

Appendix E Veryan Parish Profile

The Parish of Veryan covers an area of 2,196 ha¹.



It comprises the linked villages of Veryan Churchtown, Veryan Green, and Portloe, the hamlets of Calendra, Camels, Carne, Crohans, Portholland, Trewartha and Treviskey and a handful the scattered farmsteads.

An analysis of the 2011 population data showed that there was a population of 945, of which 691 were of an age to be economically active and less than 3% were unemployed.

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

The profile of that population showed that there is an equal number of 16 to 54 year olds and those aged 55 and over².

In 2011 there were 409 households in the Parish, 124 of which were single person households and 127 were occupied by three persons or more³.

History

The Bronze Age barrows at Carne Beacon and Tregalossick provide evidence of settlement in the parish since 2000BC. Later Iron Age defensive forts at Castlezens and Carne, known locally as the Ringaround, shows a continuity of occupation up to the doomsday book entry for the ancient manors of Elerchi and Tretheake.



The iconic roundhouses of Veryan and Veryan Green were built by the Trist family in the nineteenth century when a lot of the older remaining buildings of the parish were built.

Isolated from the main towns in the County, the villagers had a thriving community and made their own entertainment including the Annual Gala, the Veryan Players and the local Band, without which no Cornish event could take place. All this conjured up to bring cheer to the lives of hard-working people⁴.

In 1872, Veryan was described as a parish on the coast with a population of 1399 living in 346 households. At Domesday the manor was known as Elerkie and belonged then to the Earl of Mortaigne.

Veryan Bay is a semi-circular indentation between Nare Head and Dodman Point; it measures about 5 miles along the chord and is engirt with cliffs, exhibiting a fine section of Silurian rocks, in association with traps and conglomerates.

Veryan Beacon measures 372 feet in circuit and 370 feet in height. It commands a good view and is traditionally regarded as the burial-place of Gerennius, a king of Cornwall in the 6th century (from which name the name of Gerrans is derived). It was opened in 1855 and was then found to contain a kistvaen (burial tomb). The church was rebuilt in 1848 and there are three dissenting chapels.⁵

Scheduled Monuments, Conservation Areas & Listed Buildings

Carne Beacon, Tegalossick Barrows, Castlezens Fort and the hill fort known as the Ringaround are scheduled ancient monuments.

Veryan Churchtown and Portloe both have extensive conservation areas enclosing those parts of the villages that best reflect their characters and the wider setting of the villages including surrounding hills and treed ridges. Veryan Green has a smaller conservation area conserving the core of the village around its village green.

² ibid

³ ibid

⁴ Diane Smith and Christine Parnell, *The Book of Veryan and Portloe*, Halsgrove, 2006

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

Within the Parish are 63 listed buildings including the Veryan roundhouses, as well as cottage groups within the village cores and traditional farmsteads that are an important part of the historic character of the wider parish.

Local Character

The character of the Parish is of the wildness of a rugged sea coast, the openness of the upland farmland areas and the tranquillity of the villages set into tree lined valley bottoms and hidden from views of much of the Parish.

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

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.



Whilst the character of Veryan Churchtown and Veryan Green is more widely recognised by the iconic roundhouses at the village entrances, they exist as two separate entities separated by open fields but linked by the undeveloped road frontage and the footway, Rundles Walk, between them.

Veryan Churchtown is nestled into a hollow, which contains the historic centre of the village, its church and village centre surrounded by mature trees. New development 'up and out' of the village to the south and west is very much detached from it.

Veryan Green is more linear with the Green forming an island within the linear development of the village.

Portloe is a linear village running down two deep narrow valleys to the harbour. Whilst there is 20th century development on Treviskey Hill to the east of the village, most new development consists of the redevelopment of existing houses.



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.

Occasional polite houses, such as at Parc Behan, offer different architectural styles where their relative seclusion allows for larger, more pretentious building styles with larger windows and grander doorways.

The Parish's villages at Veryan, Veryan Green and Portloe reflect the historic relationship between the Churchtown (Veryan) and the port of the Parish (Portloe). Fishermens' cottages and fish cellars in Portloe and workers' cottages with their agricultural barns and sheds in Veryan and Veryan Green contribute to the design details of residential buildings of the first half of the twentieth century. This is also a theme in the hamlets of the Parish.

In the second half of the 20th century in Veryan and Portloe small residential estates of housing, not always well integrated into the existing settlement, have focused on a mix of single storey bungalow style housing and two storey housing with painted render finish and concrete tile roofs.



Similar housing has been added along the roads on the edges of Veryan, Veryan Green, and Portloe.

In Portloe the end of the 20th century and the beginning of the 21st century has seen contemporary design respective and reflective of its landscape setting and the introduction of 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 building 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.

Key Design Features

Open Countryside/Village Centres

- Clipped eaves
- Wooden sash windows
- Solid wooden doors
- Slate or thatched roofs
- Rendered or slate hung walls
- Brick chimneys
- Stone wall boundaries

Village Edges

- Rendered walls
- Concrete tiled roofs
- Front and Rear Garden areas,
- Direct Road Frontage
- Chimneys
- Wooden fence boundaries

Whilst there is a mix of house design and materials, those materials most associated with local building resources are stone, slate and earth. Hung slates for walls, stone or cob for walls with natural or painted render finishes are historically dominant, whilst slate is the dominant roof covering either laid to tile courses or as mortared scantle tiles with clipped eaves. Thatched roofing, used more frequently in the past than nowadays, is still present throughout the Roseland area.

Cement tiles and rendered block walls reflect more recent buildings.

Brick and timber cladding, whilst occasionally used, are not a traditional feature of building in the Parish, nor are the materials naturally available in the area.

Village Centre

Veryan Churchtown is the largest settlement in the Parish with the food and general stores, post office and public house forming its economic core and the Parish Church, Parish Hall, Maunder Play Area and School providing a community focus. There is also an antique shop and a craft outlet in the village and a former shop now empty. The village contains several opportunities for visitor accommodation, both self catering and serviced.

On the edge of the village is the Veryan Sports and Social Club with its extensive recreational facilities and, between the two, lies the majority of the village growth of the 20th century.

Veryan Green focussed on the small village green has a craft centre, bed and breakfast accommodation and a former shop, now empty.

Portloe no longer has a shop or post office but it has an active crabbing industry based around its harbour and a church, public house and large hotel. The centre of the village is at the head of the harbour slipway where the church and the Lugger Hotel provide a community and economic focus.

Economic activity in Veryan Parish outside the Village centres

Whilst the food and general store in Churchtown meet basic shopping needs, wider choice in food shopping or other non-food goods requires journeys to Truro or St Austell.

The convenience shop at the petrol station and garage at Bessie Beneath provides food and fuel whilst local produce such as eggs, seafood and vegetables are displayed for sale at roadside stalls or are accessible within the community by word of mouth.

Home deliveries of groceries from large supermarkets through the internet are also evident throughout the Parish.

Work opportunities in the Parish can be found in the agricultural, tourism, hospitality, home care, building trades and retail sectors and through independent home working. The 2011 census showed a huge diversity of economic activity in the Parish focused on tourism, service and agriculture and negligible unemployment⁶.

The Lugger and Nare Hotels offer work and hospitality for visitors along with many smaller bed and breakfast establishments. Both the New Inn and the Ship public houses offer food and drink to both visitors and locals alike.

Veryan Riding Stables and the Veryan Camping and Caravan Site offer recreational opportunity for visitors.

At the Chenoweth Business Park a variety of enterprises are located that provide support to the construction industry and personal care services across the Roseland.

Sole traders, professional, trade and service based, such as accountants, electricians, fishermen, hairdressers and care workers, work from their homes across the parish.

Village Edge

The villages of the Parish have distinct characteristics. There is a clear visual relationship between Veryan and Veryan Green that effects a perception of where the edges of the villages are.

⁶ <http://www.neighbourhood.statistics.gov.uk/>

Churchtown is defined by the lie of the land it is settled on. Spreading westwards from the church, the older part of the village sits below Tollyfrank Hill and Century Lane sheltered from the elements.

The Green is more open, focused on its small triangular green and the row of small cottages that runs out along the Tregony Road.



The 19th century development for which Veryan is renowned, the round houses, created shared gateways to the villages with the large house Parc Behan set in between. The wall-lined tree-tunnelled road between creates a strong green link suggesting they should be seen as a single settlement. This is also recognised by the definition of the conservation areas for Churchtown which includes Parc Behan as part of the setting of the village.

20th century development in Churchtown has created housing estates that have gone beyond the roundhouses above Tollyfrank Hill and out along the Pendower Road. The village edge here is clearly seen formed by the rear boundaries of properties on Pendower Road, Four Acres Road and Roseland Gardens.



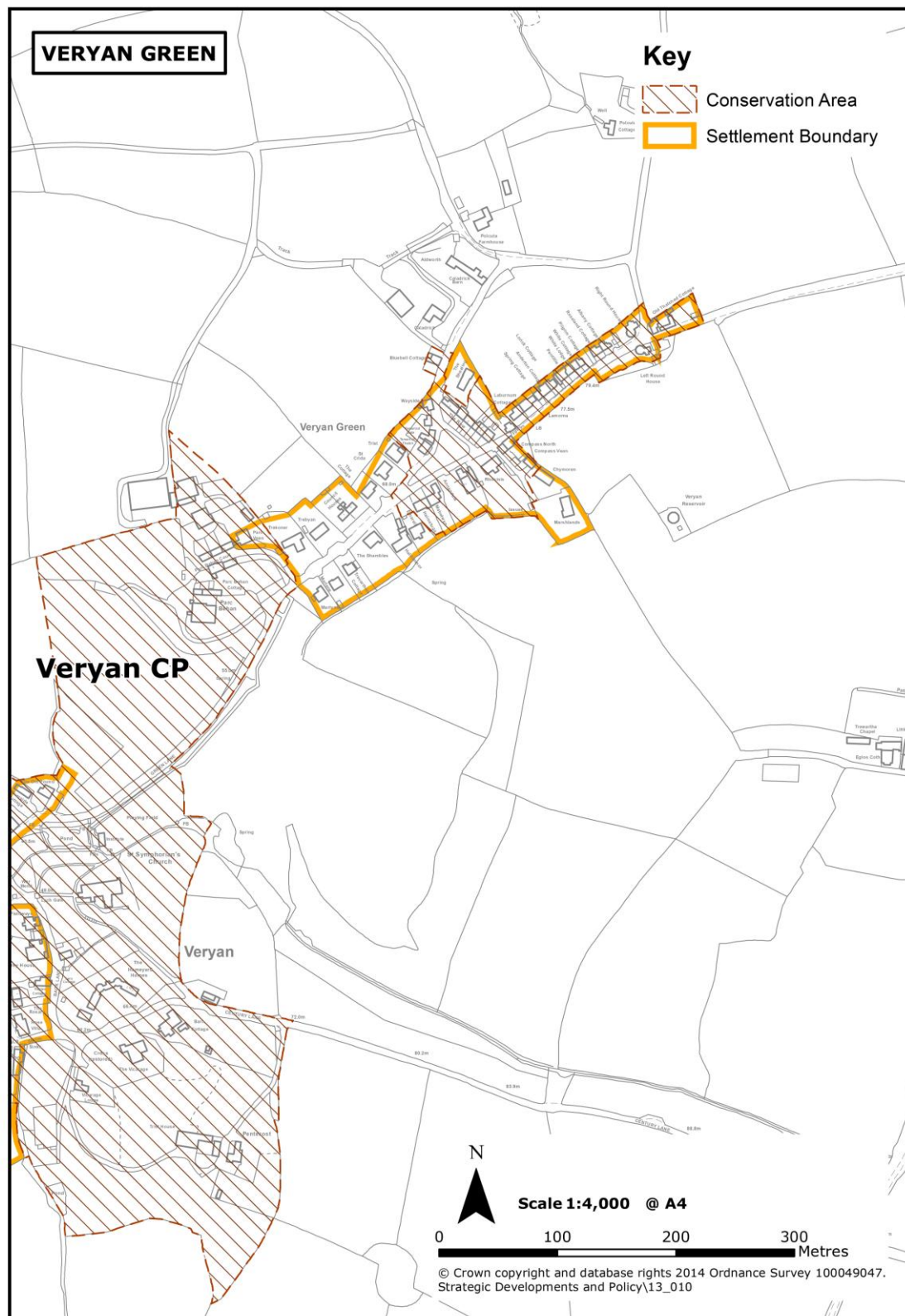
Similarly the development of Elerkey Close continues the western edge across Elerkey Lane and down to the stream that runs through the village flowing out through the Elerkey Farm buildings.

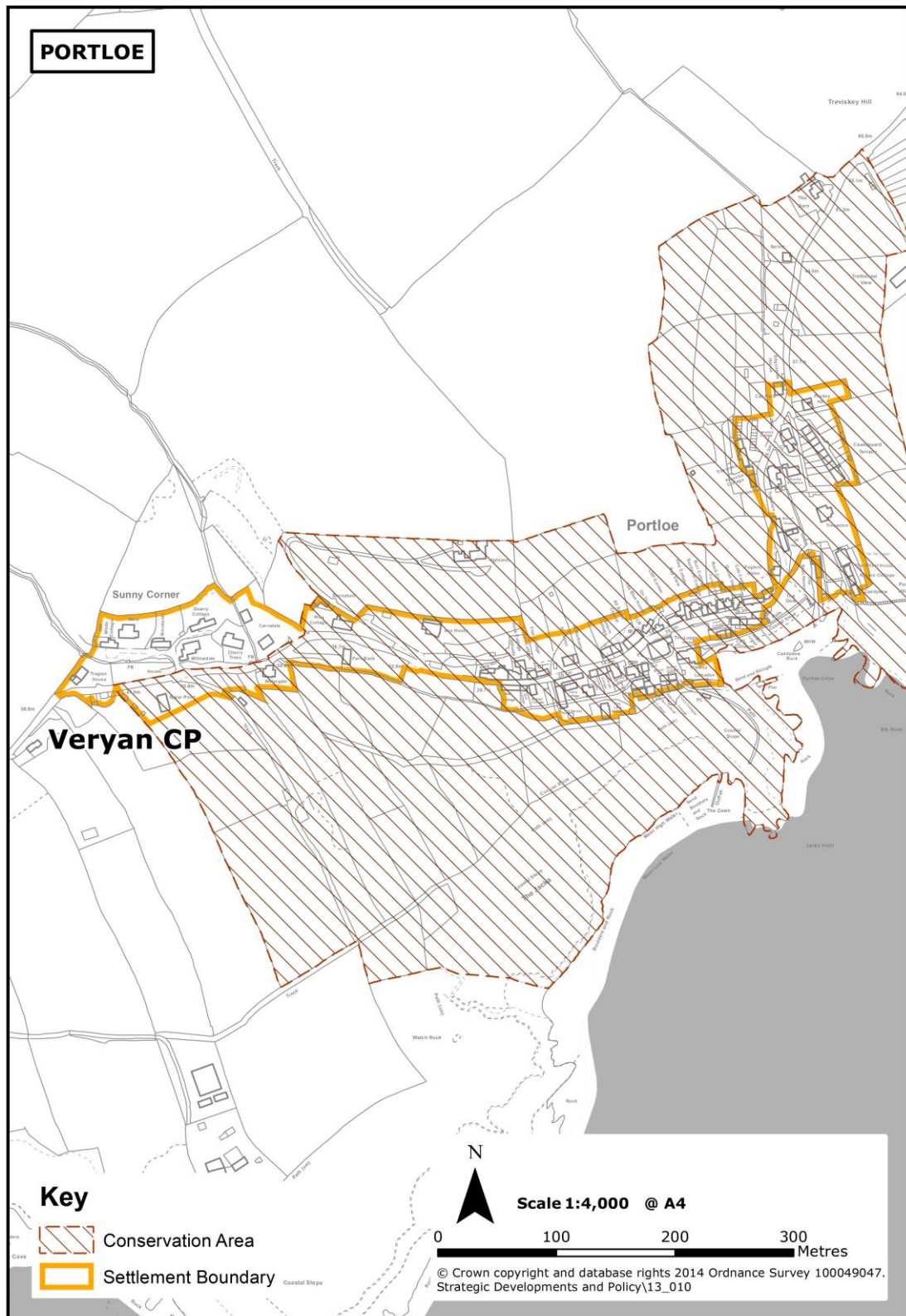
The Sports and Social Club, whilst visible from the village, is clearly separated from it by an open field.

The eastern boundary of Churchtown is defined by the rising land that provides a boundary for properties around and behind Roseland Stores and below the churchyard.

Veryan Green is linear in form with a single depth of housing along the Tregony Road and around The Green, the rear boundaries of which create a clear visual edge top the village. From Parc Behan down to Churchtown the road has a strong and distinct character with clear physical linkages through Rundles Walk to the Playground and pond.







Portloe is set in two valleys running down to the harbour. Its visual extent is very evident from vantage points along the coastal path. The boundary of its conservation area extends beyond the visual edge of the village, recognising the importance of the ridges above the village to its setting.



The developed village is linear in form from Sunny Corner at its western end to the car park at its eastern end. Beyond this there is a distinct visual break before further development on Treviskey Hill.

Housing

The 2011 census showed that, of the 409 households in the Parish, 273 lived in their own properties, with 13 living in shared ownership properties, whilst 123 households were living in rented accommodation, 66 of which were socially rented⁷.

Whilst there is a mix of housing within the Parish, only within Veryan Churchtown does the full mix occur with affordable housing both rented and intermediate shared ownership and a mix of open market housing ranging from small two bed bungalows and cottages to detached and semi-detached larger properties outside the criteria set for affordability.

In 2009 16% - 20% of the housing stock was second homes based upon an analysis of census and local tax data. A disproportionate number of those second homes are to be found outside Veryan Churchtown, both in the hamlets and the open countryside⁸.

Community, Recreation and Leisure

Veryan Primary School is in the centre of the village, both physically and in its involvement in village life. A small and diminishing roll of pupils presents a challenge to the future to keep it sustained.

The Veryan Parish Hall offers space for meeting of the Women's Institute and the Brownies, as well as providing a venue for local celebrations and performances of the Veryan Players or other entertainments. Its proximity to the School allows it to offer itself for school activities, as well as to allow it to become a shared venue for the annual Village Show.



St Symphorian and Portloe churches provide a role in providing community focus for worship and commemorative events, as well as births, deaths and marriages and events such as the annual blessing of the sea at Portloe.

⁷ ibid

⁸ *Second Homes Central Area Cornwall Council Community Intelligence Team 2009*

The Parish has a Sports and Social Club that provides playing and changing areas for cricket, tennis, and bowls, as well as having meeting rooms and a bar that allowing space for play groups, community meetings and for fund raising events for the village.

The wide sandy beaches of Carne, Gwendra and Pendower in Gerrans Bay provide opportunities for exercise and recreation along with the more discrete coves in Veryan Bay of Portholland, Kibberick and Caragloose.

The play area, green and pond at Moor Launder in Veryan Churchtown are important open spaces as is the green in Veryan Green. The Jacka in Portloe a focus for community events.



Transport and Car Parking

Veryan Parish largely exists in the network of lanes south of the A3078 main road to St Mawes which forms a strong mental and well as physical boundary to the parish.

In the Parish 8% of households, that is 34 households, do not have access to a car or van⁹.

The Parish is served by a bus route that from Veryan Churchtown and through Veryan Green on its way to Truro. It is a six day a week service with several buses each day.

Along the A3078 the bus route from Truro to St Mawes provides a daily bus service with several buses each day meeting with the route of the Veryan service at Bessy Beneath.

The National Cycle Route No. 3 runs through the parish from the King Harry ferry in the West towards Mevagissey in the East.

The South West Coast Path runs along the coast through the Parish and is joined to footpaths at many places leading back into Veryan Churchtown.

Seasonal visitors are attracted to the Parish by the opportunities to access the coastline along the South West Coast Path and to enjoy its extensive sandy beaches at Carne and Pendower. Car parking to provide for visitors is located in Veryan and Portloe and at both beaches. Smaller parking areas can be found at Portholland, Nare Head and Broom Parc.

On road parking in Veryan and Veryan Green is uncontrolled and adequate for local needs. In Portloe on road parking is controlled through Traffic Regulation Orders limiting parking and imposing a 20mph speed limit.

Utilities

Broadband - 66% of the Parish has access to superfast broadband which continues to be rolled out across the Roseland¹⁰.

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

⁹ <http://www.neighbourhood.statistics.gov.uk/>

¹⁰ Superfast broadband

Renewable Energy - Renewable energy production is predominantly through the installation of domestic solar panels and the production of wind energy is limited to a small wind turbine at Calendra.

Telephony – Access to landline communication is good through the Parish, but mobile phone networks provide only patchy cover for the parish as a whole.

Waste – Whilst many properties both outside and on the fringe of the villages are dependent upon private sewerage treatment systems, there is sewerage treatment at a works close to Veryan Churchtown serving both Churchtown and Veryan Green.

Waste recycling, both commercially and domestically, is through bi-weekly collection and there are no collection points within the Parish.

Water supplies are, in the main, provided through a pressurised piped water network connected to the national supply.