repairs and moorings. At Halwartha there are garage service facilities and a forge.

At Trevennel Farm buildings and at Trethewell there are marine service businesses. There are numerous businesses offering B & B and holiday accommodation throughout the parish and there are businesses servicing these outlets. There is an award winning Camping and Caravan site at Trethem.

There are painters and decorators, builders, electricians, plumbers and gardeners within the Parish providing a service to residents and holiday homes.

Last and by no means least there are farmers working the Parish and to a great extent maintaining the landscape of the Roseland which is so admired.

Housing

The 2011 census showed that, of the 544 households in the Parish, 381 were homeowners, with 9 living in shared ownership properties, whilst 99 households were living in rented accommodation 54 of which were socially rented, and 45 privately rented⁸.

In 2009 over 20% and possibly as high as 50% of the housing stock was second homes, based upon an analysis of census and local tax data.⁹

In St Just a project for a self-build scheme was, after many years seeking a site and opportunity, found a site off The Square. Six houses have been built by local specialist tradesmen.

In St Mawes an Affordable Homes scheme was built through a housing association on the edge of the village and in St Just the "Lookout" development included some Affordable flats.

⁷ <http://www.neighbourhood.statistics.gov.uk/>

⁸ <http://www.neighbourhood.statistics.gov.uk/>

⁹ *Second Homes Central Area* Cornwall Council Community Intelligence Team 2009

Community, Recreation and Leisure

The St Mawes Community Primary School, following the building of the adjacent Affordable Housing development, is now fully up to strength and will need an extra classroom as it will be oversubscribed in Autumn 2014.

St Mawes Church and Hall are used for community events in addition to its worship function. The Memorial Hall is the centre for many leisure activities – short mat bowling, badminton, keep fit. In addition, various societies meet here for talks and it is used for exhibitions, meetings and the St Mawes Players pantomime and drama.

It is equipped with an up to date kitchen. The Millenium Rooms are the home of the Information Centre, the Parish Office and meetings and exhibitions are held upstairs. It has Wi-Fi and overhead projection and screen.

The St Mawes Social Club is a popular meeting place, offering a number of activities and a bar.

The old Methodist Church in St Mawes, owned by the Tresanton Hotel, stages a number of musical concerts and talks.

Above the car park the recreation ground has tennis courts and skateboard ramps. There is recreation ground equipment, an under 5s playgroup and an adventure trail.

There is a very active sailing club, gig club and many clubs and societies.

The Castle and the various beaches are an attraction to many residents and visitors.

St Just church, in addition to its worship, wedding, baptism and funeral services, hosts a number of activities such as concerts.

In the heart of the village the St Just Institute offers all the facilities of a good village hall as a meeting place for social activities such as WI and sport, including badminton.

Transport and Car Parking

St Just in Roseland Parish is fed by the A3078 main road from Tregony and the B3289 via the King Harry Ferry for a shorter route to Truro and Falmouth.

The St Mawes Ferry runs frequently to Falmouth and, via the FalRiver Links, can access Flushing and Malpas/Truro. There is also the Place Ferry.

The South West Coastal Path runs through this Parish, with Place Ferry transporting people across the Percuil River to continue their journey. The South West Coastal Path is responsible for considerable revenue to Cornwall and this Parish with visitors walking this popular route.

The bus service which links this and other Parishes on the Roseland with Truro is regular but infrequent, every 2 hours, with many stops and detours, and takes 1 hour to reach Truro.

The village of St Mawes has a large public car park with overflow facilities adjacent to the football field. Roadside parking is limited. The Castle has its own car parks.

In St Just there is a small car park off the Square and some car parking above the church.

Utilities

Broadband – 84% of the parish has access to superfast broadband which continues to be rolled out across the Roseland

Energy - Access to the National electricity network is available throughout the parish and, in the absence of piped gas, many properties are dependent upon bottled gas, oil, coal and wood for heating and cooking.

Renewable Energy – This is predominantly provided through the installation of domestic solar panels. There is one small domestic wind turbine up the Percuil River.

Telephony - Landline communication is good throughout the Parish, but mobile phone reception is patchy because of the terrain.

Waste - A large part of St. Mawes and the central area of St. Just have mains sewerage facilities but, outside this area, many properties rely on septic tanks etc.

Waste recycling for both commercial, domestic and garden waste, is through bi-weekly collection and there are no collection points within the Parish out-sourced by Cornwall Council to Cory Ltd.

Water Supplies - Drinking water is supplied by South West Water and is provided through a pressurised piped water main network, part of the national supply. There are a few private boreholes in the Roseland.