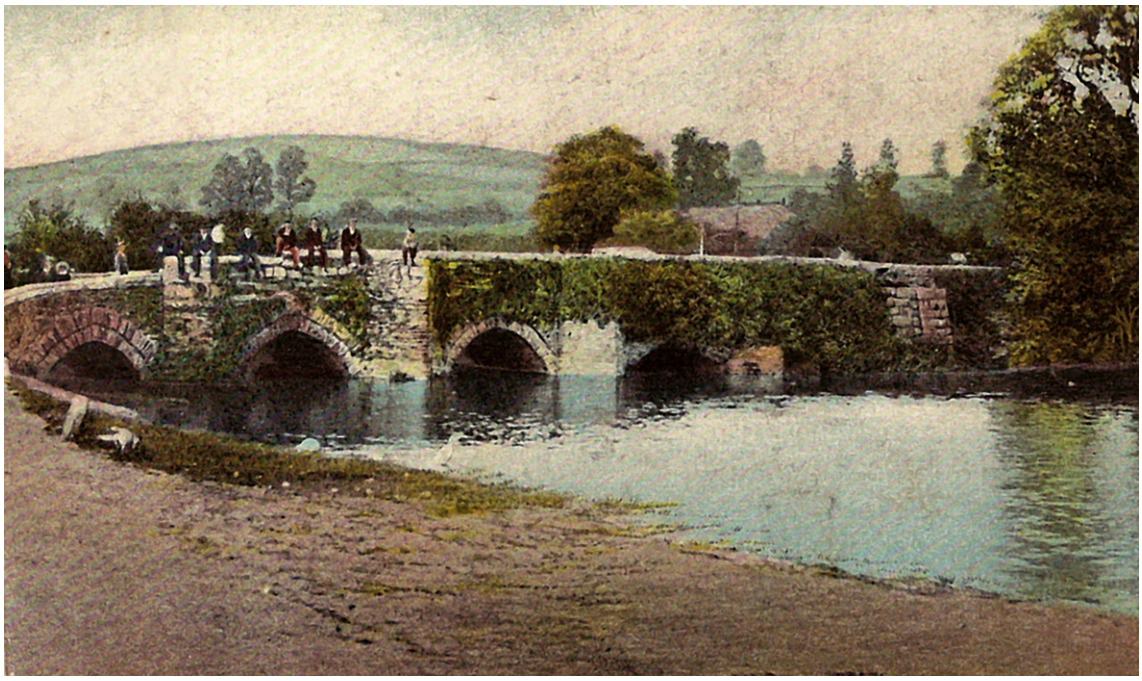
Report No: 2008R130

Lostwithiel
‘the fairest of small cities’

Historic characterisation



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Historic Environment Service (Projects)

Cornwall County Council

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Historic characterisation

Client	**Lostwithiel Forum Development Trust Limited**
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Report authors & contributors	**Eric Berry, Tony Blackman, Colin Buck, Nick Cahill, Steve Colwill, Dr Jo Mattingly, Jane Powning and Nigel Thomas**
Checked by	**Peter Rose**

Historic Environment Service, Environment and Heritage,
Cornwall County Council
Kennall Building, Old County Hall, Station Road, Truro, Cornwall, TR1 3AY
tel (01872) 323603 fax (01872) 323811 E-mail hes@cornwall.gov.uk
www.cornwall.gov.uk

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This study was commissioned by Chris Trevan, acting on behalf of the Lostwithiel Forum Development Trust. Work was carried out by the projects team of the Historic Environment Service (formerly Cornwall Archaeological Unit), Environment and Heritage, Cornwall County Council.

Within the Historic Environment Service, the Project Manager was Nigel Thomas. Jane Powning undertook the preparation of the maps and plans.

The project team would like to thank all the townspeople of Lostwithiel for their enthusiasm, support and who have helped the project team in so many ways.

The views and recommendations expressed in this report are those of the Historic Environment Service projects team and are presented in good faith on the basis of professional judgement and on information currently available.

Freedom of Information Act

As Cornwall County Council is a public authority it is subject to the terms of the Freedom of Information Act 2000, which came into effect from 1st January 2005.

The Historic Environment Service is a Registered Organisation with the Institute for Archaeologists

Cover illustration

Tinted postcard view of Lostwithiel Bridge, *c* 1900 (from N Thomas collection)

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List of maps

(Fold-out A3 sheets, at the end of the report)

Abbreviations

CRO	Cornwall County Record Office
EH	English Heritage
GIS	Geographical Information System (electronic mapping and spatial data)
HER	Cornwall and the Isles of Scilly Historic Environment Record
HES	Historic Environment Service, Cornwall County Council
HLF	Heritage Lottery Fund
JRIC	Journal of the Royal Institution of Cornwall
LCDT	Lostwithiel Community Development Trust Limited
LFDT	Lostwithiel Forum Development Trust Limited
NGR	National Grid Reference
OS	Ordnance Survey
PRN	Primary Record Number in Cornwall HER
RIC	Royal Institution of Cornwall
SM	Scheduled Monument

1 Summary

Lostwithiel is a historical gem within the county, being a planted town and former capital of the Earls of Cornwall. Its street pattern, distinctive church, medieval bridge, the remains of the unique Great Hall of Lostwithiel (or Duchy Palace as it more usually known) are renowned and the town also possesses many good quality post-medieval buildings. The town may also be considered rather under-rated, as the current road system encourages visitors to simply pass it by on their way further west.

It is therefore opportune to use the historic heritage of the town as an asset to encourage more sustainable economic and social developments in the future. Lostwithiel Forum Development Trust Limited (LFDT), sought funding from the Heritage Lottery Fund in order to undertake a study of the town to identify regeneration opportunities. The results of this study are presented here.

As well as its fine buildings, Lostwithiel has almost an embarrassment of riches when it comes to studying its history as there are vast numbers of historical documents deposited in the Cornwall County Record Office and other archives. While an in-depth study of the available documentation is beyond the scope of the project, work has focussed upon the story that can be told from the physical development of the town. A programme of fieldwork was used to identify the key elements of the townscape, and also, following the project brief, to look at potential barriers and opportunities for making the heritage more accessible.

Seven historical themes have been identified to underpin Lostwithiel's character. Foremost of these is the planted borough and the importance of the town under the Earls and Dukes of Cornwall. In later centuries the borough retained its political importance as influential families and their supporters returned Members of Parliament. Various industries and trades also brought a steady prosperity to the town. This is reflected in its present character, with buildings of varying dates, types and status interwoven in the urban fabric. It was not until the 19th century with the arrival of the mainline railway that the town expanded a great deal beyond its original borough limits.

Other outputs from the project have included development of an electronic database of historic properties, streets and features. This data will be made available to the LFDT and is designed to be improved further by the community in Lostwithiel.

A series of public meetings have been held during the course of the project, to provide opportunities for community engagement and feedback. An Outreach and Education officer was also employed to liaise with local schools and the wider community within the town.

2 Introduction

By Eric Berry, Nick Cahill and Nigel Thomas

2.1 Project background

Lostwithiel is widely acknowledged to be a historical gem within the county, being a former capital of the Earls of Cornwall, with a regular pattern of streets, a fine church, medieval bridge, the remains of the unique Great Hall of Lostwithiel and numerous good quality post-medieval buildings. The town may also be considered rather under-rated, and many visitors simply pass it by on their way to the west of the county. It is therefore opportune to use the historic heritage of the town as an asset to encourage more sustainable development in the future.

Lostwithiel has almost an embarrassment of riches when it comes to studying its history; there are vast numbers of historical documents deposited in the Cornwall County Record Office alone. Because of its connections with the Earldom and later the Duchy of Cornwall records also survive in numbers in national archives. It has, for a Cornish town, an unusually detailed and relatively early sequence of maps (mostly early 19th century, some 18th century), as well as a notable local topographical artist (G.B. Lawrance 1776-1846) and early photographer (T. E Hawken).

Not surprisingly, given this resource, and the town's role in its medieval heyday as the effective capital of Cornwall, it has been much studied – accounts of early visitors and topographers like Camden and Leland in the 16th century, Carew in the early 17th century, or the myriad of commentators in the 19th century, have left snapshots of the place throughout its long history. Antiquarians and historians, either local like Miss Hext, or more widely known like Charles Henderson, have written much, and in recent years there has been a great deal of local research, not least by those associated with the very active local museum, by Barbara Fraser in her excellent Book of Lostwithiel, and by professional historians like Professor N G Pounds and Dr Jo Mattingly and archaeologists working for what is now the Historic Environment Service.

Why then produce a study such as this? As is the way with most such historical research into towns and settlements, not just in Cornwall, what has mostly been produced has been narrative history – the dates, people and events that shaped the town and locate it in the wider historical context. Although there have been many smaller articles and pieces of research into the physical topography of Lostwithiel, there has not yet been a work of synthesis that brings this together to present an overall picture of how Lostwithiel came to look and feel the way it does, what survives from its various phases of its past; what makes it a unique place in terms of the surviving fabric of the past.

That is what this study aims to achieve: to explore, explain and celebrate what Lostwithiel is as an historic town right now. Certain themes will keep recurring: the underlying structure created by the medieval foundation of a new planted borough; the idea of local mythologies built up around Lostwithiel's role in the centre of Cornish history and politics; the always modestly prospering, but very diverse and often low-key activities that drove the economy and social life of the town, but which kept it at a small and manageable scale; the sheer fluidity of the town's history, shifting physically as well as metaphorically just as the course of the River Fowey itself shifted to and fro, altering the fortunes of the town on its banks.

Lostwithiel Community Development Trust Limited (LCDT), the client body, sought funding from the Heritage Lottery Fund in order to undertake a study of the town to identify regeneration opportunities. Chris Trevan, acting on behalf of the client, developed the HLF application and, with the assistance of the Trust and Lostwithiel Town Forum, prepared a brief for the study. After the successful bid was secured tenders were then obtained from consultant organisations, and Historic Environment Service (Projects) was selected to undertake the work.

The study was commenced with a public meeting in the town held in September 2007. Work progressed through the year to November 2008. During the year there was a change in the administration of the project as the LCDT merged with the Town Forum, to become the Lostwithiel Forum Development Trust (LFDT). It is this title that is used in the remainder of this report.

This report uses information from many sources and it is presented as a series of essays contributed by members of the project team. The initial report sections set out the location and history of Lostwithiel. These are followed by a discussion of the physical development of the town and the influences of history on its present day character. Final chapters look at the accessibility of the heritage in the town and assess opportunities for enhancements.

2.2 Project extent

The brief sets out that the core area of the study is the extent of the town as shown on 1946 RAF air photographs. Later peripheral development was also briefly examined, to determine early topography from mapped sources and to understand character of the wider landscape.

2.3 Aims

The brief stated that the wider project (i.e. to be implemented by the LFDT) must address the following questions:

'how significant is Lostwithiel's heritage; how will the results of the Study help to safeguard and improve people's access to and appreciation of the heritage; who needs to do this and how might it be done?'

The wider project had the following stated aims:

- Make the town a quality attraction that is welcoming and accessible to all
- Promote the town, its built and natural heritage, services and resources for formal and informal learning and enjoyment
- Work in partnership with relevant statutory bodies, the three tiers of local authority, the local schools, volunteers, local organisations and events promoters
- Promote repeat and out of season visits
- Identify and remove any physical and/or intellectual barriers to access and inclusion
- Monitor the results of the project so future improvements can be incorporated

As the selected contractor, it was the responsibility of HES (Projects) to produce a characterisation study of the town, which could help to inform decisions made by the LFDT.

2.4 Working methods

The project embodied public consultation, data gathering, fieldwork, compilation of this characterisation report and community participation events/outreach. These are reported on in the following chapters.

A project team was formed by the Historic Environment Service (Projects), comprising:

Nigel Thomas	Project manager
Nick Cahill	Urban survey/characterisation fieldworker
Eric Berry	Urban survey/characterisation fieldworker
Dr Joanna Mattingly	Documentary research
Steve Colwill	Historic illustration research
Jane Powning	GIS mapping technician
Tony Blackman	Education and Outreach
Bryn Tapper	GIS adviser and web page editor

Colin Buck, a member of HES (who had also previously worked in Lostwithiel on historical research) was also co-opted onto the team.

2.4.1 Consultation and participation

Consultation included:

- An initial project team meeting to determine responsibilities and logistics
- A meeting with the LFDT at the outset of the project, to outline the project programme
- An initial public meeting organised in September 2007, providing an opportunity to meet key stakeholders.
- A second public meeting, held in April 2008
- There were further project meetings with LFDT members as need arose.

- The final public meeting included presentations on the future of Lostwithiel and the handover of the characterisation report

Assessment of potential barriers to involvement

The brief required an analysis of potential barriers to the enjoyment of Lostwithiel's heritage. The project team assisted with analysis of the following:

- Potential physical barriers
- The extent and significance of intellectual and cultural barriers
- The specific weaknesses of the present arrangements for discovering the town's heritage and how they might be resolved

Involvement of schools and other outreach

The project employed an Education and Outreach officer to follow the Learning and Access objectives (in Appendix 4 to the brief). Work with local schools was intended to be a key part of project outreach.

Creation of web pages

Wide dissemination of project progress and results can be disseminated via the internet, particularly Lostwithiel's existing web sites. An electronic version of this report will be made available via the internet. Other electronic material developed during the project, including a database of properties within the town, will be made available to the Trust and have potential to be further developed by the community in Lostwithiel.

2.4.2 Characterisation study

This characterisation study celebrates the historic heritage of the town, as represented by its surviving urban fabric. The report also sets out brief policies for safeguarding the built environment.

Working methods for the Lostwithiel study were developed from requirements set out in the project brief and also based upon refinement of methodologies of the Cornwall and Scilly Urban Survey (CSUS) and Cornwall Industrial Settlements Initiative (CISI), carried out previously by HES.

2.4.3 GIS / mapping information

Map-based data gathering included:

- Copies of 1946 RAF vertical air cover, to determine project area
- Study of published early maps, OS Surveyors' Drawings (c.1813), Tithe Apportionment mapping (1840s), OS Town plans c1870
- Assess relationship of settlement to natural features (including topography and watercourses)
- Brief historic characterisation of surrounding landscape
- Identification of place-names indicating early settlement foci (providing indication of underlying historic land-use framework)
- Map extent of settlement at various periods (map regression study)
- Analysis of settlement morphology to inform interpretation of historic development, and potential for survival of buried archaeology
- Mapping of known archaeological remains and historic structures (including HER entries, Scheduled Monuments, Listed Buildings)
- HER event record for Lostwithiel
- Identification (from historic mapping) any other structures and sites of potential historic significance (such as schools, chapels, halls and industrial sites)
- Map extent of surviving historic components (from fieldwork)
- Mapping of statutory and non-statutory designations (data from Cornwall Structure Plan and DC Local Plans) and regional and local regeneration strategies
- Mapping of proposed and potential significant development (such as brown-field sites, regeneration projects, road schemes, etc)

- Mapping and assessment of impact of 20th century development
- Identification of forces for change
- Create draft gazetteer of identified sites
- Characterisation of parts of the town

2.4.4 Bibliographic / documentary data

An outline documentary study was undertaken, to review the available historical information and to establish the broad chronology. An historical overview of the town was written from the results.

2.4.5 Historic illustration research

This was intended to gather a comprehensive pictorial record of Lostwithiel in the last 150 years, to determine the extent of change.

- Historic views help to inform the characterisation fieldwork and the historical overview, particularly where there has been more significant change within the town
- Historic illustrations are particularly useful in education and outreach, particularly 'then and now' views, experiments with stereo viewing (using early stereo pairs), also dating of historic photos and postcards using styles of clothes, street furniture, cars/vehicles, and the style of printing on the cards themselves

2.4.6 Fieldwork

Following initial mapping work, field officers visited the town, to identify, assess and record:

- Extent of survival of historic elements
- Previously unrecorded sites / features
- Architectural / historic qualities of buildings and building groups; contribution these make to local character
- Building materials / methods / colour
- Local distinctiveness elements – detail, vernacular features
- Character and relationship / hierarchy of spaces
- Prevailing current uses; impact on historic settlement character
- Road and paths network – permeability and access
- Setting, vistas and visibility
- Approaches and 'entrances'
- Current / traditional surfacing
- Natural and cultivated elements
- Street furniture / signage
- Impact of traffic and parking
- Extent of loss, damage, neglect
- Intrusions and other adverse influences on streetscapes (unsympathetic lighting, signage, overhead wires, etc)
- Social uses of space – places where people do / don't gather, stop and chat, etc
- Ambiance – sound, smells, general atmosphere
- Observations on potential 'barriers' to enjoyment of sites, such as accessibility issues
- Photography for the report / website
- Review proposed character areas

- Potential amendments to Conservation Area boundary

Fieldwork was carried out during several site visits carried out over the autumn/winter of 2007 and spring of 2008.

2.4.7 Post-fieldwork

After the fieldwork was completed the field data needed analysis and processing, including:

- Updating of mapping
- Development of an electronic database using Microsoft Access, to record historic elements of the town
- Definition and description of character areas
- Identification of any potential physical barriers to particular sites, as well as cultural and other barriers, and suggest measures to alleviate such issues

2.5 Previous archaeological and historical work in Lostwithiel

The following is a compilation of archaeological records and historical researches that are known to have taken place in Lostwithiel during the last 30 years or so. This list is by no means exhaustive.

Person/organisation	Date	Brief details	Publications and date
Norman Pounds	1970s	Study of Duchy Palace and other aspects of Lostwithiel	W. Minchinton, (ed), 1979. Papers in Economic History, Exeter
Nick Johnson and Peter Rose/CCRA	1978	Rescue archaeology on medieval and post-medieval pottery deposits	HER records
Peter Sheppard/CCRA	1975-80	Countywide summary of urban research	Historic Towns of Cornwall 1980
Colin Buck	early 1990s	Historical research	Historical Walks booklet
Sally Whiffing	1986-1996	Historical research	Walks within Lostwithiel c.1994
Barbara Fraser	1990-2003	Historical research	Book of Lostwithiel 1993, New Book of Lostwithiel 2003
Donald Dunkley		Historical research, using Ashley Rowe's notes	
N Thomas/HES	2000	Historic building survey and watching brief in South Street (rear part of Duchy Palace)	HES report
Cathy Parkes/HES	2000	Gazetteer type study of the Fowey estuary and immediate environs	Fowey Estuary historic audit
James Gossip/HES	2002	Quay Street – discovery of old river frontage	Draft HES report
Gillian Parsons	ongoing	Volunteer researcher, Lostwithiel Museum	

2.6 Topography and geology

Lostwithiel lies within the valley of the River Fowey, situated at the head of the Fowey estuary. This slightly meandering part of the valley is part of a 13km long section where the river runs northwest to southeast, from Respryn to the north of Lostwithiel to the mouth at Fowey. The town is located at what is probably the lowest point where the river can be forded, some 10km inland from the coast.

The topography of the valley strongly reflects its underlying geology and comprises a narrow river floodplain between 250 and 290m wide. On the western side of the valley the contours rise more steeply from 5m OD (at the historic core of the town) to 55m on the higher part of Bodmin Hill. To the east, the contours rise more gently to 60m above the outer limit of Bridgend.

The solid geology of the area is dominated by Devonian Meadfoot Group rocks and the river valley follows the junction between two different geological types, with slates, siltstones and sandstones to the east and Hornfelsed slates and sandstone to the west. The river floodplain is covered with alluvium, a significant proportion of which is outwash from alluvial tin working from Bodmin Moor, carried down the River Fowey.

Historically the town of Lostwithiel was part of Lanlivery parish and its church was originally a chapelry. Lostwithiel is now a parish in its own right. Administratively it is in the Borough of Restormel.

2.7 National designations

2.7.1 Scheduled Monuments

The only Scheduled Monuments within the study are a lantern cross and grave slab on the south side of St Bartholomew's Church.

2.7.2 Listed Buildings

According to the Images of England website Lostwithiel parish has 92 listed buildings, most of which are within the study area. The current list dates from the time of the Resurvey of Listed Buildings that took place between 1985 and 1989 and the Lostwithiel list is dated 28th August 1987 when the list was signed off by the Secretary of State for the Environment. Lostwithiel was not included in the List Review of Cornish towns that took place in the early 1990s and there is no current proposal to update the current lists except by use of the spot-listing process that is sometimes adopted where there is a perceived threat to a building that might be a candidate for statutory protection.

There are three grades of listed buildings. Nationally about 94% of buildings are listed at grade II, 4% at grade II* and 2% at grade I (buildings of national importance).

Lostwithiel has three buildings listed at grade I (proportionately more than the national average). These are: the Church of St Bartholomew, Lostwithiel Bridge, and the Convocation Hall (part of the former Duchy Palace). There are three buildings listed at grade II*. These are Edgcumbe House (including Taprell House)and two items that are the remainder of the frontage buildings of the former Duchy Palace.

The richest concentration of listed buildings is in the town centre area that includes Fore Street (22 items), Quay Street (7 items) and North Street (7 items); Queen Street (7 items), and Bodmin Hill (6 items). Grenville Road on the other side of Lostwithiel Bridge has 4 items. This distribution and the date periods of the listed buildings correspond to the way that the town has evolved historically.

2.8 County and local designations

The core of Lostwithiel is a designated historic settlement. No other county designations appear to apply to Lostwithiel.

2.8.1 Conservation Areas

The Conservation Area of Lostwithiel includes much of the study area. Conservation Area designation provides less protection to historic buildings than that provided by listing. However it is very useful with respect to protection against demolition, and with respect to the requirement for an expected enhancement to the character of the conservation area with new build.

2.8.2 Tree Preservation Orders

Individual trees are protected by Tree Preservation Orders near the bottom of Tanhouse Road and at Gilbery, Rosehill, while an area is protected at Byways, Bodmin Hill.

2.9 County and district conservation policies

2.9.1 Cornwall County Council Structure Plan 2004

Policy 1 Principles for Sustainable Development

Development should bring about a long term and sustainable improvement to Cornwall's economic, social and environmental circumstances without harming future opportunity.

Development should be compatible with:

- the conservation and enhancement of Cornwall's character and distinctiveness;

- the prudent use of resources and the conservation of natural and historic assets;
- the regeneration of towns and villages in meeting the needs of their population and surrounding area;
- fostering the links between the environment and the economy;
- a reduction in the need to travel, whilst optimising the choice of modes, particularly opportunities for walking, cycling and the use of public transport;
- access for all sectors of the community to well paid and rewarding employment, satisfactory housing and adequate services and facilities; and
- meeting needs where they arise.

Policy 2 Character Areas, Design & Environmental Protection

The quality, character, diversity and local distinctiveness of the natural and built environment of Cornwall will be protected and enhanced. Throughout Cornwall, development must respect local character and:

- retain important elements of the local landscape, including natural and semi-natural habitats, hedges, trees, and other natural and historic features that add to its distinctiveness;
- contribute to the regeneration, restoration, enhancement or conservation of the area;
- positively relate to townscape and landscape character through siting, design, use of local materials and landscaping;
- create safe, aesthetically pleasing and understandable places;
- consider, where appropriate, a mix of uses that create vibrant and active places, including tenure, size and densities.

Local plans should define Character Areas to inform planning decisions taking into account Regional and County-wide landscape assessments.

Better Design

The new Design Statement for Cornwall - 'Achieving Quality in the Built Environment' (commissioned by the County Council with financial support from all six District Councils, the South West Regional Development Agency and the Environment Agency) sets the benchmark for future Cornish architecture and major development, focusing on achieving the highest quality in the built environment, whilst respecting the 'Cornish context' and local distinctiveness.

The Design Statement (published in 2002) sets out how to achieve good design and is structured around two main strands - the characteristics of good design in Cornwall and the process of developing good and sustainable design.

Cornwall is a diverse place and there is no standard approach. Instead new buildings should fit into a wider setting, creating places that are unique to Cornwall and embedded in the community.

Historic Settlements

There is a need to take a more holistic approach to Historic Settlements than in the 1997 Plan, in recognition of the special historic character of Cornwall's medieval, industrial, coastal and tourist settlements. The historic character of many of these settlements is being studied by the ongoing Cornwall and Scilly Urban Survey and Cornwall Industrial Settlements Initiative which will build on the Cornwall Landscape Assessment and provide further guidance on development in these urban areas.

References:
http://www.cornwall.gov.uk/index.cfm?articleid=9120

http://www.cornwall.gov.uk/index.cfm?articleid=9123

2.9.2 Restormel Borough Council

Restormel BC's website has the following information regarding Conservation Areas:

A conservation area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Restormel Borough Council has a duty to designate and review Conservation Areas in the borough.

It is the quality and interest of areas rather than individual buildings which is the prime consideration in identifying conservation areas but invariably these areas will have a concentration of historic buildings, many of which may be listed. Conservation areas will vary in size and character, there are many factors that contribute to their character:

- The historic layout of property boundaries and thoroughfares.
- A particular mix of uses.
- Vistas along streets and between buildings.
- Characteristic materials.
- Scaling and detailing of buildings.
- Quality of advertisements, shop fronts, street furniture, hard and soft surfaces.

- The extent to which traffic intrudes and limits pedestrian use of spaces between buildings.
- Trees and open spaces.

Conservation area status provides the opportunity to promote the enhancement of the area through positive schemes of enhancement and improvement. The aim is to ensure that the quality of townscape is preserved or enhanced as well as protecting individual buildings.

It provides the added protection from poor quality or inappropriate development through a greater degree of control exercised over new buildings, extensions and alterations. It introduces control over demolition and work to certain trees.

Reference:
http://www.restormel.gov.uk/index.cfm?articleid=4558

Restormel BC's online Local Plan contains an index of policies of which several (too numerous to list here) refer to the historic environment:
http://www.restormel.gov.uk/LocalPlan/index_policies.htm

The key policies are:

Policy 11
The Council will seek to conserve and enhance the landscapes, features and habitats of heritage importance within the Borough.

http://www.restormel.gov.uk/LocalPlan/written/written_frame.htm?cpt5.htm&pol11

and

Policy 31
(1) Development including redevelopment in Conservation Areas will only be permitted where it preserves or enhances the character and appearance of such areas.
(2) Demolition or partial demolition of buildings in a Conservation Area will only be permitted where a building is beyond repair or it would not harm the character or appearance of the area.

http://www.restormel.gov.uk/LocalPlan/written/written_frame.htm?cpt5.htm&pol31

3 Outline history of Lostwithiel

By Dr Joanna Mattingly

3.1 Origins

Lostwithiel is first recorded around 1189, some 700 years after the Roman fort to the north (perhaps Ptolemy's Uzella) went out of use. The medieval town was sited just below the then tidal limit of the river Fowey. The Bodmin-Liskeard road crossed the river here and other roads led south to Fowey, or west to St Austell and Truro making Lostwithiel a communications hub (Fraser 1993, 16-17; Gaz F&M).

The town at 'the tail of the forest', founded by Robert de Cardinham, lord of Bodardle, had a market by 1189, a chapel (of St Bartholomew) by 1202, and an annual fair by 1224. the first Lostwithiel town Reeve was recorded c.1250 and the first Mayor in 1290-1 (Colin Buck pers. comm.). A second borough of Penknight is recorded next door to Lostwithiel in 1268 and further charters followed. The twin boroughs were then combined under the lordship of the Earls of Cornwall (Padel 1998, 111; Gaz F&M; Sheppard 1980, 39). 'With the next earl … Lostwithiel became the headquarters of the earldom' and c.1290 a complex of administrative buildings was begun (Hull 1971, xlvii). Lostwithiel was one of Cornwall's five coinage towns, where tin was tested prior to export (Buck nd; Anc Deeds, iv, A10042, 10096), and had a tinners' gaol (REBP, I, 150; ii, 116, 131, 141-2, 185). It was represented in parliament by two MPs (the first documented MP for the area was recorded in 1304-5) and was where county MPs were elected. Deeds were drawn up here and assize and maritime courts met at Lostwithiel to consider the business of Cornwall.

By 1280 at the latest Lostwithiel was linked to St Winnow parish by a bridge; Bridgend being noted first in 1327. The original bridge or crossing point may have been at the bottom of Fore Street, with a parallel street to the north, North Street, first mentioned in 1344. In 1358 Lostwithiel bridge was in need of major repair and may have been rebuilt in stone in 1437 on its present site (REBP ii, 142, Henderson & Coates 1928, 79). The town was at first served by two or more mills sited on the river Fowey. Prince's Mill, was near the Parade next to the bridge (Anc Deeds, iv, A10364; REBP ii, 209, 214) and North Mill between Restormel and Lostwithiel accessed via Norman or North Mill Lane (REBP ii, 104, 131; CRO, ME 224/1,3). The date of origin of the Bridgend mill is unclear but it could be 14th century.

3.2 Medieval port

Lostwithiel was one of the major trading ports in Britain with wine a chief import and tin and hides the main exports (Fraser 2003, 17; Kowaleski 2001, 36-8). Pottery was made here from the 14th century to supply a hinterland extending over Bodmin Moor. Ridge tiles were exported to Tintagel and elsewhere. By this time the town had a Spanish merchant in residence and four ships named after locally venerated saints – Bartholomew, Peter (saint of a chapel at Poldew), George (see below) and Katherine (CRO, T482-3; Kowaleski, 2001, 179). An unidentified chapel, perhaps a bridge chapel, in North Street could have been dedicated to Katherine.

Population peaked in the period just before the Black Death, making Lostwithiel the largest Cornish town apart from Launceston. No less than 391 burgage plots are noted in the town in 1337 which could suggest a population of over 2,000 people. It is possible that three-fifths of the urban population lived in the part of Lostwithiel known as Penknight in 1331 (Hull 1971, xlvi-vii).

3.3 Decline? - Black Death to Civil War

In 1348-9 the havener of the Duchy of Cornwall reported that the 'greater part of the tenants who were accustomed to grind at the … mills are dead from the pestilence'. The population probably fell by half to two-thirds, but unlike other towns, Lostwithiel did not recover quickly. Houses fell into ruin, no new tenants came forward to take up plots, and the town may well have shrunk in size. This long-term decline was not helped by the silting up of the river Fowey which happened at the same time.

Lostwithiel lost both its port facilities and original mills during this period. By the 1530s it had become impossible to navigate as far as the town. Barges had to unload half a mile downstream at Pill and the guild of St George, the largest community organisation in the town, had its cellar at Golant (TNA, E315/122, fo 23; *JRIC* 2005, p.95). The town never again came close to being the second town in Cornwall, but neither was it among the most impoverished of Cornish towns (Fraser 1993, 37). Instead it settled for a market centre role with a continually diversifying economy.

In 1414, St George's guild paid for a new mill and leat on a tributary of the Fowey to the west of Queen Street (RIC, K/7/6). A new market house is noted near there in the 1530s. This stood by the pillory at the junction of Queen Street with Fore Street. There were stalls and standings there 'as well for corne as for other things' and rents totalled at least 5 marks for Tuesday and Thursday markets (TNA, E321/41/15; CRO, ME 1168/1-2). St George's riding was kept up until at least 1600, though St George was replaced by a royal figure (Mattingly 2005, 83). Until 1548, a real-life St

George in armour was paraded through the town on horse-back and church services intermingled with feasting and drinking. The grandfather of Thomas Tomkins, the composer, was an active parader. His house and garden once stood in Quay Street where the medieval quay had been (Mattingly 2005, 80-1; RIC, K/7/32).

Chantry and guild dissolution in 1548 also profited Lostwithiel. From 1548 until 1552 lands which had belonged to the guild of St George were successfully concealed from the chantry commissioners by the mayor and burgesses. A court case brought against them by the Crown failed in 1553 when Mary became Queen (TNA, E315/122, fos 15-28v).

Datestones show that the town mills (Bridgend and the St George's mill site) were rebuilt by Walter Kendall in 1637 and 1642.

Evidence of Civil War damage from the campaigns of 1643-4 is hard to find, except where it relates to the church or small cottages on 'the hill next the town' (Long 1859, 56). This contrasts with the many references to ruined buildings in Mousehole deeds after the Spanish raid of 1595. The lack of old roofs in the town, with the notable exception of the Duchy office, may tell its own tale. A 1650s datestone at the back of Taprell House shows that the Kendalls, like the Robartes in Truro, were investing in town properties at a time of political uncertainty.

3.4 Recovery - late 17th century to the early 19th century

Elliot's Quay, the most southerly of the town quays, is noted first on 29 September 1676 and a lime kiln is also mentioned at this time. The lime trade was initially important for improving farmland by neutralising acid soils and lime was also later used for mortar in buildings, becoming commonplace by the 19th century. Both the quay and kiln lay a little way south of the town in front of Norway House (CRO, KL/17/3). Fowey river bargemen may have helped to reopen earlier navigation routes. In 1670 they were taking up sand along the course of the river Fowey to fertilise Cornwall's acidic fields (CRO, B/Los 300). Further quays were built at Lostwithiel in the early 18th century, as navigation improved, starting with the Town Quay to the north of Elliot's Quay and working northwards towards the Parade (Gossip et al., forthcoming). The town lost its function as a coinage town when the tin industry moved west.

Another significant change that helped Lostwithiel was that Cornish boroughs now passed from the Crown into the hands of gentry families. This led to more gentry families, like the Edgcumbes, building impressive town houses in Lostwithiel. In addition, the Edgcumbes paid for the Guildhall in 1740, and the Old Grammar School and Market House in Queen Street were also built in classical style. A complete makeover of the town was in the interests of borough mongers (see below), and some late 18th and early 19th century plans of new houses survive.

New places of religious worship were added to the Lostwithiel townscape in the early 19th century, namely a Congregational chapel and Methodist chapel.

3.5 Further diversification – Victorian period to present day

Victorian Lostwithiel 'was for its size a wealthy borough' (Pounds 1979, 32). The wealthiest residential areas in 1851 were Queen Street and part of North Street (Pounds 1979b, 43). A grand Wesleyan chapel, the second Methodist chapel in the town, was built in 1880 to 'the designs of Mr J. Hicks of Redruth'(Kelly's Dir. 1897, 188, 341). Bridgend had a Primitive Methodist chapel by 1858 and a mission church in 1896-7. To the east of here was The Cornwall House of Mercy built in 1864 (Kelly's Dir. 1897, 341).

Iron workings, which had been of interest to the Romans, were documented in the late 18th century and were reopened in the 1830s. Sited near Restormel Castle, a tramway took the ore through the town to the Town Quay where a new house was built in 1859 (CRO, B/Los/138/1). In 1841 there were 54 miners out of 473 employed inhabitants at Lostwithiel (Fraser 2003, 66). The population of Lostwithiel parish peaked in 1841 at 1,186, but in the medieval period the population had probably been higher. Thereafter population fell again (VCH 1908, 039).

As the iron mines started to fail, Lostwithiel continued to diversify to survive. The Cornwall Railway brought new employment possibilities to the town in 1859 and a branch to Fowey was opened in 1869 (Stengelhofen 1988, 36). A slaughterhouse was established in part of the old Duchy premises near the quays, presumably because this was close to the railway line. Further communications improvements included a new bypass in 1938-9. This avoided the necessity of crossing the railway line and river Fowey at Bridgend, but led to a major loss of quality buildings (Fraser 2003, 81; Dunkley Collection).

Today many of Lostwithiel's residents are incomers, but this is typical of the town's history. There is little continuity of surnames, in contrast to tighter-knit places like Newlyn or Mousehole. An old Lostwithiel family is one that can trace its surname back to the end of the 18th century. Yet lists of surnames can be drawn up from the 12th or 13th centuries onwards. Commuting to work is a way of life for many present-day residents and at the last census Lostwithiel's population was 2,739. This is comparable to the population in 1337 when

Lostwithiel was the second most important town in Cornwall.

Copy of an engraving of the Great Hall of Lostwithiel or Duchy Palace, originally published by the Buck Brothers in 1734 (from the Steve Colwill collection)

3.6 Sources for reconstructing medieval and early modern Lostwithiel

Lostwithiel is exceptionally well documented in the medieval period with deeds going back to the 13th century. The best collections are among the family papers of the Tremaynes, Kendalls, and Edgcumbes. Although no detailed tithe map survives for Lostwithiel, there are surveys and maps of 1834 of the Corporation or town lands and the holdings of the Edgcumbe and Hext families (CRO, ME 2398/2). Designed to show the extent of the parliamentary influence of these families in 1832, they could be useful in tracing properties back to the medieval period.

4 Early photography in Lostwithiel

By Steve Colwill

Whilst the preceding section predominantly looked at Lostwithiel from documentary and cartographic evidence, the intention of this section is to briefly examine the illustrative history of the town from the introduction of photography in the 19th century. Although there are a few earlier engravings of the town, the invention of the photographic medium heralded much greater accessibility to images. Historic images in turn give us an appreciation of how the character of Lostwithiel has developed over the last 150 years. 'Then and now' views are invaluable for outreach and education purposes.

4.1 Early photographers

Along with many towns of East and Mid Cornwall, there is not an abundance of surviving mid 19th century images. Lostwithiel was far from the influence of the early seats of Cornish photography, Falmouth and Penzance, and not yet affected by the burgeoning tourist industry of the 1850s and 60s.

However, we still have a glimpse of a very interesting series of early stereographs (pairs of photos which produce a three-dimensional image). Two views survive intact, both depicting Point Neptune, Fowey (the "Marine Villa" built for the Rashleighs at the entrance of Fowey Harbour); numbered 52 and 53 the imprint states "Photographed by White and Hawken, Lostwithiel".

A third card from this series exists in a reconstructed form. In the photographic collection at Lostwithiel Museum is a mounted albumen print (approx 3 inches by 3 inches), showing Duchy Palace, Lostwithiel. This somewhat crudely trimmed print was clearly one half of a stereo pair. By chance, a search through various images held by a local collector unearthed the corresponding left hand image surviving as a modern copy. Lostwithiel's earliest photograph can therefore still be viewed in stereo.

Fortunately, during recent renovation work at Point Neptune, the Fowey History Group were able to complete a survey of the building and have dated the two stereographs 1860-61.

This early date for the series is consistent with both mount and prints, and begs the questions - Do any more of the 50 or so stereoscopic slides survive? And how many were there of Lostwithiel? The importance of this early series is underlined by the fact that no other Cornish born photographers produced their own numbered series of stereo views.

Identifying the White of "White and Hawken" has not proved straightforward. There are no photographers listed in Cornwall during this period with the surname White. The likelihood is that the White in question was Richard White, printer, stationer and bookseller of Queen Street, Lostwithiel. Richard was baptised at Lostwithiel on 30 August 1807, the son of Richard White (a tailor) and Elizabeth (née Philp), his involvement in the actual photographic aspects of production is uncertain. It is probable that being the established businessman with his Queen Street premises, White was in the perfect position to help create and certainly publish the increasingly popular stereoscopic slide. Only one "White and Hawken" carte-de-visite exists in any known collection, dating from shortly before White's death in 1866.

If it were not for this studio shot example, then one might assume that the early 1860s topographical stereographs were White and Hawken's only collaboration.

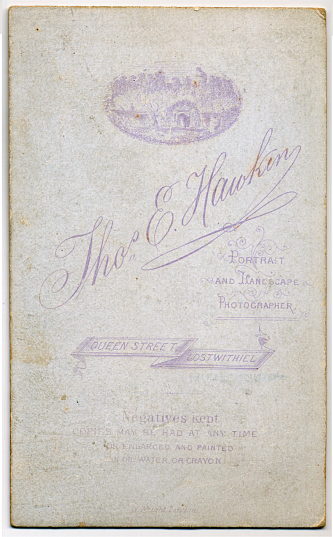
What is certain is that Thomas Edward Hawken continued to run the Queen Street Studio after the death of Richard White. Thomas was born at Tangier (then in Lanlivery parish, now Castle Hill, Lostwithiel) in 1836 and was baptised at Lostwithiel on 8 January 1837, the son of Richard Hawken (a mason) and Ann (née Jewell).

Hawken was, by trade, a watchmaker and jeweller, professions that, as frequently found at this time, led him into photography. The 1861 census finds him listed as a watchmaker and lodging in St Austell, which would have certainly brought him into contact with fellow jeweller/watchmaker/ photographer William Michell, St Austell's first and long established exponent of the "photographic art".

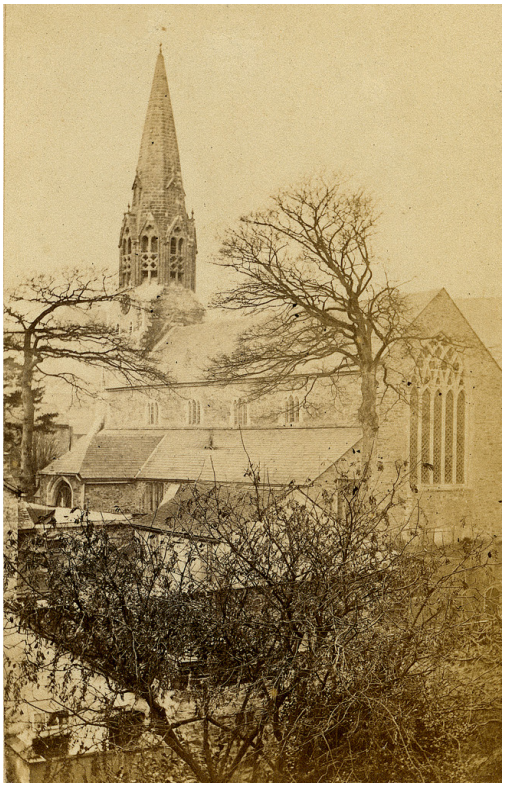
Hawken's output mainly consists of carte-de-visite portraits and family groups with occasional topographic views, and date from the mid 1860s to his early death in 1877. A carte-de-visite album from the Nicholls/Heaynes family survives and illustrates the evolving styles of mount and imprint during this period. An interesting and rare identified portrait is that of centenarian Mary Arthur (née Shear).

Mary was baptised at St Clement near Truro in 1772, married cordwainer Nicholas Arthur at Lostwithiel in 1792 and was a close neighbour of Hawken at Tangier.

Topographical cartes-de-visite include a view of Restormel Castle with a hand written date of 5 January 1872 (although this could be a collector's date), an unusual image showing the plans for Silvanus Trevail's redesign of an existing chapel,



originally built in 1807, and the earliest known view of St. Bartholomew's Church.



The same view is reproduced by Thomas (1988, fig 46) albeit with the earlier "displayed eagle" imprint; Hawken evidently reproduced this image over a number of years. The Royal Institution of Cornwall's photographic collection holds a few early views of Duchy Palace, including a carte sized, mounted albumen print, without doubt the work of Thomas Hawken.

As with many early professionals, photography was not Hawken's main source of income, understandably so, given the relatively small population of Lostwithiel and the numerous photographers active in the nearby larger settlements of Liskeard, Bodmin and St Austell. However, by 1871 Thomas had been joined in the business by his younger cousin, William Edward Hawken, listed as a photographer in the census at his King Street address. William Edward Hawken was born in Lostwithiel in 1852, the son of William Bone Hawken (a mason) and Elizabeth Talling Hawken (née Jeffrey).

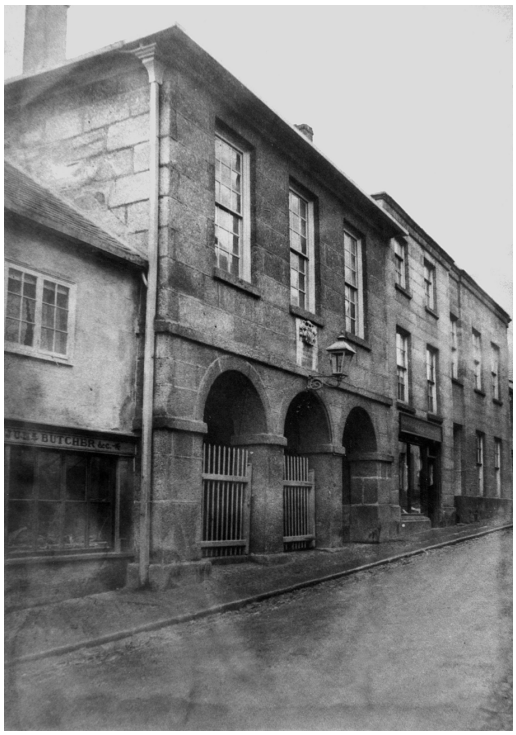
Thomas Edward Hawken died at Queen Street, Lostwithiel on 15 November 1877, the Cornish Times of 24 November 1877 reporting "At Lostwithiel on the 15th inst., after a long and painful illness, Thomas Edward, only son of Richard Hawken of that place, aged 40 years". Thomas' death certificate gives "nervous exhaustion" as the cause of death and records his occupation as Jeweller (Master).

4.2 Late 19th century images and postcards

William continued as watchmaker/jeweller/ photographer at the Queen Street address, and produced work in the various mid-late Victorian formats - cartes-de-visite and the later cabinet card format.

W E Hawken was almost certainly responsible for a series of albumen prints, commissioned by Frances Margery Hext to illustrate her book "Memorials of Lostwithiel and Restormel" (published privately in 1891).

Lostwithiel Social Club, Fore Street



Guildhall, Fore Street

W E Hawken continued his work until the early 1900s. By 1906 Kelly's Directory lists Hawken as a "Private Resident" living at "Pen-Uchel"; the studio at 14 Queen Street was then in the hands of Lostwithiel's next resident photographer William Allen.

The photographic collection at the Cornwall Centre in Redruth holds original full plate albumen prints from the Francis Frith Collection. Dating from 1891, there are many high quality images of

Lostwithiel. Unfortunately the identities of the Frith photographers have not been recorded.

Francis Frith & Co. were one of the many companies producing picture postcards (including images from their extensive back catalogue) during the huge postcard boom of the Edwardian era. Lostwithiel was well served in this respect, with numerous atmospheric street scenes produced both lithographically (often hand tinted) and photographically by a variety of companies both national and local.

Junction of Queen Street and Bodmin Hill

Fore Street

The Convocation Hall of the Duchy Palace

Picture Acknowledgements:

Daphne Bryant, Steve Colwill, Barrie Doney, Peter Heaynes, Eileen Talling, Lostwithiel Museum, Lostwithiel Social Club.

5 Physical development

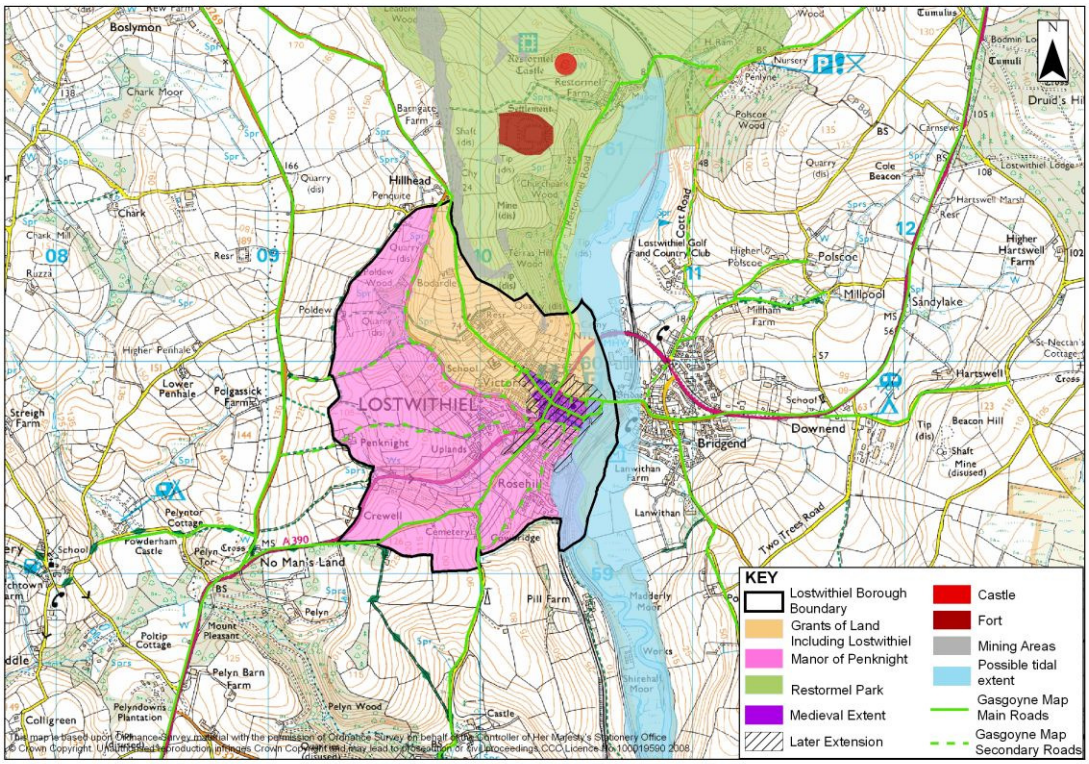
By Nick Cahill

5.1 Medieval development

Perhaps more time will be spent on exploring the medieval period in Lostwithiel than on other eras, since this was not only the origin, but also the heyday, of the town, and is still what underlies its current make up and character perhaps more dominantly than in most other Cornish towns.

Although there will obviously be some references to the narrative history of Lostwithiel, there is no attempt to explain or explore that in full – the contents of Robert de Cardinan's charter (c.1189-99), for instance, are well recorded and can be found in innumerable other sources (see especially Fraser, 2003 for the most comprehensive overview of Lostwithiel's history). For the most part these sources have been followed, but independent review of the evidence, further original research (by Jo Mattingly and Colin Buck amongst others) and the physical evidence of the town itself sometimes draw out different conclusions to what previous commentators have suggested, or what sometimes much cherished local tradition has held to. We make no apologies for challenging these views – the historical study of any town like Lostwithiel is as much a shape-shifting beast as the town itself has been.

The historical and topographical analysis will proceed through reconstructing the town plan, explaining how it formed and changed over time, and briefly summarising what sort of a place Lostwithiel was at various stages in its history.



The landscape setting of the later medieval borough – boundaries and roads

5.1.1 The first borough

Lostwithiel, like Restormel Castle, was founded at some unknown date between 1086 and 1193 by the powerful family network variously known as fitz Turstin, fitz Turold, fitz William or de Cardinan. Restormel Castle is often said to have been built by Baldwin fitz Turstin around 1100; given that it had an associated quay, bridge and chapel, it may be an indication that no rival quay and chapel lower down the river yet existed.

Robert de Cardinan (c.1173-1230) inherited the Honour of Cardinham, the largest property and manorial holding in Cornwall, including both Restormel and Lostwithiel; his charter to Lostwithiel (given during the reign of Richard I [1189-1199] and presumably post-dating Robert's coming of age in 1193-4) confirms the town's earlier foundation, granting all the *'honours, liberties, dignities and quittances which my ancestors gave them of old on the day on which they founded the town'*.

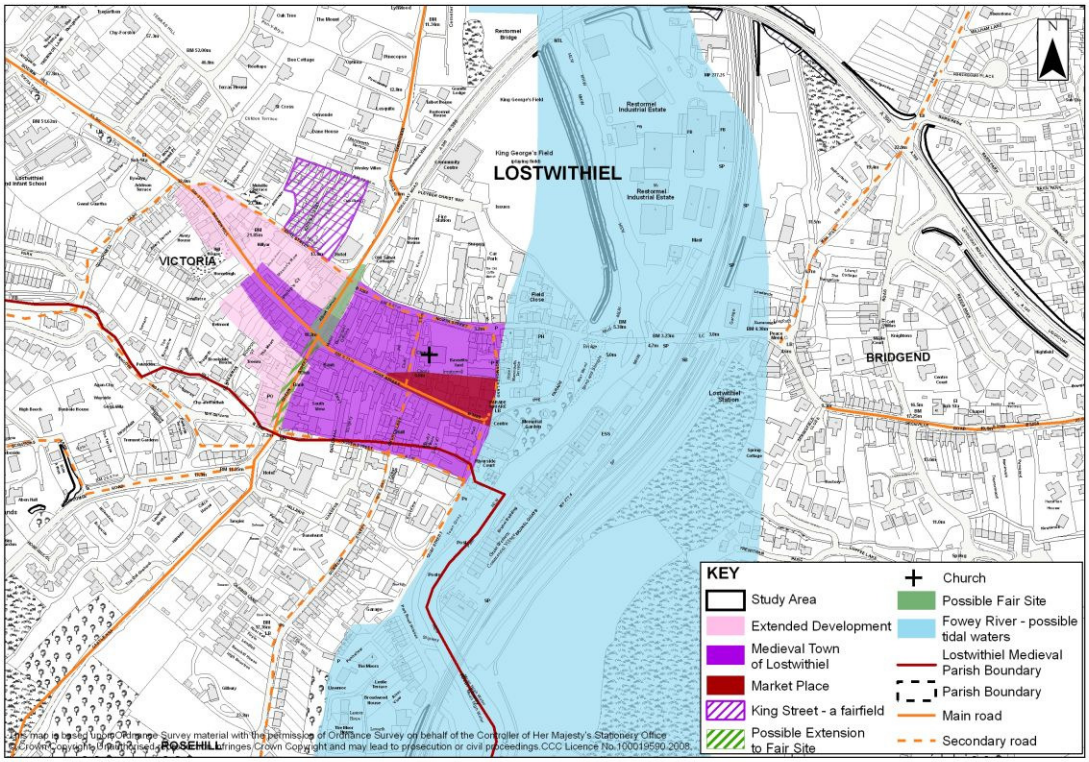
Robert was the most powerful man in Cornwall, a loyal servant of King John, who made him sheriff in Cornwall in 1215 in place of his own illegitimate cousin Henry fitz Count. His various ancestors were likewise major players in both politics and economics in Cornwall; owners of several castles, involved with a number of prosperous towns and villages, the creation of a new planted borough on their land next to their castle was not unique - in fact, in the context of 12th century Cornwall it was almost inevitable.

Cornwall has a greater density of medieval boroughs than any of the English counties (and only Devon has more in absolute numbers). Maurice Beresford's pioneering work of the 1960s (Beresford 1988 edn.) identified 19 of those boroughs as 'planted' new towns, and that is undoubtedly a sizeable underestimate. Some were created by the earls (as early as 1086 Robert of Mortain was creating a new borough at Launceston next to his equally new castle), others by great landowners such as the de Lucy family at Truro, or the Bishop of Exeter at Penryn or Robert de Cardinan's ancestors at Lostwithiel.

As so often, the creation of such a town was part of a package associated with castles, parks and religious houses. Here at Lostwithiel there is an indication of the breadth of vision of Robert and his 'ancestors'. In about 1193, Robert was greatly augmenting the possessions and revenues of Twyardreath Priory (by giving them Fowey church amongst other places), to the extent that he was regarded as a second founder to this Priory first founded by those same 'ancestors,' either Robert fitz Turold or Robert fitz William, probably between 1135-69. This may give a clue as to the actual foundation date of Lostwithiel.

Similarly, whatever Robert did or did not do in terms of building work at Restormel castle, the north boundary of the parish and borough of Lostwithiel is conterminous with the great park pale on its north side, which it has been suggested may predate the 13th century occupation of the Earls of Cornwall (Berry et al 2007).

The three elements of town, castle and abbey relating to Lostwithiel may be distant, but were clearly linked administratively and topographically in the contemporary view.



Lostwithiel circa 1200- the Cardinans' river port

5.1.2 The topography of the first Medieval town

There is a distinction made between 'planted' towns – the artificial creation of a legal entity, but which did not necessarily imply any effort at laying out a town-plan more than simply setting some land aside – and 'planned' towns, which refers to the measured laying-out of plots, streets etc. Comparison has sometimes been made (by such eminent authorities as Beresford amongst others) between the apparent grid plan of Lostwithiel and other medieval planted towns like Salisbury, New Winchelsea, or the Gascon bastides. It is not a sustainable comparison.

Lostwithiel was not planned on a grid, and seems never to have operated on the basis of distinct quadrants or 'insulae' determining property boundaries or economic or social activity. The similarity is only superficial, a result of the way the town grew around secondary lanes and roads, and should not disguise the true impact and interest of the surviving historic plan.

In fact, Lostwithiel shares a family likeness with many of the planted new towns of Cornwall. It is very similar, if smaller in scale, to Truro, for instance: a single long street flows along the ridgeline, with a ladder-like network of small cross lanes down to a broad triangular market place which opens out onto riverside quays. On the north side of the market place is the chapel (as it then was) of St Bartholomew, a daughter church to Lanlivery, existing by 1202. The outer edges of the town are marked by back lanes (South Street and North Street), the burgage plots run up to the boundaries and no further. Outside the built-up area was a fairground - probably along the broad highway running north-south through the valley leading to the old bridging point at Restormel.

This borough was founded principally as a riverside port, the river bank rather further west than it is now, roughly at the bottom of Fore Street (as excavations along Quay Street and the Parade have shown), where the market place adjoined the quays.

Lostwithiel was probably not yet a bridging point – that was still further up the river at Restormel, the tidal river was much wider and less choked with debris and silt than it became, although there may have been a ferry or ford across the river utilising small islands or shallows to what is now Bridgend.

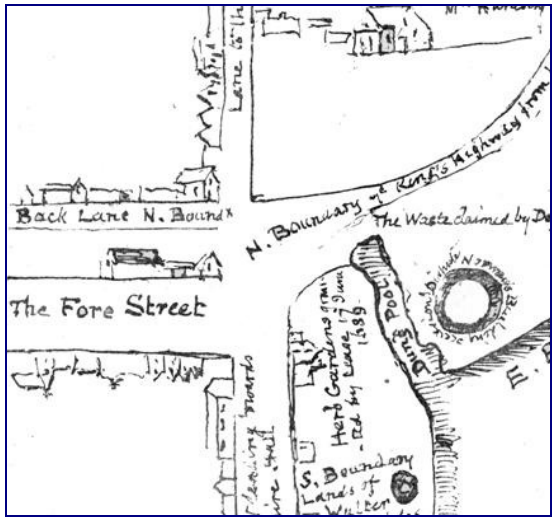
5.1.3 The topographical clues to the suggested plan

First is the almost universal plan form of contemporary medieval planted towns in Cornwall – Penzance, Truro, Penryn, Tregony, West Looe and others are almost identical in many respects to the single street with back lane pattern. It is becoming apparent that this plan-form was no less 'planned' than the grid, and was not simply left to chance (often referred to as organic development).

The name of the town – Lostwithiel, 'the tail of the wood'. This must be, not as has generally been thought, an area name, almost a sub-regional name, referring to the tail end of the wooded country of the upper valley of the Fowey, but a very site-specific place name for the town itself – the tail end of the wooded ridge running down from the hill on which the castle stands. It describes very specifically the crest-line development of the single street.

Restormel is itself a very similar site-specific name, meaning something like 'rounded promontory knoll.' Compare with Penzance (the holy headland') or Penryn ('promontory' or literally 'end of a point'), both medieval planted boroughs of almost exactly similar topography to Lostwithiel.

The market place can be reconstructed from existing topography (the broadening out of Fore Street is still visible to the naked eye, more so when plot boundaries are studied), and is confirmed by the partial plan of the town made c.1750, which clearly shows infill and back lane typical of old market areas encroached upon.



1750 map of part of Lostwithiel (extract reproduced from Boger 1889), showing the width of lower Fore Street, an infill island site and back lane, the churchyard to north.

Fore Street has always been so called – or else called High Street (as medieval and post-medieval deeds for Lostwithiel make clear). Almost every Cornish 'Fore Street' leads into an old market place (formal or informal as it may be), the name literally meaning the street before the market place (or town-place in smaller settlements).

As a corollary to the long central street, both South Street and North Street were referred to as 'Back Lane' well into the 19th century. North Street was not at this stage a major road and probably not built up on its north side.

The church of St Bartholomew stands on the north side of what was then a large open triangular market space. Although there are instances where such market-related churches stand on the south or other sides of a market place, typically they would present their chief entrances, either west or south doors, to the public space. Like many, if not most, of the other planted boroughs, the church was a chapelry, served by a chaplain appointed by the mother church (Lanlivery), paying its dues and tithes to the mother church.

The quays were alongside what is now Quay Street (Gossip et al); excavations just to the east of Sherwood House off Parade Square established that river silts run virtually up to the east side of Monmouth Lane (Thompson 2006). North Street diverges at this point, and there is evidence of a

causeway or bridge under this section of North Street, suggesting the river once ran along the edge of what is now Monmouth Lane before it started shifting eastward in the later Middle Ages.

The boundaries of the original area of Lostwithiel borough can be fairly certainly fixed by the parish (chapelry) boundaries, predating the addition of Penknight in 1268, which remained in Lanlivery parish. Even though St Bartholomew remained a chapelry of Lanlivery until 1441 at the latest, it was clearly virtually autonomous by the 13th century.

This boundary was already in existence in 1268 – Isolda de Cardinan's first grant to Richard of land east of the royal road between Bodmin and 'Lostwithiel' refers not to the built-up area of Lostwithiel, but to the borough/parish boundary, where the boundary of the Park of Restormel diverges from the road itself .

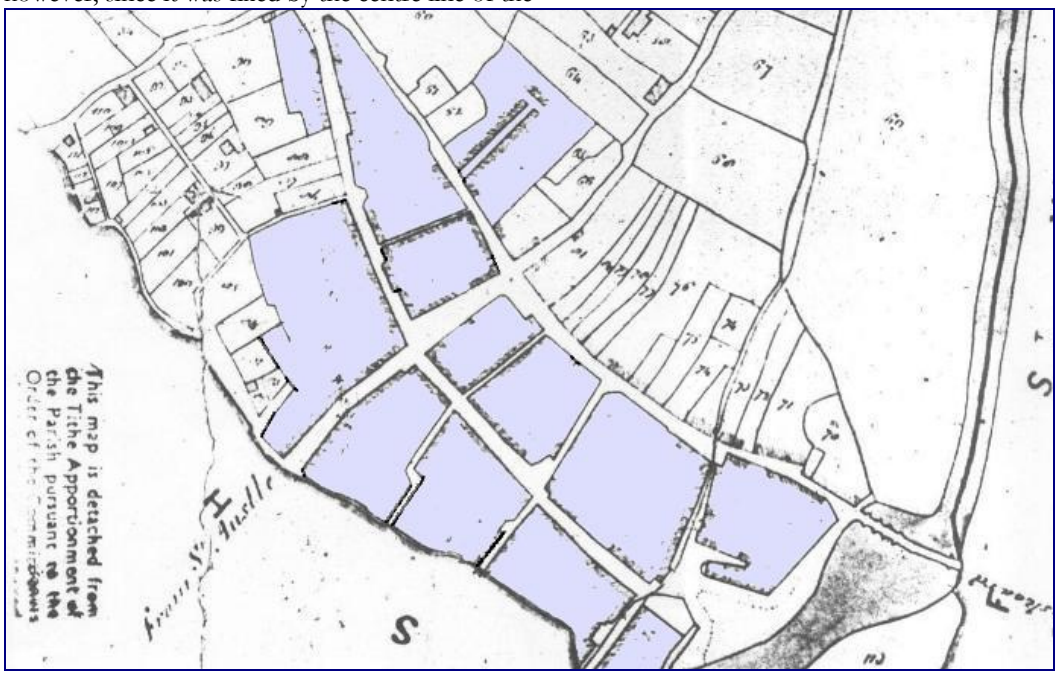
South Street actually stands outside the parish boundary – the Cober Stream ran further to the north, running out of what is now the small alley through the former Great Hall of the Duchy Palace complex by the old Coinage Hall.

The eastern boundary was a somewhat fluid one, however, since it was fixed by the centre line of the River Fowey, which wobbled considerable east and west over time.

Not all the area of the borough was built up at this, or any later date however; some clue as to the extent of the medieval built-up urban area may lie in the 19th century Tithe Map.

Tithes often preserved medieval land-holding patterns well into the 19th century, and there is within Lostwithiel an area where the plots of land are not individually tithed, but lumped together as a single item. The same feature is found in other Cornish medieval boroughs and towns – Mousehole and Newlyn, for instance, and in the case of the former very clearly defined the extent of the medieval borough.

In the case of Lostwithiel, it is likely that the single tithe-commuted area represents the extent of the burgage holdings either when the chapelry was created (before 1202), when it was temporarily granted to Tywardreath Priory (1219 to at least 1250), when it obtained baptismal and burial rights (14th century) or when it became a full parish (by 1441), at either one of which dates, the tithe could well have been lumped together for administrative ease.



1844 Tithe map of Lostwithiel with the single block of corporation and associated lands marking out the original extent of the parochial tithes/ settled area?

The most uncertain element in many ways is the location of fairground – such fairgrounds were large, usually outside the built-up area. In the 18th-19th centuries, the cattle fairs were held in Queen Street – what had by the late medieval period become a new market place. It is clear that this was originally a much wider space than it is now, it is relatively flat, and the fact that Bodmin Hill and Duke Street both make a slight dog-leg at this point suggest that this is an open space of some antiquity (such slight kinks in roads entering and leaving market places etc. are quite common in other medieval towns).

Similar open fairgrounds on through-routes at the edge of town became market places and the focus of new urban centres at other Cornish towns, such as Liskeard (the Parade) and Penzance (Market Jew Street/Market Place).

5.1.4 Character

Something of the character of this town can be gleaned from the records; it was a busy river port – the head port of the whole river Fowey (which include Fowey itself, Polruan, Golant and many other lesser places). Robert de Cardinan's charter confirms the picture of an independent borough, with freely-owned burgage plots, the right to nominate their own Provost (precursor of a mayor), in charge of their own customs tolls and legal affairs. It confirms the importance of the quays, restraining the right of strangers to keep shops out of a ship (in other words to trade directly off the quayside).

This flourishing town was by 1203-5 one of the most prosperous ports on the south coast, exporting cured fish, butter, cheese, salted hogs, leather and cloth. Imports included French wine, fish curing salt, iron, cloth, wood, garlic, corn, pitch and dried fruits, although it is unclear how much of this trade was specific to Lostwithiel, and how much spread across all the ports on the Fowey (probably much more so than is usually acknowledged). Already tin was an important export commodity in terms of value (although never in terms of sheer volume – this was a very high value but small bulk export).

It is probably right to play down the impact of the tin business on the overall size, character and activity of the town - the fact that the chapel was dedicated to the patron saint of tanners, St Bartholomew, probably speaks volumes about the sort of trades and merchants that actually dominated early Lostwithiel (it is unclear if pottery making had yet become as dominant a factor in the town's economy as it was later –although there are possible references to potters between c.1200-1250 – see Thompson 2006).

This Lostwithiel must not be thought of yet as the capital of Cornwall – probably nothing was further from the minds of those who lived or visited there – it was simply another, relatively successful, example of the many 12th/13th century planted seigniorial boroughs of Cornwall.

The narrative of how Lostwithiel became the 'capital' of Cornwall, and of the events subsequent, while fascinating and still leaving much to be explored, is only of interest here inasmuch it explains the still discernable changes and standing monuments of today's town.

These changes, and remains, were not simply physical or administrative, but there seems to have been a self consciously symbolic layer too, a mythologizing of the place.

Earl Richard acquired the borough in 1268-9, and died in 1272, so his immediate impact on the fabric of the town must have been slight, but his son Edmund clearly shared his intentions, his ambitions and his self-conscious assessment of his important place in the world.

On acquiring Lostwithiel Richard immediately issued a charter, which extended the liberties and rights of the burgesses in matters legal, in self-governance, in the rights to collect (and avoid) customs, and in the creation of a guild merchant.

5.1.5 Penknight

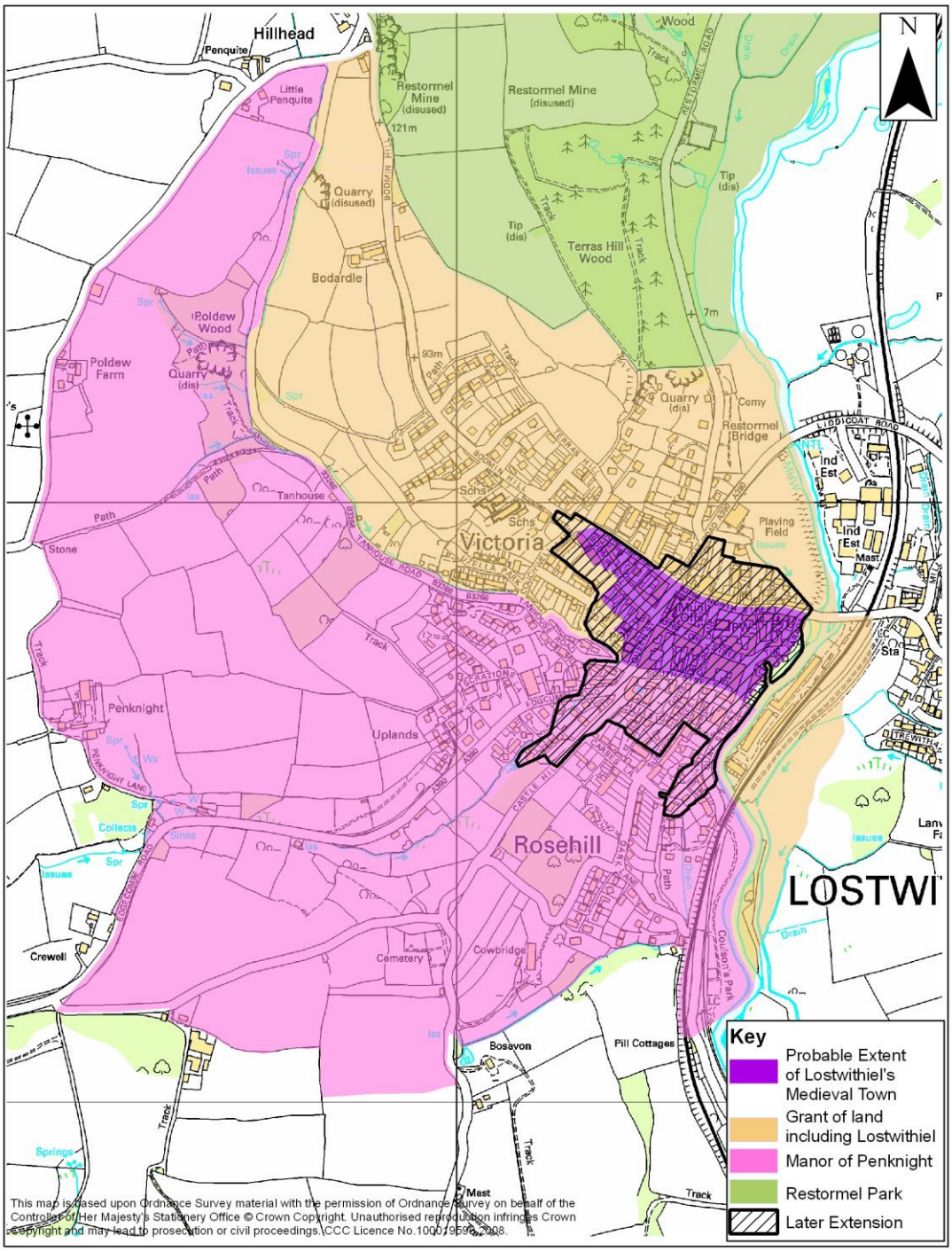
None of these measures need have had much impact on the topography of the town by themselves. What is more significant to us about his charter is the reference to a separate borough of Penknight, and the apparent doubling of size of the town; altogether a much vexed subject.

There is little physical evidence for two separate boroughs, there is no known independent charter or historical evidence for a borough of Penknight before this date (although they date from as soon after the charter as 1289 – CRO ME/209) and Beresford's suggestion that by issuing the charter Richard was taking the opportunity to legitimise a suburban cluster of his new tenants 'parasitical' on the ancient borough seems most likely.

By referring again to the structure of the town as it remains, to the lack of archaeological evidence of lost buildings, burgage plots or street plans, and to such historical evidence as the ancient tithe-free lands and parish and borough boundaries, it seems clear that the built-up area of Penknight, if such there was, was restricted to the immediate edges of the town. As 13th and 14th century deeds tend to confirm, most of the built-up area of Penknight 'borough' was represented by a few plots along South Street, the spreading plots along what became the south end of Queen Street around the Town Mill, and along Castle hill ('Lanlyuery Strete' in 1398, CRO ME/212).

None of these areas have discernable structure or urban burgage plot form to them; the cluster around the southern end of Market Street/Queen Street looks very like fore-stalling encroachment just outside of the borough's jurisdiction.

It may be objected that 1331 population figures give only 155 burgesses in Lostwithiel and 212 in Penknight (Beresford 1988, 407), suggesting a sizeable, and now lost, town. This would not seem to be physically possible in the circuit of the town as we know it, and given the lack of topographical/archaeological evidence for a 'lost' town, the Penknight figure probably includes tenants in all the extensive surrounding 'borough' lands which included many outlying hamlets who had suddenly come to be numbered as burgesses.



The legal landscape of Lostwithiel

If Lostwithiel Parish represents the original de Cardinan foundation, then the borough boundary represents the new 'borough' of Penknight outside it. This suddenly-created and short-lived 'borough' of Penknight may have been an administrative fiction not only to allow the tight boundaries of Lostwithiel to expand somewhat, but to place the administration of all the dependent lands close to Restormel in the hands of a single body (the borough – Earl Richard was unable to alter so easily the ecclesiastical ties with Lanlivery, however) and to regularise discrepancies arising from the way Richard acquired his landholding here in three tranches from Isolda de Cardinan:

- In 1268-69 Isolda granted that part of the manor of Bodardle that lay 'to the east of the via regia which runs from Bodmin to Lostwithiel' (PRO E36/57 15v) together with Restormel Castle; this became the manor of Restormel – the Park pale follows the road until it meets the parish of

Lostwithiel – suggesting the wider bounds of Lostwithiel were already set by this date.

- Shortly afterwards Earl Richard also received 'the whole town of Lostwithiel and the Water of Fowey' (PRO E36/57/33r)
- This was followed by the grant of another fragment of the manor of Bodardle, which became the manor of Penkneth, or Penknight

5.1.6 Why Lostwithiel?

Richard of Cornwall's vision, the acquisition of Restormel and Lostwithiel, fulfilled by his son, had clear practical grounds; there was a neat convergence of opportunities – a flourishing town and port adjacent to the largest deer park in Cornwall.

There may have been some response to the previous occupants of the castle being associated with Richard's enemies in the de Montfort camp in the recent civil wars, although given the Earl's other castles (Tintagel, Launceston and Trematon) and the condition of the old castle at Restormel, military matters probably did not play a great part in the move.

It was certainly to do with simple economics – although much has been made of the potential for the rising tin trade, and the port's profit deriving from export of the Bodmin-centred tin trade was substantial, what was likely a more significant factor at this time was the size of the successful town here, its locally based industry, marketing and processing and import and export trade, particularly as it might supply the new residence at Restormel; that was what made for a populous town, not the money-rich but small scale tin trade.

That Lostwithiel/Restormel was intended from the outset to be a new administrative centre is suggested by the transfer of the County Courts from Launceston around 1268. For a brief period the Assize Courts were held here too, but these were restored to Launceston on payment of a fine. It took some 20 years for the accommodation necessary for such uses to be built in Lostwithiel

A further and unquestionable reason was to acquire the great park at Restormel (increased by Earl Edmund by acquiring the manor of Penlyne, across the river). This was partly a matter of the jealous pursuit of the royal and aristocratic obsession with hunting, but also to do with the final, least tangible but in someway perhaps most interesting aspect of the earls' dealings with Lostwithiel – the creation of a myth of legitimacy and power. More of this later!

5.1.7 The topography of the enlarged borough

Although Edmund became Earl in 1272, building work in the borough seems to have started only in the 1280s and 1290s, but must have then been on a continuous and massive scale for many years.

5.1.8 Church of St Bartholomew

Little enough is clear about the church of St Bartholomew as it now stands, let alone what preceded it; the tower may well be 13th century work relating to the original chapel. There are hints in the fabric of the church that what looks like a single phase building today may actually incorporate several different periods of building, but much more needs to be done to investigate.

Edmund is said to have rebuilt the church from about 1290 onwards; the arcades are (early) 14th century and relate to similar work at Fowey, St Germans and Exeter cathedral, late 13th /14th century also are the font and great east window, and most spectacular of all, the pierced octagonal spire. This is a truly unique work (and it is rare that this word can be so genuinely applied).

The 14th century work at Lostwithiel has long been recognised as of outstanding quality: Sedding (1909 411-2) says the east window is the 'finest piece of Decorated or fourteenth-century tracery work in the county'. Street is quoted as saying that the 'lantern" and spire are the 'glory of Cornwall'; Pevsner notes the font 'of outstanding quality' (1983, 107).

Most of this work, including the arcades, the lean-to aisles and the clerestory windows, is not particularly Breton in character as is often claimed, and although not typically Cornish, is actually not uncommon in the west country, see Bristol Abbey/cathedral, for instance. But the spire does seem to be related to Breton and Norman work (although most examples there tend to be later than Lostwithiel!). It is a sophisticated piece of imported gothic work very different from insular styles of the time (Jon Cannon, pers. comm.), and a reflection both of the sophistication of its patron the earl and the importance of the town - the church is one of the largest in Cornwall, sharing this scale with other major urban churches like Truro, Launceston and Bodmin.

5.1.9 The Bridge

A bridge is first mentioned circa 1280, and this may well be near the date of its first building, part of Edmund's major programme, not simply a rebuilding of a more ancient one as is often supposed (it may be significant that a bridge is never mentioned in the earlier charters, grants and deeds for the borough and port). Bridgend is noted first in 1327; again a long delay for such a settlement to develop and come to notice if a bridge had existed long before 1280. The earliest parts of the existing bridge probably date from a documented rebuild in 1437 (Henderson and Coates 1928).

The existing back lane in the town (North Street) and main road on the east side of the river at Bridgend were clearly re-aligned to approach the bridge, indicating the bridge came after the layout of these roads.

5.1.10 Duchy Palace

This unique complex must rank as the most important secular medieval building in Cornwall, and is of national importance, comparable in scale with the very largest medieval halls and palaces, perhaps unique in not being built for the personal use of a great magnate or royal figure.

Despite its later fame as coinage hall, stannary hall and gaol and so-on, it had from the outset a much wider administrative and commercial role. Rather than acquiring land on the outskirts of the town (just a few yards from its present site), the complex was quite deliberately sited right next to the market place (shops are mentioned in 1361 'under and around the Great Hall') and the quays. It even rather inconveniently straddled the two 'boroughs' in order to secure this prime site, and cellars and storage were part of its purpose from the outset. A quay is mentioned in 1291 when the Earl of Cornwall bought the rights to it (Sheppard 1980, 39). The earl's cellars occupied his mind and purse as much as did his administration, hunting and his profits from tin.

Before the end of the century this complex became the centre for administration in the Duchy, its purpose threefold:

- the administrative centre of the Duchy lands; here was normally to be found the duke's various officers, including the Havener, who was authorized to store the prise of wine from ships berthing in ports of the Cornish coast in the cellars of the palace
- secondly, it was the venue of the county court, and later the place of election to Parliament of the Knights of the Shire
- thirdly, administration of much of the tin trade of Cornwall where tin was assayed, stamped and weighed for export; the full monopolistic control of the trade came in the mid 14th century

The site was acquired in three, possibly four, phases – the first was the house and grounds of Ralph Wiseman at the corner of the Cober and Fowey before 1290; the Cober at that time ran further north than it does now – the parish boundary still ran in the 19th century along this old course (the alley below the Great Hall leading to the Coinage Hall yard). There were other exchanges of land and grants to the earl in 1292, 1294 (when the Great Hall seems already to have been built) even as late perhaps as 1296. Interestingly enough, the Buck brother's print does show constructional differences between the parts of the Great Hall north of the old parish boundary/old line of the Cober and those to the south – which may well have been the Great Chamber attached to the Hall rather than part of the Hall itself, and therefore may mark a later phase of building.

What is clear is that the Palace complex never occupied any more land than it does now; it did not occupy the whole 'quadrant' between the river and Church Lane. In terms of sheer scale it wouldn't have needed any more land – it is already one of the largest secular medieval complexes in the country outside the major royal palaces, and continued to be more than adequate for all its various roles throughout the Middle Ages. The main ranges took over a pre-existing burgage plot leading off the bottom of Fore Street, and like all the others running back to the Cober. Added to this at right angles was a plot outside the old borough/parish boundary running south of the Cober as it then was; here were the blowing house and mills known to have been attached to the complex.

5.1.11 The town plan

In overall terms, the borough did not expand hugely - the enlarged church remained within its plot, even the Palace complex was neatly slotted into the existing topography; the plots along Fore Street to the west of the Duchy palace are actually more ancient in their structure (although not the buildings on them) than the Palace itself.

There is still little evidence in any of this development of a deliberate laying out of a grid plan over the old pattern, with land holding organised around quadrants, like a Gascon bastide, or such towns as Salisbury or New Winchelsea. What we have here is merely a spreading out along the edges of the original linear plan, which retained its ladder-like structure, undisturbed by the insertion of even such a large complex as the Duchy Palace.

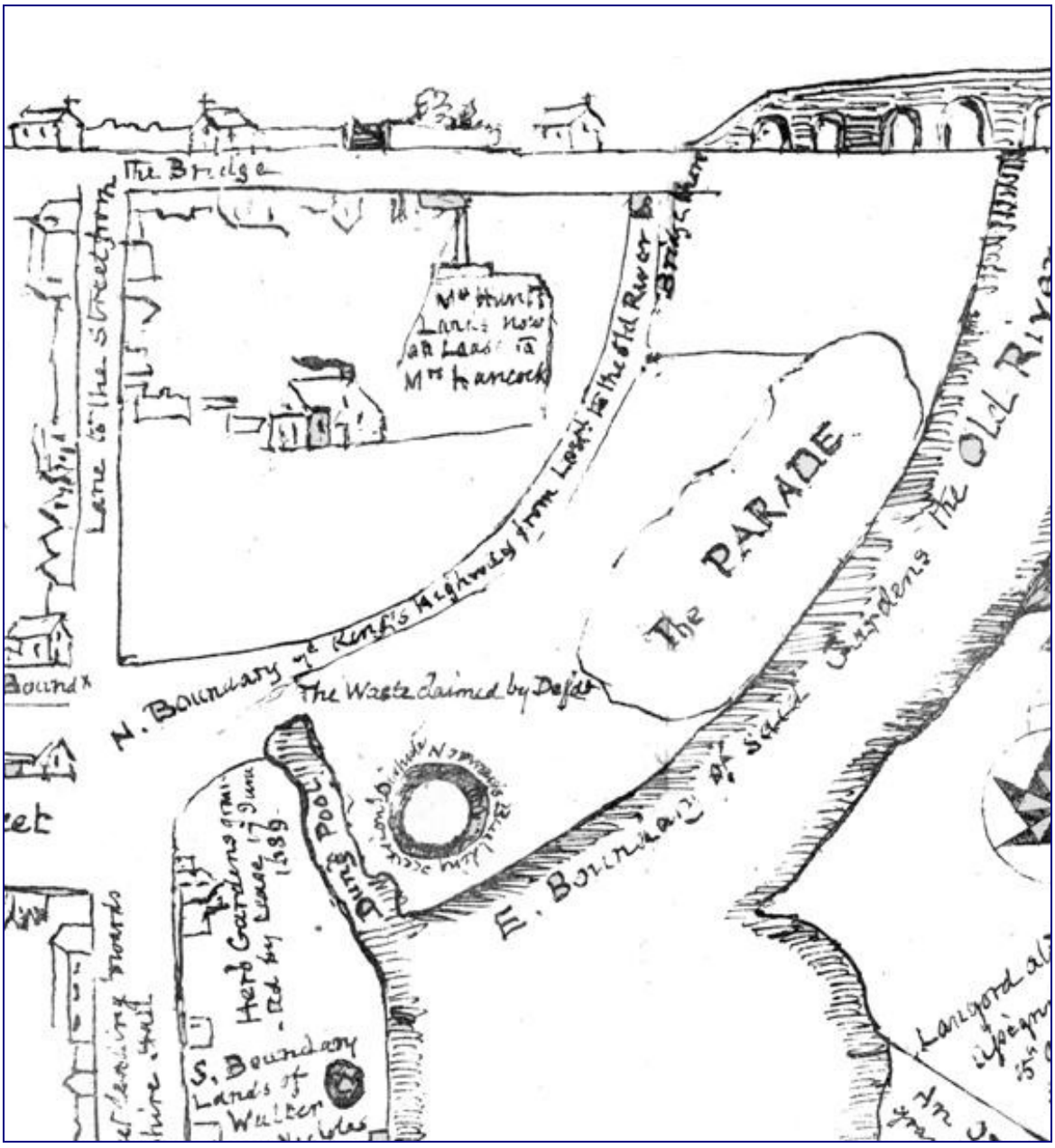
North Street undoubtedly grew in importance, with buildings now on its north side (their long plots have the curved shape suggestive of old strip-field plough lands adapted for use for burgage plots, unlike the older, shorter, planned-out plots along on Fore Street). These buildings included a chapel by the early 15th century.

However, although there are references to North Street as the King's Highway from the Bridge to Bodmin (1399, CRO CF/2/215/35), as late as the 18th century the 'King's highway to the Bridge' ran along the Parade, and Monmouth Lane is called 'Lane from the Street to the Bridge' suggesting the old route down Fore Street and the old market place still had some primacy over the direct route along North Street.

Little is known about the extent of such features as the quays, which presumably were largely restricted

to the river front within the parochial boundary, at the foot of Fore Street and along the Parade (the present Town Quay, in Penknight, is 18th century in date).

Nor do we know much about the mills in the town, except that mills certainly existed in and around Lostwithiel by 1295 ('North Mills' – the name implying at least one other 'south mill'). In the Black Prince's Register between 1346 and 1365 a former mill by the bridge had to be dismantled. These mills would have been located on the edge of the main river, the more typical position for an earlier medieval mill compared with later valley-based mills served by mill ponds, long leats and tail-races. This river-side setting would account for the destruction of the mills by silting of the main Fowey channel in the mid 14th century. (Anthony Unwin, pers. comm.). The inlet known as the dung pool shown on 18th and 19th century maps could represent the remains of the tail-race of the Prince's mill.



1750 map of part of Lostwithiel (extract reproduced from Boger 1889), showing the dung pool – a former mill tail-race perhaps.

5.1.12 Character

The town Edmund left on his death in 1299 was perhaps the second largest in Cornwall after Bodmin: in 1296, it had around 325 burgesses, in 1301 305 burgess plots were occupied, in 1331 360 (divided between Lostwithiel and Penknight), and 387 in 1337.

As well as the seat of the County elections, the borough sent members to parliament from 1304 (possibly as early as 1294) to 1832.

But within these figures lies one of our recurring themes, the size of the town never fully reflected its importance. Although sizeable by Cornish standards, it remained small compared with other parts of the country, and it was probably a lot smaller even in the Cornish context that the figures at first suggest. As we have seen, the population figures may be distorted by the size of the extended borough – the Penknight figures probably include tenants in all the surrounding 'borough' lands which included many outlying hamlets.

So the actual physical size of Lostwithiel was probably more modest than these population figures suggest, just as the scale of its seaborne trade is distorted by including figures from all the ports along the Fowey, not just the quays at Lostwithiel. Lostwithiel quays were undoubtedly busy nonetheless, as the 'port of fawi' remained the busiest in Cornwall – wine, salt, iron, garlic, corn, pitch, dried fruits were imported, fish, salted hogs, cheese, cloth and tin exported; in the years 1303-10 there were 8 local ships alone bringing in wine from Bordeaux.

The local trades continued to be important – particularly tanning - with increasing evidence of pewterers, and most importantly of potters. By the early-mid 14th century, Lostwithiel had become probably the largest pottery manufacturing centre in Cornwall – potters figure largely in the records for the next several hundred years, and Lostwithiel ware dominates many Cornish archaeological finds, certainly in the 14th and 15th centuries. Some idea of the scale of the industry can be gathered from the amount of debris that was used to continuously build up and increase the quays into the river channel (Gossip et al, forthcoming).

Although the tin coinage, administration and legal activities added a whole layer of wealth and luxury trade over and above the local trade and manufacturing, they alone could not have accounted for the size of the town which continued to rely on a wider range of commercial activities. What Carew said of Lostwithiel around 1600 would have held true for medieval Lostwithiel:

'*this towne claymeth the precedence, and his Lord's chiefest residence, and the place which he entrusted with his Exchequer, and where his wayghtier affairs were managed - Maioralty, markets, fairs, and nomination of Burgesses for the parliament, it hath common with the most: Coynage of Tynne, onely with three others; but the gayle for the whole Stannary, and keeping of the County Courts, it selfe alone. Yet all this can hardly rayse it to a tolerable condition of wealth and inhabitance.'*

5.1.13 'Lily of The Valley'

The rather bald physical description of the earls' borough is not the whole story, however, and perhaps here is the part of Lostwithiel's story that raises it above all other towns in Cornwall, and many elsewhere in Britain.

Not only was it the simple administrative centre of the Duchy, it was clearly conceived of as a capital, or a city (the 'fairest of all small cities' as Earl Edmund apparently referred to it), and in some ways it was thought of in symbolic and literary terms.

There may even have been something of this self-conscious symbolism at play in Richard of Cornwall's choice of Lostwithiel in the first place.

Richard was the son and brother of Kings, Count of Poitou, a Crusader, Earl of Cornwall since 1231, regent of England in 1254, and, most spectacular of all, King of the Romans since crowned in Aachen in 1257. Perhaps he was the richest man in England, one of the richest in Europe, and a man much given to building, to ceremony and show and to the creation of legends.

Since at least 1254 he had been associated with Tintagel castle, celebrated since Geoffrey of Monmouth's day in the 1150s for its Arthurian associations. One commentator writes; *'Richard we know to have had imperial ambitions. By associating himself with the legend of the great King Arthur by building a castle at Tintagel was he trying to present himself as Arthur's true heir, and therefore entitled to the full support of the Cornish people? It is even possible that the castle Richard had built was deliberately anachronistic, that it consciously reflected an older mythological Arthurian age. What people believed to be true is as important as what was really the case'* (Frost 2008).

It is clear from recent work by HES on both the park and castle at Restormel that Richard, and his son Edmund, did much the same thing at Restormel. Taking over a fairly simple and run down ringwork and bailey, they much enhanced the site. The new castle was never a really defensive site, but a glorified hunting lodge; various features of the buildings were designed to enhance the views into and out of it, at the expense of defensibility (Thomas and Buck 1993; Thomas forthcoming).

There were undoubtedly practical reasons for creating the round shell-keep at Restormel, not least the pre-existing foundations and earthworks, but the symbolism of the resulting form was unlikely to be lost on the 'King of the Romans'. This great gleaming crown-shaped castle on the hill was set in a park laid out in such a way so that *'An illusion was created that the park went on for ever, similar perhaps to a perfect dream forest, or a chase. …'* (P. Herring in Berry et al 2007). The park even had its own hermit – and these were often figures of romance and literary conceit in the 13th century as they became again in the landscape parks of the 18th century.

There is just the intriguing possibility that what may have driven all this display as much as simple love of chivalric courtly living may have been slightly

closer to the Tintagel Arthurian model – in this case the legend of Tristan and Iseult. This tale, a 12th and 13th century favourite at the Royal Court, may already have been associated with the area – in the 12th century poem by the Anglo-Norman Beroul, for instance, King Mark's seat of power is said to be 'Lancien' and the nearby church is the monastery of St Sampson. Lancien has been identified (by Ralegh Radford) with Lantyan, now a farm near Castle Dore, while there is a church of St Sampson at nearby Golant.

That some form of self-conscious romantic vision extended to Lostwithiel is suggested by the epithets that Earl Edmund is said to have used to describe the town – 'Lily of the Valley' and 'Fairest of all small cities'.

Moreover, there are hints in the unique design of the spire of St Bartholomew of conscious references to matters not now clear to us. The spire may well have Breton or Norman inspiration behind it, an unusual source for such inspiration at the time. The arrangement of belfry windows to make a kind of corona is specifically associated with that part of France (Jon Cannon pers. comm.) - a Breton connection may even relate again to the conscious evocation of the Tristan legend.

Finally there is the intriguing fact that Richard obtained Restormel/Lostwithiel from another Iseult - Isolda de Cardinan.

It is becoming clear that medieval landscapes could be designed on a grand scale – the spire may have been designed to be both a navigation mark for ships up the Fowey, and a symbolic eye-catcher visible from the park – a very similar symbolic landscape has been suggested for Salisbury cathedral spire in relation to the nearby Clarendon Palace – the chief royal deer park in England where the 13th century Kings of England spent their winters and the 14th century Kings spent their summers hunting (P. Herring pers. comm.) – and Restormel, of course, was the seat of the son and grandson of these kings.

Apart from its remarkable size, its rare detailing and quality and its unique spire, there is, just as with Tintagel, a suggestion that the architectural detail at St. Bartholomew, especially on the spire, seems deliberately archaic -14th century forms either re-using or harking back to 13th century detail (Jon Cannon pers. comm.).

And there is the now-lost symbolism of the Catherine wheel on the north-east face of the spire; this points towards the bridge, but there is no known history of a chapel, altar or dedication to St Catherine, no known family connections with the Cardinans or Earls of Cornwall to the saint. That this Catherine wheel is not just architectural fancy is suggested by the figures on the four sides of the churchyard cross – the Crucifixion with the Madonna and child on the reverse, St Bartholomew on one side, and, apparently, St Catherine with her crown, wheel and sword on the other side.

Perhaps there is a connection between the crown-like form of the castle, the crown-like form of the belfry windows of the spire, and the fact that St Catherine is always depicted as a crowned saint; the imperial and royal pedigree of both Richard and his son displayed here at the seat of Cornish Royal legends.

No matter how much this is speculation, it is clear that Lostwithiel was, like Restormel, self-consciously presented to the wider world as a special place, a place personal to the Earls and later Dukes of Cornwall – the Black Prince's long prepared visit to the town and castle in 1354 was a great feudal display of homecoming and Royal largesse.

5.2 Later medieval to 1600

Fowey Haven &c. from a chart drawn in the Reign of K. Hen. VIII, preserved in the British Museum. 1814. anon, published in Magna Britannia ..., by D. & S. Lysons,

Despite the great changes to the status of the town and the magnificent building programme of the earls, Lostwithiel probably had changed relatively little in its overall shape and topography, growing

somewhat, more densely occupied (Beresford comments on how closely packed the town would have to be to fit in all the burgesses – although this might not have been so critical if many of them are actually disguised agricultural tenancies in the borough lands outside the urban area)

Lostwithiel reached its apogee in the early-mid 14th century in terms of importance and probably size (until the early 19th century) when, like other British towns, it was held up short by the Black Death. The diversity of functions, its status and administrative and legal roles all ensured survival, but effectively Lostwithiel stayed very much the same scale and layout for the rest of the Middle Ages.

In fact, this is a critical recurring theme in the topographical history of the town – once it's size and shape were set by c.1300, Lostwithiel changed very little in its essential form until the 19th century. Even the major buildings with which it is now associated date from this early period – Bridge, Church, Duchy Palace and Restormel Castle – and they were scarcely changed except to repair and adapt for varying uses.

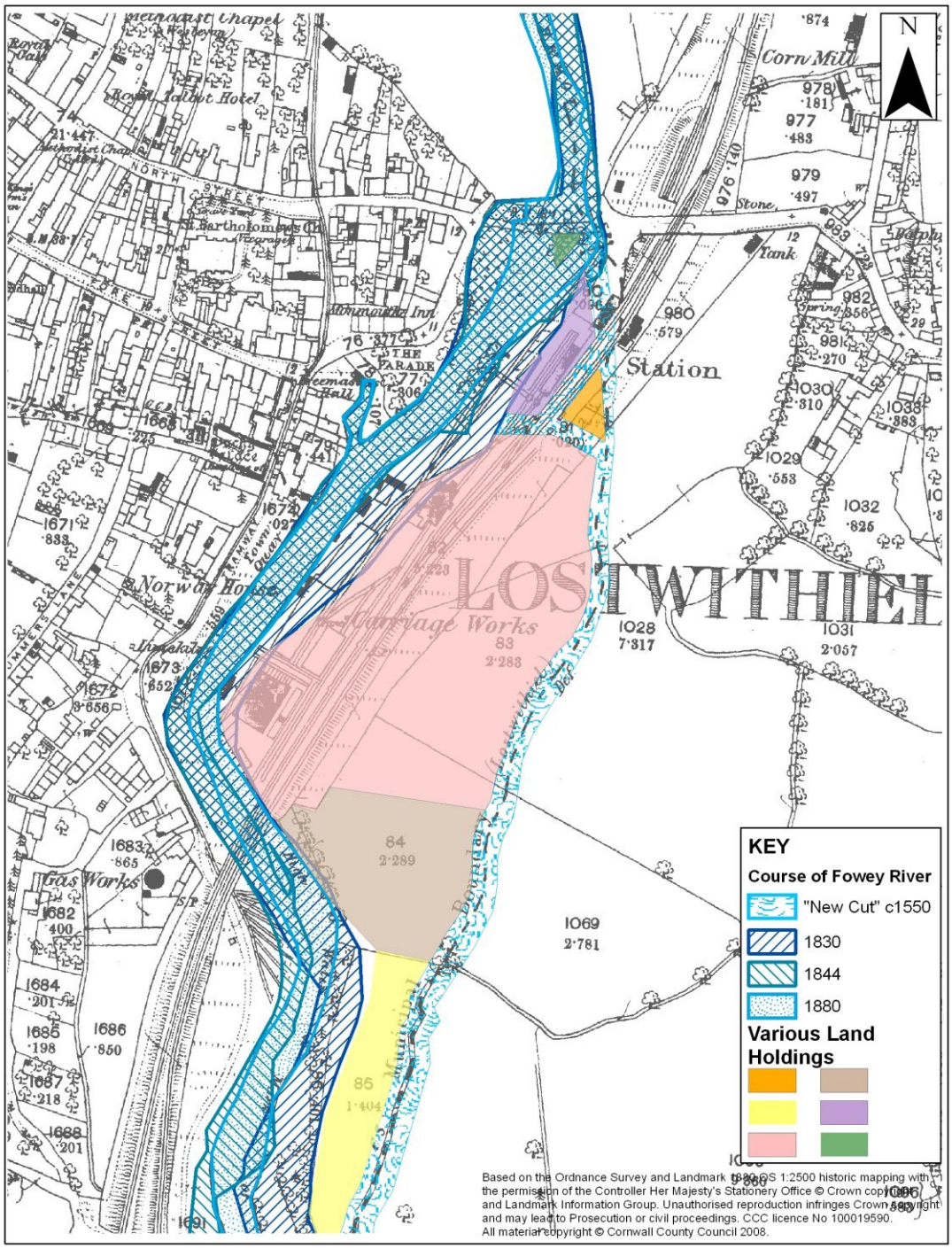
Symbolic as ever of the condition and status of the town the Church stayed pretty much as it was, with only the relatively modest addition of aisles – like much else in 14th century Lostwithiel it was already on a far larger scale than the small town really needed.

5.2.1 The river – bridge and quays

In terms of town plan and topography, most of such changes as took place seem to be associated with the growing importance of the bridge and road-borne traffic as the river silted up and the quays became less critical to the town's prosperity. In 1358 Lostwithiel Bridge was in need of major repair, and may have been rebuilt in stone in 1437 on its present site; the western five arches of the present bridge are 15th century in style.

The building of the bridge itself exacerbated the major problem of silting in the river noted as early as 1352, when tin workings in the moors of Glynn and Redwith were blamed for wrecking the fishery and mills and in 1357 for ruining the Prince's mills and haven of Fowey. The problem was only temporarily solved by banning the tin streaming – by 1400, Lostwithiel had effectively ceased to be a deep water port, it was accessible only by barges; the growing port of Fowey took over the larger trade (a market grant there in 1313 shows its growth already underway in the early 14th century).

Tin streaming may have been only part of the problem; the course of the Fowey has always moved around within its floodplain, especially in these upper reaches. Even in a few decades of the mid 19th century its course varied considerably, as the following map indicates.



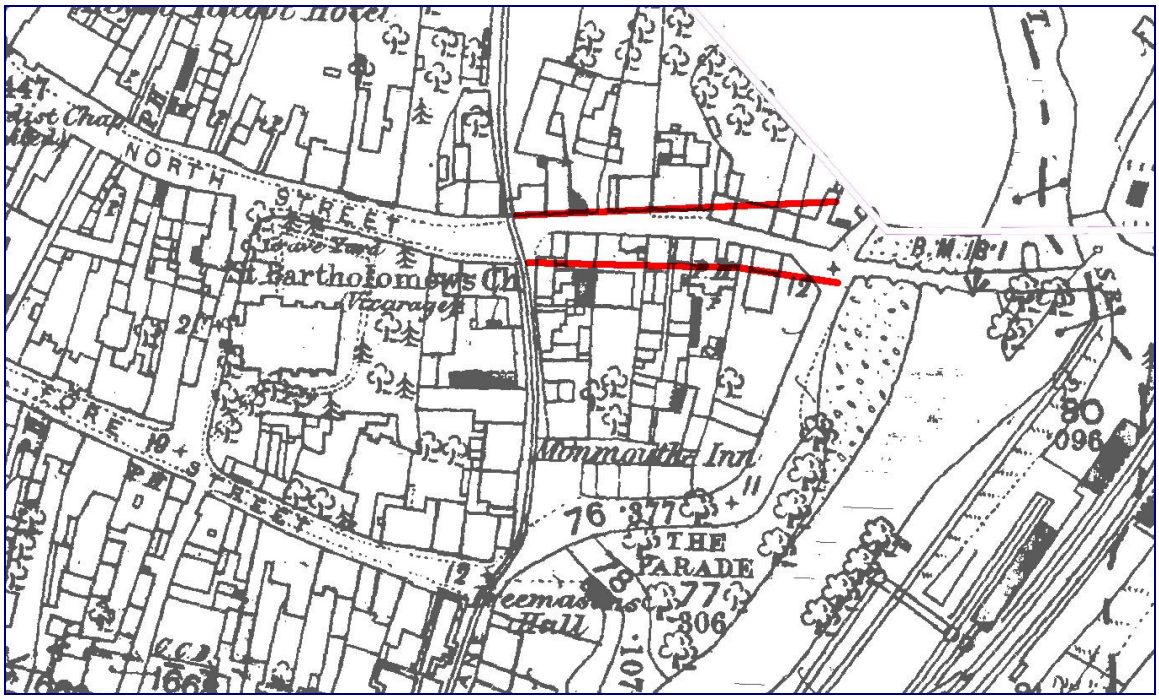
The changing course of the Fowey in the 19th century

The response to these changes can perhaps be seen in the continuous building out of the quays as the river channel shifted; the bridge itself may already have been extended; a 1327 deed that refers to *'the Great Bridge and the Little Bridge of Lostwithiel..... Opposite the New Mill etc'* may not refer to a separate bridge, but to a lengthening of the old bridge. It is today in two or three lengths of different ages, and there are reputed to have been seen in the 19th century *'remains of a long causey under the eastern end of North Street'*, again suggesting a continuous building out eastwards as the river moved its course.

As mills became decayed (references in the 1350s and 1360s), there was a gradual move away from the main river course to the smaller side streams – the Town Mill or St George's Mill at the crossing of Queen Street and the Cober was built in 1414.

North Street itself took on greater importance, first mentioned by name in 1344. Its current width

marks it out as more than the simple back lane it started as, and there is also some evidence that the approaches to the bridge were wider, the south side of the road between Monmouth Lane and the bridge showing signs of encroachment on what was once a wider funnel-shaped space opening out to the bridge.

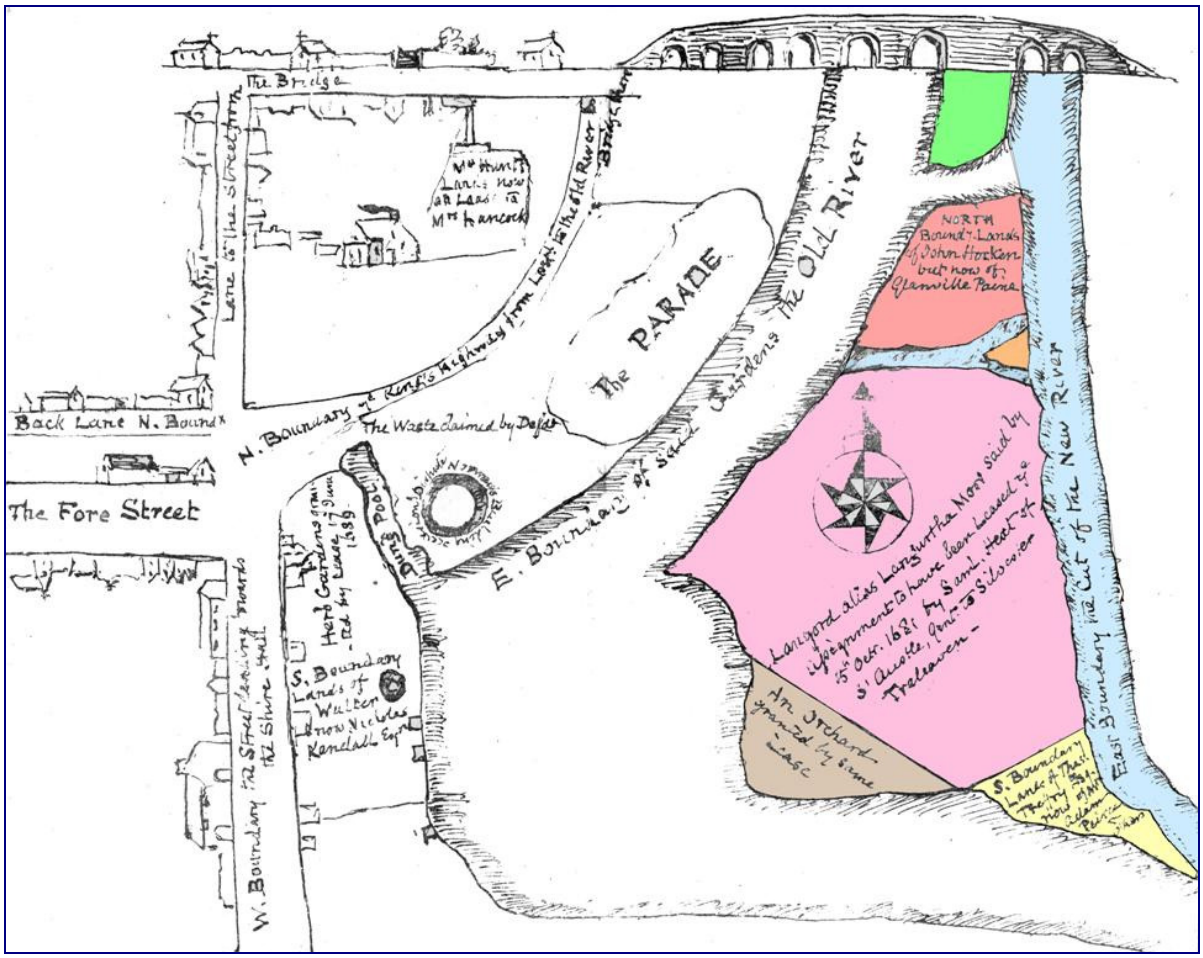


O.S 1880 – suggested former shape of the Bridge Approaches, North Street

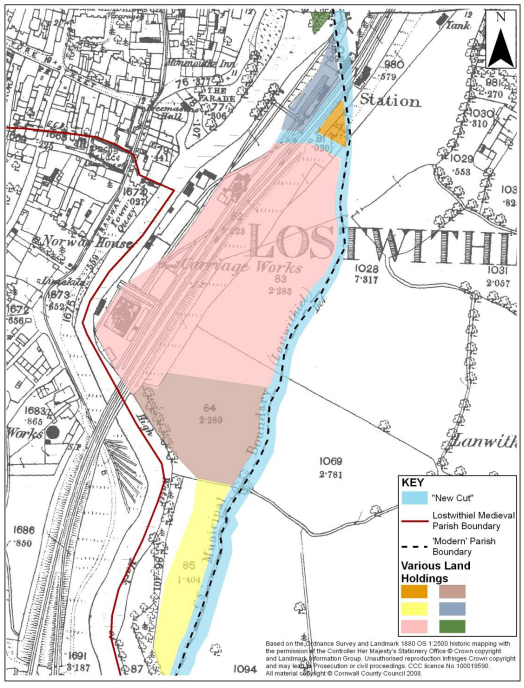
A corollary to the increasing importance of North Street was the creation of a new suburb on the east side of the river at Bridgend in St Winnow parish – about which little is known in this period.

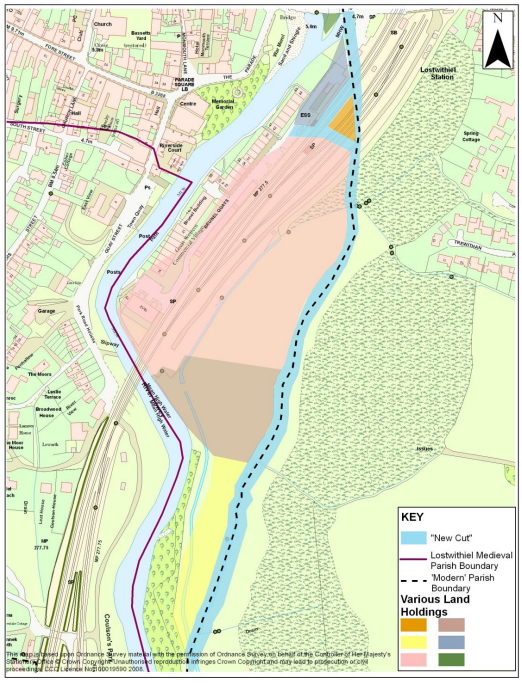
The shifting course of the river has been preserved in a curious manner. The east boundary of Parish and borough was marked by the centreline of the River Fowey, except for the curious diversion on the east side of the river through what are now the railway yards. The explanation seems to be that the river did at some stage indeed run along that course; this would clearly have been of no use for Lostwithiel in its maritime heyday, but it can be related to the 'New Cut' referred to in various sources as an attempt to circumvent the silting of the river. It seems to be an administrative quirk that this temporary change in the river course led to the boundary being fossilised here.

The new cut is shown on the c.1750 plan of Lostwithiel. By that date it was far from new – in fact it was at least 200 and quite possibly nearer 300 years old – it was already there in 1538. Its course can be mapped today by using 19th century maps showing the pre-railway landscape and the old borough boundaries.



The 'New Cut' and the parish boundary. 1:1750 map of part of Lostwithiel (extract reproduced from Boger 1889)





(Left) The 'New Cut' and the parish boundary. 2: O.S c.1880

(Right) The 'New Cut' and the parish boundary. 3: O.S. 2008

Leland refers to it in 1538:

'A litle above Lostwithiel Bridge of Stone the Ryver of Fawey brekith into 2. Armes, wherof at this Day the lesse goith to the Ston Bridg, the bigger to a Wodde Bridge even again[st] and but a litle way of from the Stone Bridg, and after a praty way lower the Armes cum agayn to one Botom. The great Part of Fawey Water is by policie turnid from the Stone Bridg for [fear of] choking of it and for to put the sande of from the Botom of the Toun. The Stone Bridg in Tyme of memorie of Men lyving was of Arches very depe to the seight, [but] the Sande is now cum to within a 4. or 5. fote of the very Hedde of them. The Sande that cummith from Tynne Workes is a great Cause of this, and yn tyme to cum shaul be a sore Decay to the hole Haven of Fawey. Barges as yet cum with Marchanties within half a Mile of Lostwithiel'(Chope 1918).

5.2.2 New market place

The increasing importance of road-borne traffic across the bridge and the difficulties of turning into Fore Street may be related to a shift away from the old market place to a new market along what is now Queen Street. The old Market area in Fore Street was gradually encroached upon and built over.

It is not clear when this happened, possibly not much earlier than the new market house noted near the junction of Queen Street with Fore Street in the 1530s. The new market house stood by the pillory, and there were stalls and standings there 'as well for corne as for other things' and rents totalled at least 5 marks for Tuesday and Thursday markets (TNA, E321/41/15; CRO, ME 1168/1-2).

The evidence suggests a late and gradual shift in function in this area:

The new market house stood at the top of Fore Street and thus still related in part to the old market area along Fore Street; the new market place was subsequently used for both markets and fairs, and may have been the original fair-ground when the market was in Fore Street. The extension of the market into Queen Street would thus not have needed a formal grant – merely being a natural shift around the new focus of the market house away from the lower end of Fore Street.

It may be that the new market area was originally only north of the Fore Street junction - that section of Queen Street by the King's Arms formerly known as Talbot Lane (and leading to North Street). This was formerly much broader – the King's Arms itself may be an encroachment upon it – the north wall of Taprell House has good quality 16th century windows overlooking what must once have been either a private courtyard belonging to Taprells itself, or an open street frontage. The scant remains of another quality 16th century building on the north side of this space (31 Bodmin Hill/4-5 Duke Street) suggest that it was becoming the focus of the foremost trading burgesses.

The southern stretch of the road, which eventually became also known as Market Street, was throughout the 16th and 17th centuries (and indeed well into the 18th century) known as Ducking Street, with no clear reference here to market functions; the market street name seem to have been applied here only after the building of the 1781 Market House.

Although many of the principal townsfolk retained 'mansion houses' alongside the quays in the mid 16th century, the area seems to have declined in status somewhat by the 17th century (Gossip et al forthcoming) – another indication of the declining importance of the quays.

A possible additional part of this process may relate to the land where King Street now stands - this square block of land standing off Duke Street is the only anomalous block of land within the amalgamated tithe-free area of the town; this may be a relatively recent phenomenon (18th or early 19th century) but it may alternatively represent a late-medieval fair-field. Exactly similar square blocks of land outside the streets are known from Penzance from the late medieval period up to the 19th century (where the fields so used enjoyed only temporary use, the fair site being remarkably mobile), from Saltash, and, most spectacularly, from the late medieval streetscape of Redruth, where the walled space still survives (just) as the Market car-park.

5.2.3 Character

The town that 16th century commentators described was still recognisably that of its early 14th century heyday, but there had been subtle changes in its topography and urban hierarchies – there had been above all a fundamental shift from the old market and quays to the new market at the north end of Fore Street, surrounded by increasingly grand houses.

John Leland visited Lostwithiel about 1540, he noted beside the Shire Hall *'ruines of auncyent buyldinges*' (Buck nd), and about 1536 the burgesses complained that the Duchy audit had been moved to Liskeard, presumably on account of the ruinous state of the palace. Leland further wrote *' on the principal streame of Fawey river. It hath ebbid and flowen above Lostwithiel; but now it flowith not ful to the toun. In Lostwithiel is the shir haul of Corewaul. Therby is also the coynege haul for tynne. The town is privilegid for a borow; and there is wekely a market on Thursday… the shyre towne of Cornewal. For ther the shyre is kept by the shryfe ons yn the moneth. Also at this town is quynag of tynne twys a yere.'* (Davies Gilbert 1838).

Norden writing in 1584 stated *"this towne was famous and glorious: but since it was deprived of the Dukes presence it hath loste also her beautye. as appeareth by the ruynes of manie decayed houses"* (Buck nd).

Just as there may be a legendary element to Lostwithiel's character in the medieval period, by 1600, associations had begun to be made not only with the town's medieval heyday, but back to the more remote past of the Roman Empire. The association of Restormel/Lostwithiel with Ptolemy's Uzella has not been confirmed but was made by Camden in the later 16th century, according to the writings of Norden c.1600 and the site appears with the label '*Uzella of Ptolemy*' on the OS drawing of the area in 1805.

Much of the appearance of decay and ruin described by Leland, Norden and Carew was probably a result of the poor state of repair of the public buildings – the bridge, the silted quays, the Duchy Palace itself -and conditioned as much by the reaction of the same commentators to the ruins of Restormel and the declining influence of the Dukes in the area and of its former glories. Certainly the quality and scale of work at Taprell House, and the confidence to newly build a market house in the 1530s, suggests that there was still considerable wealth in the private trade and business of the town.

Even the events of the Reformation seems to have affected Lostwithiel relatively little in terms of its townscape, the loss of the chapel in North Street being the principal physical change (the guild chapel of St George remains as the south aisle of St Bartholomew's) – except that the acquisition by the Corporation of the lands of St George's guild may have staved off further decline (and may account for the King Street field). Indeed, it is clear that this acquisition of property led to something of a property boom in the next century, and endowed the little borough handsomely for at least 200 years, and may have greater significance in the history of the town than has hitherto been realised.

Although declining in size (the population which may have been in excess of 2000 in the 1340s, had fallen to approximately 600 people for Lostwithiel and Lanlivery Urban combined in the 17th century – see Pounds 1979, 32), Lostwithiel survived on its traditional variety of activities. On trade, manufacturing (it was still a major production centre for pottery), as a market town, and by retaining administrative functions: as a borough; overseeing the Port of Fowey; as the County town, with County Courts and the parliamentary elections to the shire; and as an administration centre for the tin coinage and stannaries.

5.3 17th and early 18th century changes

The narrative history of Lostwithiel in the 17th century is dominated by the Civil War, and particularly the events of 1644 when Lostwithiel and the neighbourhood was briefly the focus of national events, with King Charles himself directing operations against the earl of Essex's army based on Restormel, Lostwithiel, and Fowey. The events were exciting, and are exciting to recall today, but their effect on the fabric of the town and neighbourhood are probably less dramatic than might be thought.

During the Parliamentary occupation there was damage within the town and at Bridgend from the besieging royalist artillery. The parliamentarian garrison caused probably more damage - both the Church and the Duchy Palace were deliberately targeted as royal and religious buildings and seriously damaged, but not irreparably, and despite the description of fire, of explosions etc, a 16th century roof still survives on the Convocation hall in the Palace complex, and the Church retains its essential 14th century fabric.

Leland, Norden and Carew had coloured their descriptions of 16th century Lostwithiel with their own concern for the decay of the monuments and symbols of church and royal authority. The loss of the ancient glories of the Castle, the Earl's capital, and even of Roman Uzella, had perhaps led them to overplay the sense of decay in Lostwithiel, which from other evidence seems actually to have been relatively thriving. In the same way, the damage done to those same ancient Royal buildings in the Civil War, especially the Duchy Palace buildings may have made commentators assume the damage in the rest of the town was greater than it actually was.

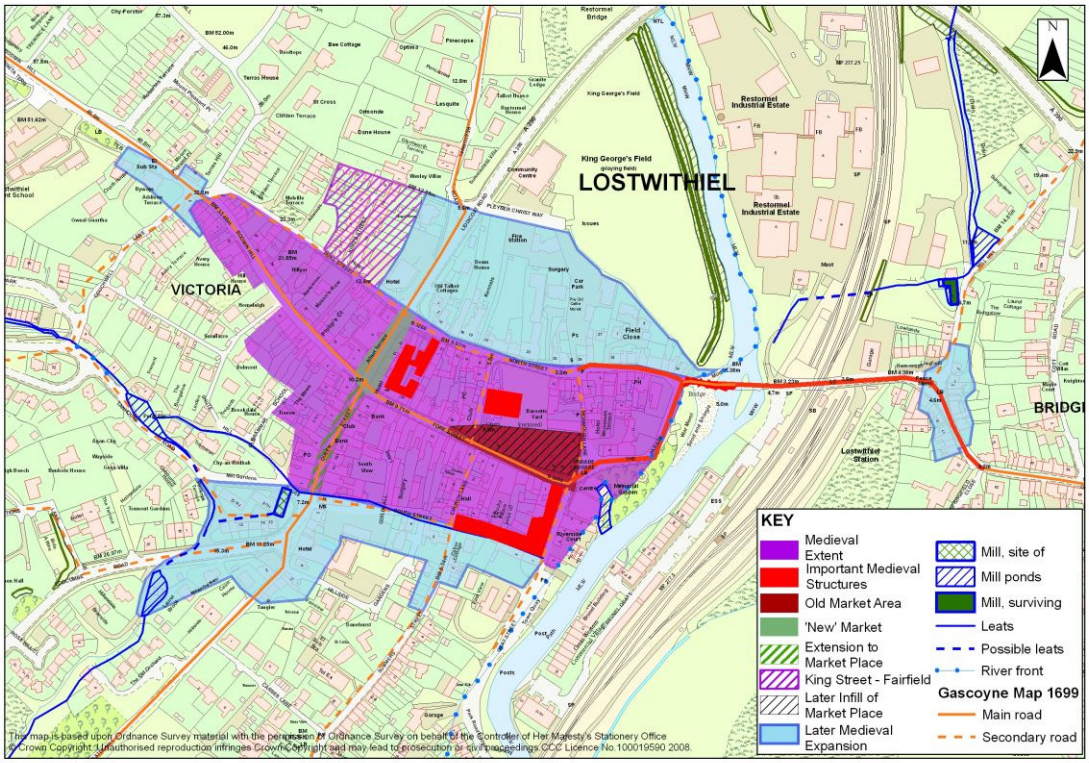
Although ruinous after the siege (see Pounds), the palace had long been in a very parlous state *('ruines of auncyent buyldinges'* John Leland, 1540). Repair of the ruinous buildings was not exactly a high priority either; in 1681 it was reported that only £50 had been spent on the building during the previous sixty years, *'which served scarce to repair the roof and keep the walls from falling'* (Pounds); they remained largely ruinous into the 18th century.

The partial rebuilding of the Bridge by 1649 may be similarly connected with war damage – on the other hand, the new eastern arches in stone replaced the ancient timber eastern bridge, so this was perhaps a simple long-needed improvement, and further improvements were made with stone parapets added in 1676.

The condition of the Duchy palace cannot therefore be taken as a good guide to the state of the town, and, despite some immediate need for relief (the Hundred constables of Powder ordered in 1646 to ease the weekly assessment on the town CRO, B/LOS 305), there is little evidence that this was more than a brief interlude in what seems it have been a general period of increase throughout the 17th century.

While there seems to have been relatively little change in the size and shape of the town – it was probably scarcely bigger, if as big, than it had been

in its 14th century heyday - the 17th century has left a legacy of buildings in Lostwithiel second to none in Cornwall. For the most part these are modestly prosperous buildings which predate the Civil War as much as post-date it. The idea that they indicate massive rebuilding of the town after the Civil War does not seem to be sustainable any more.



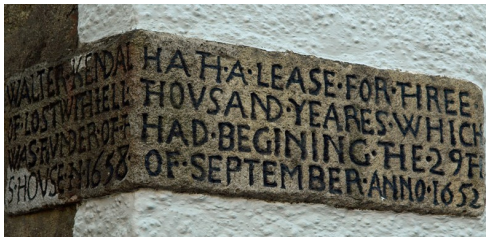
Lostwithiel – circa 1600

The remarkable series of 17th century datestones in Lostwithiel, perhaps more than in any other Cornish town, tell their own storey of this century-long process scarcely interrupted by the Civil War:

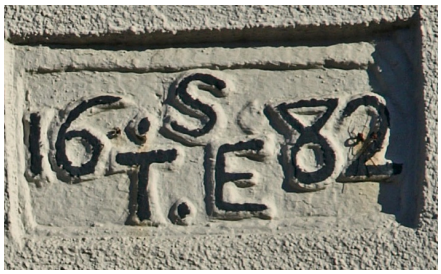
Fore Street: No. 3 (1605 RP datestone at rear)

Mill Gardens: Old Town Mill site (datestone WK 1637) [Walter Kendall]

Mill Hill: The Old Mill (datestone WK 1641) [Walter Kendall]



Taprell House (Walter Kendall 1652-8)



Queen Street: No. 15 (datestone STE 1682) [lease 1694 to daughters of Thomas and Elizabeth Snelling CF/1/1651]

Bodmin Hill: Avery House, and Hill House (datestone 1683)

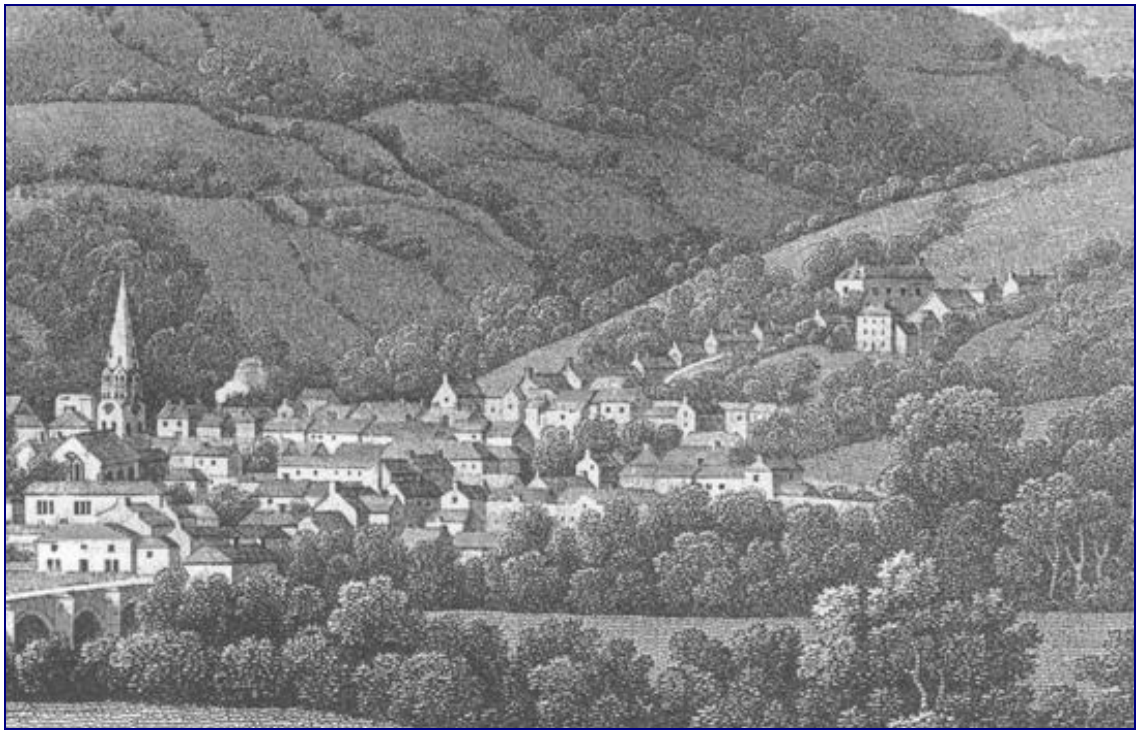
No. 9 (TBA 1688 datestone)

The picture of the continuous, if relatively modest, investment in the fabric of the town is reinforced by evidence of deeds for rebuilding decayed properties early in the century. For instance, what in 1620 was described as *'Decayed chapel and old pair of walls sometime known by the name of the chapel, in North Street'* (BLOS/116), by 1697 had been redeveloped - *Dwellinghouse and houses lately built by Jn. White of Lostwithiel on decayed chapel, old walls and stable, where Jn. W. lived* (BLOS/117)

These are now no. 16-17 North Street; both have possible remains of the chapel within their fabric, including the well-known reconstructed window in no. 16.

Similarly Shire House, Quay Street, which appears to be a 17th century structure, and was certainly built by 1757 (BLOS/168/1,2), in 1613 was described as '*Meadow and decayed cottage called Tanhouse, bounded on n. with the King's Hall called Shire Hall*' (BLOS/165).

Not all of these rebuilt buildings were simply commercial or relatively humble cottages; there is evidence for some large houses being built. Some have since gone or been altered, but there remains the remarkable mansion house now represented by Avery House and Hill House in Bodmin Hill, dated 1683, built on a grand scale and with sumptuous interior features, placed on the edge of the town, dominating views well into the 19th century. Avery House was refurbished during 2008 and temporary removal of the stucco revealed the original window layout. One original fireplace is still visible in the interior, along with an 18th century stair and banister.



View of Lostwithiel in 1813 (reproduced from Fraser 2003)

Nothing is so far known about who built it, or what paid for it, but there is other evidence along Bodmin Hill for such substantial buildings of a similar date (the architectural fragments incorporated in the Mason's Row walls of Hillyar, for instance), which can also be seen in the 1813 print reproduced in part above – this was clearly a sought-after area, but also seems to have included industrial or commercial buildings for uses not yet fully understood.

This wealth cannot be simply ascribed to the traditional administrative, legal and tin-based role of the town, although, despite the decline in tin trade in the Lostwithiel/Bodmin area, it still played an important part. As well as shipping tin, local merchants were investing in mines (one John Haymen of Lostwithiel in 1639 coined 8% of the total tin product of the county – Fraser 2003, 30). There was also tin-streaming in the river valley above Lostwithiel probably throughout his period.

Meanwhile, Lostwithiel's legal and administrative roles, although both probably in decline, helped maintain some modicum of prosperity. In a 1661 description of the town printed in Amsterdam this function was still considered to be the principal role and interest of the town:

'On the north is Listthyel, the ancient Uzella, a little town, having mines of tin, and the privilege of coining it. It is the chief town of the province, and the seat of the public convocation.' (Polsue 1870),

But, as Carew said c.1600, this was all scarcely enough to keep the place buoyant as a flourishing town (see quotation in section 5.1.12).

Underlying the extensive building programme throughout the town, and supplementing the administrative functions, as always, must have been a solid base of economic activity. The town remained a major pottery producing centre, (based increasingly it would seem around the Summers Street area); it remained an important market centre; there is plenty of evidence in the extensive deeds in the CRO for pewterers, for tanning, curriers, felt mongers, hatters, glovers, wool dealers and combers.

There is some evidence that, despite the silting of the river, Lostwithiel retained active quays, if only for barges and river traffic – Tonkin (c.1739) says *'The town is situated between two hills. Boats of ten and twenty tons come up hither. Here are about 70 houses…'* (Polsue 1870). By the end of the 17th century, indeed, there was investment in new quays, and a new trade of importance - Elliot's Quay, the most southerly of the town quays, is noted first on 29 September 1676 and a lime kiln is also mentioned at this time; both lay a little way south of the town in front of Norway House. Fowey river bargemen may have helped to reopen earlier navigation routes. In 1670 they were taking up sand along the course of the River Fowey to fertilise Cornwall's acidic fields (Gossip et al, forthcoming)

In fact, the whole of Cornwall experienced something of a boom time in the 17th century; west Cornwall certainly profited from the shift of the tin trade, St Just and St Agnes both developed into market towns in this period; closer to Lostwithiel, St Austell was booming, due largely to the success of the Polgooth mines. Local ports, and their

associated hinterlands, were experiencing a major period of expansion and wealth because of the Newfoundland trade in the late 16th-mid 17th centuries. By 1616, Looe, Polperro and Fowey were the leading British ports in the trade. The scale of the Newfoundland business was reflected in the numbers employed - by 1652, 1500 men were sailing from West Country ports.

Even during the supposedly quiet years of the Interregnum in the 1650s there was a boom in property investment - the re-sited 1658 '3000' year lease stone at the back of Taprell House shows that the Kendalls, like the Robartes in Truro (major landowners in Lostwithiel as well, incidentally), were investing in town properties. The remarkable series of property deeds surviving for Lostwithiel show a very active property market throughout the 17th century.

One of the main reasons for this lively property market, and perhaps one of the main internal drivers of the town's continued prosperity overall, was the acquisition by the Corporation of the former Guild lands of St George; Lostwithiel as a borough was remarkably well-off for its small size, well endowed with lands and in control of church, corporation and guild lands, and patronage and income through exploitation of parliamentary positions.

The role of the major local families cannot be underestimated – the Kendalls of Pelyn in particular, long associated with Lostwithiel, invested heavily – but for sound economic reasons, leaving their mark on the town's two mills, on the malthouse/inn at Taprell, leasing out the site of the town hall (also to Taprell) – theirs was hard-headed economic investment as much as, or perhaps more than, the sort of investment in political jobbery and prestige that typified the Edgcumbe family involvement in Lostwithiel in the next century.

The new charter of incorporation issued in 1609 may not have been a desperate attempt by some parties to reverse the state of decline as has sometimes been thought, so much as a measure of confidence in the future of the town.

5.4 Early Georgian

There is a significant difference between the early-mid 18th century, and the later years, from about 1780 onwards, in the nature of the surviving buildings and townscape of Lostwithiel and of what they tell us about the town.

To deal with the earlier period first, what is left to us is a group of buildings of unusual stateliness and classical grandeur, vying with many of the large and richer Cornish towns in quality if not in numbers, expensively built in granite ashlar. What lies behind this very fine assemblage?

5.4.1 The character of early Georgian Lostwithiel

Despite what seems to have been a century of prosperity and active building within the borough, and expansion of its edges, in the early 18th century Lostwithiel still got a bad review from some commentators:

'The river Fowey, which is very broad and deep here, was formerly navigable by ships of good burthen as high as Lestwithiel an antient, and once a flourishing, but now a decay'd town, and as to trade and navigation quite destitute, which is occasioned by the river being fill'd up with sands….This town of Lestwithiel, retains however several advantages, which support its figure, as first, that it is one of the Coinage Towns, as I call them, or Stannary Towns, as others call them. The common gaol for the whole Stannary is here, as are also the county courts for the whole county of Cornwall'. (Defoe 1722-4).

Although it might seem too easy to return to what has been a constant theme that such visitors saw the ruinous Restormel Castle and Duchy Palace and thought of the whole town in the same way, yet there is something to this argument. Lostwithiel was, throughout the 18th and early 19th centuries modestly prospering.

Although it can be dangerous to argue backwards, the picture of early 19th century Lostwithiel presented in Pounds 1979b probably applied equally well to 18th and even 17th century Lostwithiel: although still keeping some of the functions of a county town, in size and in its day to day function, Lostwithiel was really a typical small pre-industrial market town. '*Its citizens carried on only the traditional crafts; a significant number of them practised agriculture as their chief source of livelihood and most were in some way associated with the land. The little town provided goods and services for the surrounding countryside within a radius of 5 or 6 miles... Beyond lay other small towns, with similar social structures and economic functions, protected by the short distance from the competition of Lostwithiel's market, as Lostwithiel was itself protected from them'.* Pounds 1979b, 48.

It was very much smaller than the major towns in Cornwall, unlike in its medieval heyday; the population numbered 142 families in 1742 – maybe 600 people - and had still only reached 743 by 1801, compared to 7, 074 in Truro, 4, 849 in Falmouth, or even 2,708 in Liskeard and 1,155 in Fowey. It was, perhaps more pertinently, small to be what was still regarded as the County administrative 'capital' – and it is this disparity between its rather modest, if comfortable, wealth, and its symbolic and occasionally practical importance, especially at times of election, which probably gave rise to such descriptions as Defoe's.

As usual, the underlying mix of economic activities in Lostwithiel was wide ranging, and rarely spectacular. The wealth of the Corporation (based on the Guild lands, borough prescriptive rights,

control of the parish church and control of the Fowey Ports) and its promotion of a buoyant property market, was noted in the 17th century and continued throughout the period to maintain a certain level of corporate stability and prosperity. The pottery trade was still active, but declining and Lostwithiel had certainly lost its local pre-eminence; even the town's rubbish pits were now filled with pottery from the midlands and the north.

Trade seems to have been largely an adjunct of local marketing and servicing (like the increasingly important lime kilns) - the normal run of small trades that were found in any similar market town (shopkeepers, innkeepers, smallholders, masons, shoemakers, carpenters, tailors, coopers, blacksmiths). Liskeard and Bodmin were still major rival market centres in a rich agricultural area, needing not only to export its crops, but also to import vast quantities of fertilisers, lime and other bulk goods. Most of this trade was by 1800 coming through Lostwithiel (from Fowey) and St Germans.

This trade was reflected in the development of better road communications – the Act for a new Turnpike from Grampound through St Austell, Lostwithiel, West Taphouse Lane and on to the existing Liskeard turnpike was passed in 1761, although since the trustees were still having gates built and compensation claims settled in 1790 (and indeed as late as 1811) it is not clear how long it took to build the road.

Just like Fowey and Looe, Lostwithiel seems to have slipped into a much more modest level of mainly local trade after about 1700 (rivalry with deep-water ports like Plymouth had taken away the Newfoundland and other foreign-trade routes).

As a reflection of this modest prosperity and a counter to Defoe's description, that given by a visitor in 1755 paints a more positive picture:

'Lestwithiel is a town that stands on the river that runs from Foy, it is not large although it is the County town, where the election for the County is held. 'Tis a Mayor and Market town and very Antient Burrough that sends 2 members. Here is a large handsome Church and a good large Bridge at the End of the town. And it is one of the Coinage towns, has melting houses, Crasing Mills and has a prison for tinners and a Stannary Court and the prison was new built by the late Prince of Wales and Duke of Cornwall. Lord Edgecomb has a Middling house here, where he sometimes comes about the time of an Election and recommends both the Members. And there are 2 good Inns with good accomodations.' (Edwards 1981).

5.4.2 Physical appearance and extent

Although the early 18th century has left some of the most enduring monuments of the town, it still saw only limited change to the shape of the town. Expansion related mostly to the creation of new quays and an associated industrial area south of the town, around the Moors and Goosey Town. Here were lime kilns and tan yards, first recorded in the late 17th century (the first lime kiln in 1668); Elliot's Quay, the most southerly of the town quays, is noted first on 29 September 1676 and a tanhouse, partly serviced by the lime kilns, is also noted there by 1697. Further quays were built by the Elliots in 1738-9; Moor's Quay was 'opposite the old prison' in 1806 and Drake's Quay adjoined it to the south in 1755.

Those same areas which had been developing modestly in the 17th century saw some further, but again modest expansion – Summers Lane (now Street), Bodmin Hill, Restormel Road, mostly with a mixture of humble cottages and workshops (potters especially off Summers Lane); even in the mid 19th century a surprising majority of the houses here were lived in by agricultural workers, reflecting the extensive farmlands that made up the bulk of the borough's territory. It appears that Bridgend also saw some expansion at the same time - and again this remained a largely agricultural population.

So while it is true that Lostwithiel is, today, one of the best places to see 18th century buildings, and some very fine ones, and its main streets are indeed as much Georgian as they are medieval, the impact of these buildings is perhaps because of the tight compass of streets in which they sit rather than their size and their numbers, although they give little away in quality.

5.4.3 The building legacy

Given this picture of a modest, scarcely booming town, how did it acquire the significant early-mid 18th century buildings that are such a feature of the townscape today?

The Guildhall, 1740

The answer seems to lie, as often suggested, in the role of the political patron at work. Usually one would be sceptical about such claims; this is often given as a reason for large town halls and grand town houses in many small Cornish boroughs - it was certainly a factor, but the self same places usually have a sound economic base for such buildings too - we underestimate the modest good fortune of most of 18th century Cornwall.

Unusually, in Lostwithiel's case there may be better reason to believe this was a decisive factor.

This was the period when political jostling for position and 'borough mongering' seems to have come to the fore in the town, especially from about 1732, with a new Borough Charter and constitution, and the arrival of the Edgcumbe family. Richard (later first Lord Edgcumbe) seems to have come to Lostwithiel from east Cornwall with the specific job of managing not only this borough but the whole of Cornwall in the interest of Sir Robert Walpole's Whigs.

Edgcumbe House, c.1750

Unlike many other petty boroughs, Lostwithiel had a much wider significance than its mere size and its own MPs; it was after all still the centre for Duchy and stannary administration and the place where the whole Shire voted for their MPs.

The price for the Edgcumbes was constant attention to the needs of the borough; the principal, and very grand, buildings of this period are all linked directly to them – the Guildhall of 1740, Edgcumbe House c.1750 (a re-fronting of what was always one of the principal mansion houses of the town, acquired by the Edgcumbes in about 1743 - a symbolic Act for an arrivist family if ever there was one), the Market House of 1781 and the now-lost Talbot Hotel; all four buildings dominated the market area of Lostwithiel.

Market House, 1781

The other large houses that date from this period seem all to be linked with the Edgcumbe party, and relate to the gentry families that occupied the Capital Burgesses and controlled the town and the voting – such as the Hexts in North Street – there is not so much evidence of the self-made townsmen building grand houses as in the later 18th century.

23 North Street, early-mid 18th century

A final building which is within the same category of patronage and power is the rebuilding before 1755 of what is now the Old Debtor's Prison by the Duke of Cornwall (presumed to be Frederick Prince of Wales, d.1751).

The Old Debtors Prison, rebuilt before 1751

By and large there is a sense that here in Lostwithiel, the scale and grandeur of these few large buildings may not have reflected any notable increase in the scale of its economic base nor of the town in general.

5.5 1780-1830

There is a marked contrast between the early 1700s and the latter end of the century; up to well past the mid century there seems to have been but modest prosperity, and rebuilding and development appears largely to be in the hands of a few wealthy and influential families, especially the Edgcumbes.

From about the 1770s onwards, there is less evidence of the buildings of patronage –the Market House of 1781 is about the last – instead there

seems to have been a more substantial rise in the prosperity and influence of the middle classes, the townsmen of Lostwithiel, who were rebuilding their own houses, and overseeing (often through the Corporation) the building of an expanding town, with many new houses for workers and artisans.

For the first time since the Middle Ages, Lostwithiel expanded during this period in a measurable way beyond its ancient limits.

Extract from 1834 map of lands of Hext family (CRO ME2399)

5.5.1 The economic background

It is still rather unclear what was driving this change. The range of economic activities seems scarcely different from the early years – the only addition may have been the as yet poorly understood early working of what became the Restormel Royal Iron Mines, known as Trinity Mine in the 1790s, when Philip Rashleigh obtained mineral specimens from the lode. Certainly by the 1830s the influence of local mines, in particular Restormel Iron Mine, was being felt, but the numbers of miners employed there was seldom huge (perhaps a maximum of about 120 at the time of the Royal visit in 1846, 54 of them living in Lostwithiel in 1841) and the developments in the town started many years before the mine reached the height of production and influence on Lostwithiel.

There were continued improvements to the quays in the period, The Town Quay 'in the common moor' was erected at a cost of £17 16s 2d in 1787. It occupied the site of the Elliot Quays of 1738-55 and adjoined Drake's Quay (Gossip et al, 16-17). This suggests that river-borne traffic was expanding at this time; certainly the Elliots, and after them merchants like Adam Thompson had extensive and increasingly wide interests. Thompson built up a business empire that included lime kilns, quays, banking, and mining, including from about 1825 mining manganese at Lostwithiel, the apparent start of re-working of Restormel mine which he also controlled. (Edwards 1981)

From about 1830 onwards, there was a revival in the Cornish coastal trade with small schooners trading in granite and copper ore. Inward river-borne trade at Lostwithiel was mainly lime, while iron ore, leather, meat and fish were barged down to Fowey for transhipment.

5.5.2 The changing social structure

The description of mid 19th century Lostwithiel given in Pounds 1979 probably held true for the late 18th century town - 'in most respects a pre-industrial town. Its citizens carried on only the traditional crafts; a significant number of them practised agriculture as their chief source of livelihood and most were in some way associated with the land. The little town provided goods and services for the surrounding countryside within a radius of 5 or 6 miles, as it had done for the past five centuries'.

Pounds traces the developing status and power of the local self-made townsmen (Nevil Norway was in 1810 virtually the first non-gentry Capital Burgess) and the very wide range of crafts and activities on which the economy of the town was based – but again, it is difficult to see why these were on the increase, as the population was definitely increasing from perhaps 600 in 1744, 743 in 1801, 825 in 1811, 1548 in 1831. The new workers housing was in courts within the old town (King Street, Ward's Court (later Philp's Court), Eveleigh's Row, Teague's Court, Symons Court, Knight's Row), or on the fringes of the borough (King Street) or in Penknight (and therefore the administrative responsibility of Lanlivery) at Castle Hill/Tangier, Summers Street, Goosey Town) and in Bridgend. A notable feature is that these courts and new streets tended to be in the same areas as saw redevelopment of the principle frontage buildings; they were also the same areas that continued to see redevelopment and infill in the later 19th century (see industrial map page 55).

One marked feature of the working population in these areas in the early – mid 19th century, and presumably in the late 18th century too, was just how many were agricultural workers – about 40% in Bridgend for instance. These, like most of the craftsmen, were serving a very localised area – the extensive farmlands smallholdings and orchards/market gardens within the borough bounds. Apart from the miners, housing was also provided for the industrial quarter by the Moors – cottages being built at Goosey Town in the 1820s to house lime kiln workers, bargees and sawyers.

The irony is that all this expansion and development was taking place at a time which is usually thought of as one of increasing distress and poverty – and maybe this was a feature of the town (see Pounds 1979 *passim* and Fraser 2003, 43-45). At the same time, Lostwithiel was effectively losing the last vestiges of that unique role it had as the capital of Cornwall: assize courts had long been moved to Bodmin,

The County Courts were also finally lost in 1832.

The last Stannary convocation was held in 1752/3.

Lostwithiel no longer held a monopoly on coinage, the bulk of the tin was now coined at Truro, Helston and Penzance and coinage itself was abolished in 1838.

Parliamentary reform meant that both borough MPs were lost in 1832, and the shire MPs were elected at Bodmin and Truro.

A measure of the rising importance of the lesser classes (and of agriculture - many of the trustees are described as 'yeoman') is the rise of the Methodist movement in Lostwithiel. The first meeting house was founded in 1790 a year after Wesley's only visit to the town, the members mostly working men; a purpose built chapel followed in King Street soon after 1823 and a United Free Church in 1837.

This first Meeting House was in a house 'situate near the church stile now used by the Society of Methodists as and for a preaching house' WH/1/3646 18 June 1823.

5.5.3 Changes in the shape and appearance of the town

This document incidentally gives us some dating evidence for King Street and the new Chapel. Not shown on the 1805 Ordnance Survey drawing of the town, nor on the 1813 print, it appears the chapel at least was not yet built in 1823, although it is clearly there in the 1830s maps of various properties in Lostwithiel.

This does highlight one of the problems in dealing with this period –not enough research has yet been done to date the various developments or the reasons why they were needed (partly this is a problem that the buildings themselves have been mostly demolished). King Street is one of the finest set-piece streetscapes in all of Cornwall, and local research suggests it was built by a developer named Philp who lived in one of the terraces (Gillian Parsons pers. comm.).

What is clear is that this expansion started earlier than might be thought, and cannot therefore be ascribed to the impact of the Mine alone – the 1813 print of Lostwithiel shows Knight's Row/Mason's Row already built, various deeds show John Eveleigh was building his cottages off North Street from 1796 and 1809-11, the cottages by the Bridge in North Street were built in about 1797.

That this was not simply sliding down the social scale of the town is suggested by the other end of the spectrum –the rebuilding of many of the better class houses and shops in Lostwithiel, and the development of a whole ring of villas around the town for its more successful citizens.

Within the ancient streets are a number of buildings, some of which can be precisely dated to the 1780s and 1790s, which bear a strong family resemblance, and reflect the rise of local 'architects' (those self-same developers of the humble cottages)

such as John Eveleigh, Charles Rawlinson, Joseph Beard.

Newly erected dwellinghouse in Fore Street, bounded on s. with a smelting house, on n. with High Street; 20 Oct. 1780; BLOS/83/1,2.

There is a distinct family style to these buildings – particularly in the use of tripartite sashes, cambered heads, white brick chimneys and brick or stucco finishes.

Identical houses c.1800, north side Queen Street

Quite apart from the extensive alteration and rebuilding of the surrounding gentry houses (Pelyn, Lanhydrock, Restormel Manor, Boconnoc), large houses began to be built on the edges of the town, and sometimes at slightly greater remove, for the more successful local merchants and townsmen. These houses include Norway House, 1780-90 for the Norway family (merchants and innkeepers), Ormonde House (late 18th century), Lanwithan from 1829 (the Fosters – tanners), Oak Cottage, Burns Cottage, Glenview House built among the cottage rows in Bridgend (Grenville Road itself is named for Lord Grenville who inherited Boconnoc in 1804).

Norway House, built c.1790

Lostwithiel also seems to have become something of a favoured residential town for the non-landed genteel classes, navy and, military men in particular, and in this seems to have shared with places like Looe and Fowey the influence of the vast expansion in the establishment at Plymouth during the French wars (1793-1815). G.B Lawrance's naval academy was part of this process.

G. B Lawrance recorded in paint this still little-understood period of great change in the character and appearance of Lostwithiel, a unique record and resource as well as a pictorial legacy of great charm in itself.

G.B Lawrance, Fore Street (reproduced from Fraser 2003)

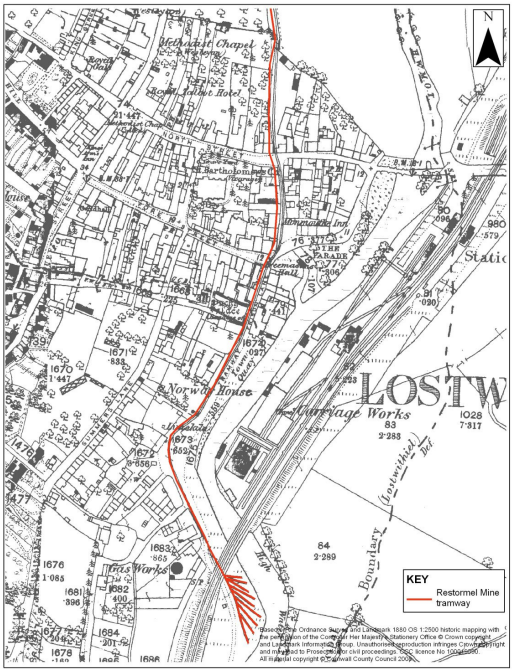
5.5.4 First signs of 'industrial' influence

In conclusion then, the Lostwithiel described in the increasingly available documents of the early-mid 19th century, as revealed by Lawrance's paintings, the remarkable series of 1830s town maps, the Tithe Map of 1844, and the census returns, seems to have been changing and progressing since the late 18th century. This change can not really be ascribed to the influence of the mines – Restormel Iron Mine really marks the culmination rather than the starting point of this change.

That is not to downplay the importance of the mine – it was well-enough known to attract Royalty in 1846, was associated with John Taylor (1779 – 1863) one of the great figures in mining history in Britain, and perhaps especially Cornwall, and was where the first practical high-explosive was ever fired in a mine in 1846. (http://www.cornish-mining.org.uk/story/gunpowder.htm).

Its main effects on the topography of Lostwithiel were firstly to further encourage the building of cottage rows - in a small town like Lostwithiel, the 54 resident miners represented a sizeable population element (although compare with the 81 agricultural labourers). Liskeard went through an almost exactly similar process of providing homes for miners (from mines often some distance from the town) in small courts, most of which were demolished almost as soon as the boom was over in the later 19th century, its population shifting on to the next lucky strike.

More striking was perhaps the creation of the tramway and associated quays. The mine was probably re-opened by Adam Thompson who also owned what are now the three house nos. 5-7 Quay Street, the lime kilns (and those in Coulson Park). The tramway from the mine to the town was built in around 1836, the extension along Quay Street in 1838, the Corporation leasing him in that year: *'Parts of Shire Hall moor adj. river; also other parts of Shire Hall moor for the purpose of laying down and making a railroad. And also permission to erect quays and basin at the south end of the moor for ore or merchandise and to build a tramways from there to join [his] now existing rail road in the Old Talbot Yard.'*



The 1836-8 Restormel Mine tramway (OS 1880)

5.5.5 The end of pre-industrial, 'medieval' Lostwithiel

By the 1830s, Lostwithiel was still pre-industrial in character, was still pretty much the same size and shape as it had been in its medieval heyday, and was still medieval in its institutions and structures.

> Pigot's 1830: Trade Directory:
>
> *'As regards trade, this may be considered a thriving and still improving little town: there are extensive tan-yards, good woolstapling concerns, and very considerable business is transacted in coal and timber; a great quantity of lime is also burnt here, and disseminated through the neighbouring country for manure.*
>
> *The independent, Wesleyan, and primitive Methodists have each a chapel here for their religious exercises; there are also a grammar and writing schools supported by the corporation, and a church Sunday-school sustained by voluntary subscription.*
>
> *About two miles hence is the fine seat and park of * Boconnoc,' the property of Lord Grenville; and three miles to the south-west are the extensive copper-mines of Lanescot and the Fowey consolidated mines. The weekly market is held on Friday; and there are three fairs in the year, for horses, horned cattle and sheep; they are held on July 10th, Sept. 4th, and Nov. 13th. The borough and parish of Lostwithiel contained, in 1821, 933 inhabitants.'*

But it was also for the first time expanding beyond its historic limits, especially around the quays to the south, and across the river at Bridgend –'soft' areas in the sense that they lay outside the borough jurisdiction, and, as Pounds (1979) shows, outside the corporate purse and responsibility. But within the town, amongst the rebuilt houses and shops of the trading middle classes, every nook and courtyard, or so it must have seemed, was being crammed with humble workshops and cottages.

Lostwithiel was being given the same character as the more overtly 'industrial' settlements familiar from recent studies. The paired half-houses in long rows of Summers Street or King Street and the crammed courts and alleys are a typical Cornish feature, from St Just, Camborne and St Austell to St Cleer and Delabole. Perhaps the importance of Lostwithiel is that it serves as a warning not to assume that every row of cottages in Cornwall built in the years 1820-30 actually betokens an 'industrial' settlement – it is an important control and comparison for other places that there was an often subtle mix of influences on their development.

And yet the development of the Iron Mine, tramway, quays and cottages were also the first steps indicating that Lostwithiel was indeed on the threshold of its own industrial period.

5.6 Late 19th century to the 20th century

5.6.1 Late 19th century

The vestiges of its medieval glory days that had made Lostwithiel unique continued to wither away as the century wore on – its role as the shire town, the centre of the stannaries and Duchy was but a memory when, in 1869, management of the harbour and river of Fowey was finally taken away from Lostwithiel and vested in the Fowey Harbour Commissioners.

Any opposition to these changes, or sense of loss of privilege and history, seems to have been relatively muted in Lostwithiel, which continued about its everyday business. There was, however, a typical 19th century antiquarian interest in past glory days, summarised neatly by Polsue (1870) with exploration of the place-name, the connection with Uzella, the role as Cornwall's 'famous and glorious' shire town (Norden). A physical symbol of this was the Gothicising of the Convocation Hall in the 1850s and 1870s. It was a process that continued into the 20th century with the re-creation of the legendary landscape of the Tristan legend in the Fowey valley by Ralegh Radford and Quiller Couch, a wider mythological landscape in which Restormel and Lostwithiel are to be placed.

The local market, trading and service industries continued as before; a small market town with some river traffic. If we once again paraphrase Carew's description of Lostwithiel in 1600, *'Maioralty, markets, fairs … it hath common with the most'*. What is left is a narrative of the 19th century in Lostwithiel which is not overly different from many another Cornish town: an early rash of workers' housing, often temporary as the ever

fluctuating mining industry shifted around the county, a ring of middle class villas, the coming of the railway, improvements to the quays, ancillary industries growing up around the new infrastructure, spreading terraces of a larger and better build, provision of municipal facilities like gas works, sewerage, schools, chapel, reading rooms and clubs. All were associated with gradual reform of ancient administrative systems – particularly with the reform of the Borough Council in 1885, which saw the monopoly of the Anglican establishment change, with a non-denominational School Board set up and so-on. The corporation continued in its own modest way to improve the condition of the town:

Agreement between mayor and burgesses, and Jn. Philp of Lostwithiel, mason, for Jn. P. to provide "well-cut granite of the thickness of 4 inches and breadth 20" and lay the same in a proper workmanlike manner on each side of so much of Fore Street as is now unfinished, and the whole of Queen Street and North Street; ... and to make circular coins in whatsoever part of the pavement may be necessary, at 8½d per foot" (BLOS/257) 1846.

What makes Lostwithiel different from other small market towns was precisely that it did have a significant history, and the new developments remained largely outside and contrasted with the ancient medieval core. Very little of the 19th century developments intruded into the old streets compared with such overtly 19th century seeming towns such as the (equally medieval) Redruth or even Truro or Launceston. The few overtly 19th century, and typically Gothic, buildings in the town are all of extremely high quality, however, and largely residential.

29 Fore Street, by G E Street, possibly 1862

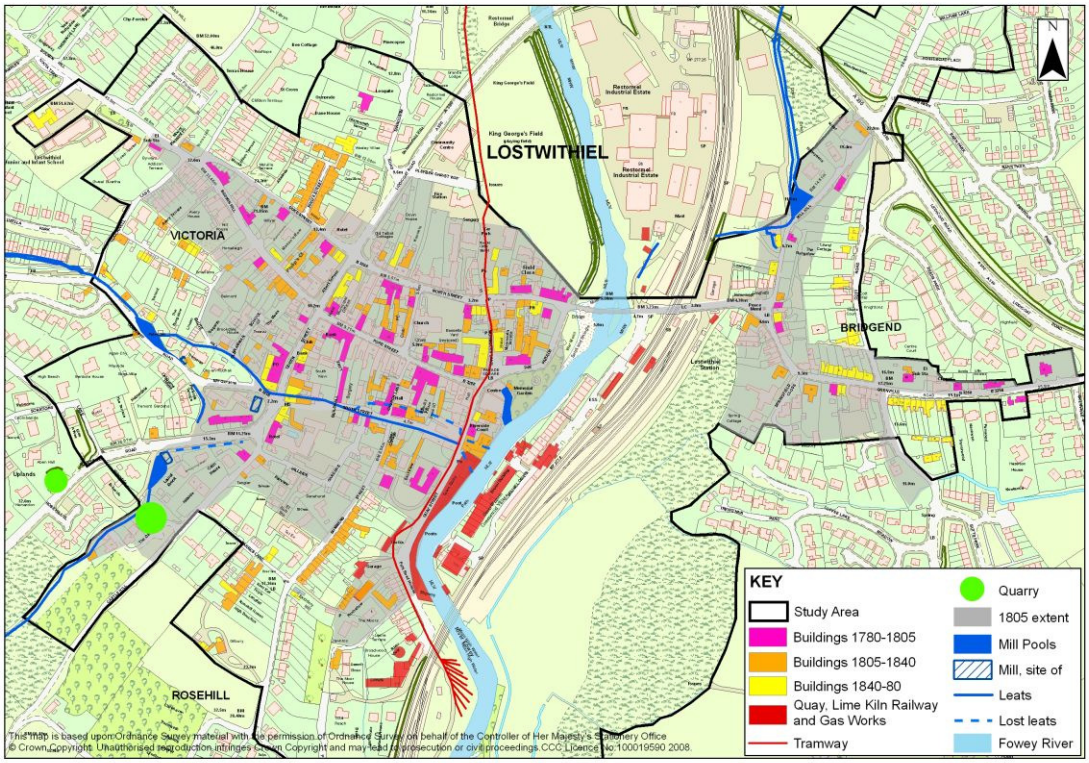
Existing buildings were adapted to changing times and uses – notably the Duchy Palace, in the 1850s used as Duchy Offices, and by 1874 sold off in lots –the Convocation Hall becoming a Masonic Lodge.

The modest impact of industrialisation on the street scene – tramlines by the Duchy Palace (reproduced from Polsue 1870)

What also added to this unique character at the time, and what makes the impact of the relatively small industrialisation that occurred appear so much greater, was the continuing small scale of the townscape. Lostwithiel, even in the 19th century, continued to be very much Earl Edward's 'fairest of all small cities'. This was a small town, with a modest streetscape – nothing larger than the Duchy Palace or the Church had been built here since the early 14th century.

The result is that Lostwithiel's 19th and early 20th century heritage is easily overlooked within the town; again this is in contrast to a place like Redruth, where the long centuries of its history before the 19th century can come as something of a surprise.

But as one approaches Lostwithiel, and as one moves around the outside quarters of that town and really looks at the fabric of the place, Lostwithiel could be mistaken for an industrial town as much as many another.



Even at the height of its industrial phase, Lostwithiel had scarcely broken out of its 1805 extent (shaded grey).

The changes in the shape and size of Lostwithiel in the half century between 1860 and 1910 were greater than in the previous 600 years put together; the great swathe of the railway lines, the bulk of the railway carriage works – large by any standards let alone set against Lostwithiel - but also the tentacles of ribbon development leading out of the tight enclosed borough bounds. And yet the smallness of scale must always be borne in mind. The expansion was built into the existing framework and kept close to the old town; it comprised a few terraces and rows, not great blocks of streets as elsewhere. The same parts of the Lostwithiel that had been rebuilt in the early years of the century saw continued development and change now – even in the heart of the town.

The longest spread away from the old centre was to the east at Bridgend, where the cottage rows led out to a long string of large houses taking advantage of the spectacular views over the valley and town, culminating in G E Street's St Faith's and St Winnow parish school – significantly built close to Bridgend rather than St Winnow itself. Land for these was given by Lord Robartes of Lanhydrock (Gillian Parsons pers. comm.).

Lostwithiel became a favoured residential town in the late 18th century, and continued to attract people because of its charm and beautiful situation and good communication links –the trade directories reveal an unusually high proportion of residents of private means for the overall population. This is an important and sometimes overlooked aspect of its topographical and social history

One curious area of development dating from the 1840s - 1850s, and again one that shares its character with 'industrial' settlements in Cornwall, is the cottage/smallholding development off Couchwell Lane/Tanhouse Road; this is a type of settlement pattern known in America as a 'location' – not quite agricultural smallholdings, but too large to be simple gardens; it is associated with many of the mining settlements in Cornwall, but could be another reflection of Lostwithiel's agricultural links. The cottage rows of Bridgend – which look like they should be typical industrial rows, perhaps for railway workers - housed as many agricultural tradesmen and labourers at the end of the 19th century as they had in earlier decades; it even had its own cattle market around 1900.

So the narrative of change seems to be superficial, and yet the sheer numbers of buildings built within this time might suggest that Lostwithiel should look entirely 19th century in character. This is especially so since within its bounds is one of the largest and most impressive groups of standing industrial buildings in Cornwall.

Lostwithiel quays in the 1900s (unknown photographer) Photo from Lostwithiel Museum

Although much altered by recent developments, the Cornwall Railway/GWR carriage works are as significant a monument in their own way as the Duchy Palace; once again this small, seemingly out of the way place became for a short while the focus of regional interest. The associated railways, bridge and yards still divide Lostwithiel and Bridgend perhaps more effectively than does the river itself.

Postcard view of Lostwithiel in the 1900s (unknown photographer) From the Daphne Bryant collection

That Lostwithiel does not appear today as an industrial town is a reflection of the continuing theme that has run under much of the town's history –its wealth and its townsfolk were based on a very wide range of usually quite small scale trades and manufacturers.

In the 19th century, the markets and trade remained constant –even the pottery manufacture that was so important in earlier centuries continued in a small way - but on top of this came and went different 'boom' industries; the economic picture is summarised effectively by trade directories:

The trade of the place is considerable, arising chiefly from the prolific mines wrought in the neighbourhood. The productive copper mines of Lanecost and the Fowey Consolidated are about three miles distant; the machinery employed in these is prodigious, and for variety most extraordinary. A good business is done in timber, coal, and iron. Pigot's 1844 Directory

The Cornwall railway passes through, and has a station here, and it is also their chief depot for the repairs of carriages: there is also a branch line, called the "Lostwithiel and Fowey Railway," now (1873) leased by the Cornwall Minerals Railway Company. The town is lighted with gas.

The chief trade consists in wool, coals, iron, timber, and malt. The Royal Restormel Iron Mine is in this township. Here is a tannery. The market day is Friday. A Christmas cattle-show and market is held in December. The fairs are held on the first Tuesday after Midlent Sunday, July 10th, September 4th, and November 13th. Kelly's 1873 Directory

As one economic force died away, another generally rose to replace it and maintain some level of prosperity. The activities that had brought growth in the early 19th century had faded away by the 1880s.

The Restormel Mine (c.1825 – 1883) prospered for many years after the royal visit of 1846. At its peak perhaps 120 were employed. Various attempted re-openings may have struggled on until about 1900. The tramway from the iron mines to the Town Quay ran along Quay Street in 1881 but had gone by the time the next Ordnance Survey map was made in 1907. Local miners were also employed in Fowey Consols (1813-1868), some 3 miles away.

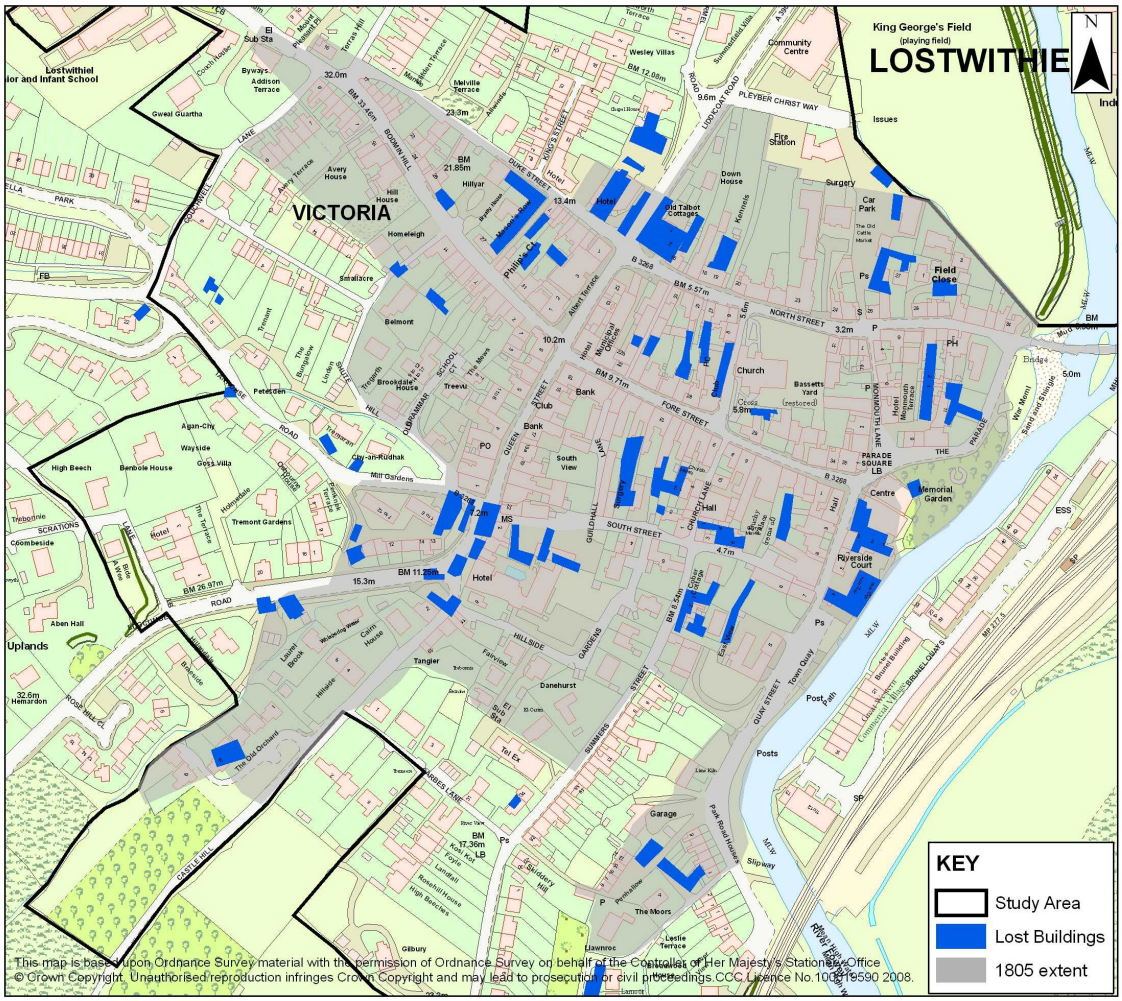
Tanning, one of Lostwithiel's traditional strong businesses, stopped at much the same time –1887; the Foster family gave up business and sold off their premises, donating the bark store to become the Church Rooms (Barbara Fraser pers. comm.).

But the coming of the Cornwall (later Great Western) Railway in 1858-9 brought not only much temporary local employment (especially as it coincided with the building of the town gasworks in 1858), but also long-term employment, especially for many of the former miners. The main line was followed in 1869 by the Lostwithiel-Fowey line, built to carry goods traffic and iron ore from the Restormel Iron Mine to Fowey for shipment by sea. – although that troubled line had a very patchy history, being out of use from 1874-80. At its peak in around 1900, the railway employed over 100 men, working on the two lines and in the railway workshops. These were intended from the outset to be the maintenance centre for the carriages and wagons of the Cornwall Railway and also had equipment for preparing timber for the viaducts and permanent way. The position of Lostwithiel close to many then-prospering mining districts no doubt attracted this development.

5.6.2 20th century

This ebb and flow pattern continued into the 20th century; as the railway declined in importance as a local employer after World War One, the Creamery founded in 1932 gradually took over as the main source of work for Lostwithiel until its closure in 1991.

The same patterns of development as had been established in the early 19th century marked, by and large, the early 20th century. The ribbon development along Summer Lane continued its course; the ladder-like terraces off Bodmin Hill continued up the contours of Terras Hill; large houses, and increasingly bungalows, were set in the wooded and hilly ground around the town.



Historic buildings lost in the borough – largely in the 20th century (in blue)

Perhaps the most significant topographical change – certainly the most destructive since at least the Civil War - was the destruction of much of the historic fabric around Queen Street and Edgcumbe Road for the 1938 by-pass. Perhaps significantly, the other major losses of fabric in the town have been the humble cottage rows of the early 19th century, in its own way also symbolic, of the temporary nature of industrialisation in Lostwithiel, and how it scarcely interrupted the historic fabric and timeline of the ancient borough.

The offhand destruction by the by-pass was symbolic in itself of how Lostwithiel had declined in status – instead of the chief place of the shire; it was now regarded as something of a bottleneck on the way to other places. And associated with the new road was the first of the formless spreading housing estates that partly encompass the town now – just as the new road ignored the ancient topography, these ignored the rational pattern of streets, roads and development patterns.

Seen from the new by-pass, or from the surrounding hills, while the markets and general business of the small town continued, Lostwithiel could have been any small agricultural market town, with no hint of its recent flirtation with industrialism, and even less of its medieval past, unless the visitor descended into the town and looked around.

And thus, in many ways, Lostwithiel continues today.

6 The impact of Lostwithiel's unique history on its current character

So, having explored the rich history of Lostwithiel and tried to explain how it changed over time, and what influenced those changes, it is time to look at what remains to us. The legacy of history in any landscape, any town, creates a unique sense of place – never more so than in a place like Lostwithiel, where the different historical themes we have traced still determine the townscape we can walk around.

The detail of surviving fabric and building types will be found in Section 8. Here we look at an overall picture of the appearance and character of Lostwithiel.

Certain recurring themes creating a distinct character in Lostwithiel ran through the historic record.

6.1 Medieval topographical structure

First, of course, is the fact that this was a planted, artificially created town; it had some element of planned layout, although not the grid that has been seen by many in its streets. The basic medieval framework described in the historical development sections above, of streets, plots, streams and boundaries still very strongly determines the shape and layout of Lostwithiel.

The town was provided for by the ambitions of the Earls with an infrastructure that scarcely needed to expand until the very last years of the 19th century – lands and endowments, river, church, administrative buildings, land to build, markets, all changed little after 1350. So change was largely within the compass of the ancient borough, where centuries of development, and the evidence of the social variations in class and value of properties, are set for the most part still within the tight confines of the medieval town, providing for a mix of styles, scale of building, politeness or otherwise of architectural style as complex and rich as any town in Cornwall, and perhaps more than most.

Because the pace of change was slow and modest, and because it concentrated in the historic core, there is a rich mix of buildings of different dates and different status within Lostwithiel - it has some of the best medieval buildings in Cornwall, some of the best 16th century urban survivals, the best range of 17th century dated structures, early 18th century municipal buildings to rival any larger borough, early 19th century elegance and squalor side by side, and even the occasional later Gothic building of the very highest quality - like G E Street's little gem of a building in Fore Street - although, in great contrast to most Cornish towns, the 19th century makes the least impact within the historic streetscape.

6.2 Buildings of state in the fairest of small cities

Secondly, here is a place which superficially appears to be a typical small market town, and yet which has these depths of history and significance immeasurably greater than this. It may be hard today to think of Lostwithiel as having been the 'capital' of Cornwall; it was hard for contemporaries in the 16th, 17th and 18th centuries to believe it sometimes too.

Carew hit the nail on the head when he remarked that as a simple topographic unit, Lostwithiel was barely distinguishable from many other modest rural market towns – what raised it continuously above this level were the vestiges of its past role as administrative legal and financial hub of the Duchy, of the tin trade and of the always important port of Fowey.

So, theme two is the smallness of size of the town compared to its wider significance, which has left us buildings of scale of county-wide, even regional importance, the Church, Bridge and Duchy Palace, and, at a greater remove, Restormel Castle.

6.3 Grand urban gestures in a small market town

Linked to this is the third theme: despite its small size, even after it lost the direct patronage of the Earls and Dukes of Cornwall, Lostwithiel remained a place of resort for the leaders of Cornish society, if only at specific times of year and on occasions such as elections of the county MPs. Because of this, and the associated political patronage, not to say bribery and corruption, there is a group of fine buildings, especially from the 17th and 18th centuries, and largely 'municipal' in character, which would normally grace a more substantial town; they proudly proclaim the munificence of their grantors, for the most part gentry families with wider interest than Lostwithiel alone, such as Kendall or Edgcumbe.

6.4 A modestly healthy and continuing prosperity

Theme 4 brings us slightly lower down the social scale and into the town; any town needs real trades, real workers to survive, the profits of tin and justice alone were never sufficient to create a living vibrant community. Lostwithiel seems always to have had a wide variety of economic activities, mostly fairly modest and typical of most market and small river-trading towns, which kept it afloat. On top of this appear a series of larger enterprises of more than local significance; as each rose to prominence and

faded, a new one would by and large come and take its place: the town changed from deep-sea trading port, to administrative capital, to major pottery manufacturing centre. The profits of servicing the rich agricultural lands rose to the fore in the 17th century as sea-borne lime trade became of great significance; in the 19th century mining rose, to be replaced by the railways, and then by agricultural-related industry once more (the Creamery). Lostwithiel never strayed too far from its landscape and agricultural heartland.

The net effect is that there were always prosperous townsfolk, and their large houses of each period are dotted around the town – very often in subtly different areas marking the changing importance over time of different streets, and increasingly from about 1790 set on the outskirts of the built-up area.

Almost cheek-by-jowl with these grand houses are the cottages of the workers – as with many other Cornish towns, many of these scarcely survived a generation or two before they were pulled down. The history and scarce legacy of these humble rows is one of Lostwithiel's least known and understood characteristics, and yet, in King Street it has one of the finest such streetscapes in all of Cornwall.

One of the aspects that could be better understood is how the urban hierarchy's acquisition and control of church and Guild land in the 16th century contributed to and enabled the control of the scale and nature of development – the borough had unusually extensive property interests, and this may account for the sense of an appropriate and measured change visible in the streets.

6.5 The evidence of work and economy

Alongside both grand and humble houses the town has buildings, or evidence of building structures and activities or archaeological layers that reflect its varied and changing economic base, be it quays, lime kilns, smelting houses and yards, slaughter houses, tramway-boundary stones, mill leats, archaeological sites (pottery finds), the railway itself. For what appears at first predominantly a town full of shops and houses, there is an almost ubiquitous spread of remains of the working life of Lostwithiel, and not just in the obvious impact of the great railway carriage works.

6.6 By-passed by the 20th century

Theme Six is the relatively low-key effect of the 20th century. This study has mainly concentrated on the earlier periods; to understand the events and character of more recent years, Barbara Fraser's Book of Lostwithiel is warmly recommended. In terms of the topographical legacy and character, there is less to say about this later period since it typically affected the areas beyond the historic confines of the town, and, because of the topography of the wooded valley, has relatively little and sometimes even benign effects on its character and appearance. The later housing is set either across the river valley, or well up slope, often within very heavily landscaped gardens and streets, so that the almost Italian picture of large houses amongst wooded hills depicted in the 1813 print of Lostwithiel to some extent still holds true today.

That is not to say that Lostwithiel has not suffered some brutal intrusions in the later years, but the town's relative decline in importance over the long centuries meant that come the 20th century, it did not have to face the scale of redevelopment and change that many another Cornish town suffered; its rural setting gave it room to expand – the spread of such industry as there was over the floodplain, while a regrettable intrusion into the picturesque valley landscape, at least preserved the town and Bridgend. The destruction of historic fabric by the by-pass in 1938-9, and the still-unresolved, dissipated character of the townscape it has left tell of what might have happened.

6.7 A mythological landscape

Finally, and again largely a legacy of its foundation, there is the whiff of myth lingering over Lostwithiel - a place touched by symbolism, by memories of Rome, by medieval 'imperial pretension', by recurring royal associations in the 14th, in the 17th, in the 19th centuries, and by legend. One has only to look at the Duchy Palace, or to the unique spire of St Bartholomew to know that great things, and great personages, have been abroad in Lostwithiel.

7 Current Character

When considering the character of Lostwithiel we need to look not just at its buildings, or just at the historic core, but at all the various relationships within and outside the town – of buildings to spaces, of the town to its suburbs, of the valley floor, the relationship of the whole settlement to its landscape setting. What follows is a relatively brief and general overview of what creates Lostwithiel's special character and appearance today.

7.1 Lostwithiel in the landscape

Lostwithiel has a dramatic setting; it sits sheltered in the valley of the Fowey, high wooded hills either side. It is approached by roads that break through heavy woods, or bare the crests of hills, or else along the flat winding river and rail routes – it is not a town seen from any great distance, yet there is a sense of breadth to the valley floor and to the immediate surroundings. The town, especially St Bartholomew's spire, and the former Bank Chapel Tower and cupola, dominate this scene.

The flat valley floor has long formed both a protective barrier and an opportunity to spread for Lostwithiel; it has protected the core of the town in many ways, but it has also in the last 150 years or so, starting with the railway, been taken over by industrial complexes, the more recent of which are undistinguished and poorly laid out. These add little to the sense of history, attractiveness of either town or valley. The 1930s and 1960s road improvements are seen as part of this valley-floor spread, and help to break down the sense of containment that historically defined Lostwithiel. Above the valley floor, the surrounding countryside seems to come right into town; this is partly because the core area of Lostwithiel is relatively small, partly because the wooded slopes move without a break into the town centre, and partly because from about 1800 onwards, the spread of the town has been in the form of large houses set in wooded grounds, or terraces sited to be seen, to make an architectural statement, as much as to give a view – the overriding impression of a town set in woodland continued.

More densely packed recent housing estates have been set in the side valleys on both sides of the river, and consequently have a minimal effect.

7.2 Views and vistas

One consequence of this topography is that as one emerges out of the wooded approaches, there are long views over the town (although sadly no longer of Restormel Castle – the alien dense conifer plantations have interfered with what must have been throughout its history one of the most important visual relationship of town and castle). The roofscape scenes and vistas are of exceptional importance to the character and appearance of the town, and there are tremendous cross-views from either side of the valley with the town below; there are dramatic streetscapes cascading down the approaching hilly streets, Bodmin Hill in particular. All seems to focus on the church spire, with few if any intrusively high or bulky buildings or intrusive roof shapes. And yet, once in the old core, because it is to all intents flat, a tightly cramped streetscape, there are very few long vistas and views out into the surrounding lands. The views are contained by the rising streets, by the bridge and river, by the meadows and wooded river bank, by the railway and carriage works. Bridgend is scarcely seen from Lostwithiel.

This adds to the sense of containment, of other-worldliness within the town centre – the outside world scarcely intrudes down by the Church or Duchy Palace. Here it is a matter of glimpses rather than vistas, of alleys rather than broad streetscapes.

7.3 The river, meadows and greenery

An important part of the relationship with the landscape setting are the river meadows; these set Lostwithiel apart from many large Cornish towns, where industry and development has destroyed this relationship (which must have been very typical given how so many medieval Cornish towns were riverside plantations) but it is a scene familiar from some smaller and equally scenic places like Tregony, or Calstock.

The river is still a recreational resource in itself, for swimming, fishing, boating or just watching; it still has some small boats on it, mooring from the bridge down to Coulson Park and Pill; the upcoming tide still brings traffic – standing on the quays one can almost expect a load of limestone to this day! But the river also bend and turns and prevents long views until well outside the town.

The meadows are both a boundary and enhancement to the town, and also a most wonderful resource, forming an extensive linear park for a mile or more from Coulson Park to the south to the sculpture park north of the by pass. This park-like character extends right into the heart of the town along the old quays and in particular along the Parade; it is matched by the wooded bank of the former railway works sitting opposite. It is ironic that the most heavily industrialised parts of Lostwithiel, the scene formerly of smoke, of lime burning, of wide open yards and wharfs piled with stones and coal and debris, are now the most quiet and sheltered and green spaces. Along Quay Street and Park Road large well-planted gardens (amongst the few anywhere in the town centre) are former tanyards, lime pits and haulage yards.

Elsewhere within the town centre there are no formal green areas, but the large central churchyard has an important softening role in the streetscape. Only on the outer fringes of the old core do large gardens and mature trees begin to make a significant impact on the otherwise very urban townscape.

7.4 The structure of the town

The grid-like layout remains; Lostwithiel vies with the best medieval towns anywhere for the preservation of its ancient street structure. It underpins almost every aspect of the character and appearance of the central area today. This is a tight urban landscape of streets, lanes and alleys; the former broader space of the old market places in Fore Street and Queen Street, although discernable still to the informed eye, have little impact; the only urban space of any consequence is Parade Square – an informally created space still very informally addressed by surrounding buildings.

This structure is created not only by the streets, but by the building plots themselves – seldom is the integrity of plots, gardens, curtilages so dominant and important a factor in creating character. Almost every glimpse through and across gardens and rears (and there are many in a place like Lostwithiel) reveals a series of tall stone boundary walls marking out plot boundaries that have not changed in over 800 years –it is one of the most striking features of the town that probably is felt rather more than consciously seen.

Through the historic core, and along the older roads leading out of it (including Bridgend and Grenville Road), buildings are densely packed and tight up against the pavement for the most part. But the small scale of the old town does mean that in some places 'suburban' forms of development are surprisingly close to the town centre – especially along Summers Street and Hillside Gardens, where there are villas, bungalows, lawned gardens and so-on.

And yet, this very urban townscape does not seem 'hard' in the usual sense; perhaps because there are not large areas of paving, roads are narrow, there are no 'streetscape enhancement schemes' to overplay the floorscape, and the variety of buildings, shopfronts, movement and activity gives colour and interest, and it is always barely a step from the green oasis of the churchyard, to the equally green shelter of the riverside and The Parade. Only along Queen Street, traffic dominated as it is, is there a sense of bleak 'road' as opposed to lived-in 'street'.

Bridgend mirrors this character in a smaller way – the outer edges and the east end have large, 19th century houses in big grounds (the main road here makes it difficult to form any real sense of place), but as soon as one turns off the main road, there is a long descending road, with villas in good grounds, leading into a tighter streetscape, houses, chapel, shops tight against the pavement, forming a funnel down the hill into the open space around the memorials, and then on to the railway crossing.

Just as with the corresponding open space in Lostwithiel (Parade Square), the Bridgend triangle is an informal and not especially well–treated space (in townscape terms). Side roads and lanes almost immediately enter a semi-rural character – just as with Restormel Road or Castle Hill in Lostwithiel itself – and, again, spreading housing estates there are, but at one remove from the historic core areas.

7.5 Buildings

The built environment is dealt with elsewhere in detail, but suffice to say here that Lostwithiel's modest history since the medieval heyday and particularly in the 20th century has produced a remarkably consistent scale of building. Two and three storey buildings, largely of elegant classical or classically influenced design predominate. There are few gaps in the street scene (except round the by-pass/Queen Street junctions, discussed below), and scarcely an inappropriate building in the central area in terms of scale or bulk, or indeed detailing – a rare statement to be able to make indeed! The few 20th century additions in the town (Restormel Lodge Hotel, Co-op, Community Hall), functional and well-used as they may be, have not been of outstanding visual quality, and make it all the more a thankful situation that the town remained a quiet place during the post-war years. It is to be hoped that, while the detailing and quality may be acceptable, the scale of such developments as the converted railway carriage works is not extended along the valley as former commercial and industrial sites turn to residential uses, as they almost inevitably will.

But there are of course remarkable individual buildings within this pattern – not least the Duchy Palace and the Church - and some good 19th /early 20th century buildings – like 29 Fore Street, or the wonderful tin Drill Hall, so typically modest, but also so typically unique to Lostwithiel, or the old Bank Chapel, which provide incident and focal points around the town, or, further afield, St Faith's, G E Street's still magnificent pile.

It is the aggregate effect of so many good and relatively little altered historic buildings, often quite humble, that is significant in Lostwithiel; the net result is one of the finest collections of 17th and 18th century urban buildings and streetscapes anywhere in Cornwall, including one of the finest sets of shop fronts.

One of the most difficult things to assess in any urban environment is the quality of interiors. Fortunately very many in Lostwithiel are accessible, because so many of these important buildings are

either public buildings, or else still shops, pubs or offices (because Lostwithiel fortunately still has all these within the old centre, not in new 'Malls' on the outskirts). And interiors Lostwithiel has to astonish and to challenge anything to be seen elsewhere – elegant 18th century town mansions and Georgian houses one might expect – but the Guildhall/courtroom, the old gaol, the public Library – probably the finest 16th century urban interior in Cornwall - less accessible interiors such as the Convocation Hall, sometime Masonic Lodge, with its great 16th century roof hidden above, the adjacent debtors' prison with its nationally significant and probably unique interior of reinforced planked doors, walls and ceilings.

This is one of those intangible elements that define the character of a place without obviously affecting its appearance.

Added to this is the quite remarkable number of non-residential structures that punctuate the town; Lostwithiel retains more of these than most Cornish towns.

This is a direct reflection of Lostwithiel's curious history – quite apart from the usual small residential outbuildings, industries, workshops, smelting houses, tanyards all stood in the heart of the town cheek-by-jowl with the houses and shops – South Street and Quay Street form almost an industrial quarter to the town with buildings that go back to at least the 17th century and often more than that; the Duchy Palace itself was as much a semi-industrial complex as anything else – and still retains a spectacular industrial interior in the Printing works. Conversion to residential use, or demolition and replacement, of even apparently humble sheds and outbuildings in these areas, and along North Street must be very carefully handled, if allowed at all – these are not just empty back lanes, but a critical part of the urban structure of the historic town – overdevelopment, creating the same degree of intense occupation and enclosure as in Fore Street would not be appropriate or historically correct or sensitive to the special character of these areas as 'back land'.

In Bridgend, the workshops and stores behind the frontages along lower Grenville Road are, despite being partly hidden, amongst the most prominent and interesting of all the buildings in the street. Similarly, the railway buildings, platforms and structures, on both sides of Grenville Road, should be viewed as an historic resource, not merely semi-derelict land to redevelop.

Many of these buildings rather than being simply industrial, also house many a tale of the social life of the town – the Church Rooms are part of a former tannery and before that a tin-smelting complex; the stores behind the King's Arms contain on the upper floor the magnificent space of the former Assembly Rooms and band room and so-on.

Another reason why these outbuilding and back plots are so important is because they were often as not once residential – the ruinous buildings of Philps Court and Knight's Row off Duke Street, at the very least deserve proper recording and understanding – they are part of the Lostwithiel's social history just as significant as the more obviously attractive 18th century shops.

7.6 The incidentals and ephemera of the townscape

This layer of interest spread around the town is not just about standing buildings though, there are the remains of quays, of tramways, boundary stones that mark parish boundaries, railway land, tramway land, even the milestone in Queen Street doubled as a parish boundary marker. In addition are the numerous leats, former mill ponds, mill sites on both sides of the river, all of which are surviving and key elements in the structure, history and present character of the town. Without a proper and full understanding of their significance, it becomes too easy to forget that the quays are built structures – a fine area of surfacing, steps and wall survive at the north end of the Town Quay – but instead they become merely a river bank to be left overgrown, to be cordoned off, rebuilt, its significance eventually forgotten. Streams becoming culverted, their relationship to the mills and machinery they powered lost and forgotten – Lostwithiel should instead celebrate its working history - and not just the obvious monuments of the railway age - as much as its glory days as capital of Cornwall.

Linked with this theme of 'incidentals' in the townscape are surviving areas of paving and surfacing. Lostwithiel has less of this than other Cornish towns – in particular it lacks the large granite flags of Truro or Penzance – except the extremely important series along the Cober in South Street. But there are important features – the 'stable blocks' of Albert Terrace on Queen Street, for instance, or the channelled granite stones along Monmouth Lane (former tramway lines?), or the cobbled verges, gutters and runnels along the roadside of Bodmin Hill. Here highway works in the 1980s replicated cobbled surfacing found about 8 inches/200mm beneath the present surface. Locally distinct floorscape is virtually irreplaceable and vulnerable to loss through reinstatement repair and 'improvement'. Where these features survive they should be treasured – as so often in Lostwithiel, they are either unique (Monmouth Lane), or else part of a local tradition increasingly restricted to just a few towns.

Grenville Road by the Peace Memorial

In contrast the streets in much of the central area are paved with rather dull grey paving blocks and mean granite kerbs, while urban spaces like Parade Square or lower Grenville Road, where the monument stands stranded in a sea of tarmac, as often as not obscured by large lorries and surrounded with bin bags waiting to be collected, beg a sensitive, low-key and appropriate streetscape treatment.

Such streetscape issues Lostwithiel has in common with every town. Less common, perhaps unique, is the way architectural fragments are woven into the fabric of the town. Quite apart from the surviving medieval/16th century architectural detail on the Duchy Palace, Church and the library (Taprell House), there are architectural fragments to be found scattered all round the town, in Malthouse Lane, in Bodmin Hill, Duke Street, North Street, gardens in Quay Street, rear elevations in lower North Street, Monmouth Lane, built into outbuildings behind the Earl of Chatham pub in Bridgend. There is also re-used Pentewan stone masonry; such as on the Church Hall, on 22 North Street and elsewhere –all likely to be re-used medieval stone (only Pentewan stone seems to have been used in Lostwithiel at that time). Hunting the medieval fragment could absorb a town-trail all of its own; these fragments, once recognised, give the whole town, even the 18th and 19th century parts of it, an undercurrent, an added flavour, of that medieval past that permeates the whole sense of place here.

7.7 A sense of place

Most of us have a key point as we near home that marks a special transition to our own much cherished local scene. For all of us, part of the special character of that local scene is defined not by buildings or streetscape, but by recognising sounds, smells, associations and memories. Lostwithiel has the air of a town that is lived in and loved, not just a place given over to tourists; specialist shops aimed at the visitor there certainly are, but the town centre is also the place where local people shop and work, with 'real' shops and businesses, pubs and clubs. It is in many ways an inward-looking place, in the best sense of that phrase, looking to the community, in all its very active manifestations.

This aspect of a sense of place is difficult for any outsider to define, but stand by the Bridge on an autumn evening and as a train pulls into the station you can get a sense of it. Dozens of people will alight – commuters, shoppers coming back from the larger towns nearby, schoolchildren returning home. Crossing the Bridge, there will be mothers and small children playing in the Memorial Garden, a few cars will move off, but this is by and large an affair of people walking – because Lostwithiel is a town of pedestrian and slow-moving cars. The sound is not of roaring traffic, but the hubbub of voices and of feet, of kids throwing stones into the river, the noise of the railway and cars soon left behind and muffled by the overhanging trees, as gradually people disappear into the quiet network of streets.

This is a very special place of transition into a quite place of great charm – the fairest of all small cities indeed.

7.8 Identifying different character areas

Within any town there will be areas of quite differing character; it is all too easy in a general review of character to paint over the subtle differences that inform historic character. In Lostwithiel's case, the urban area is small, its character historically and today is one of very mixed uses, of workshops next to mansions, so identifying sub-areas is to some extent unnecessary – it could come down to single streets!

Nonetheless broad differences there are, and their changing characteristics need to be borne in mind so that blanket design decisions, or unthinking developments of the wrong scale or detail are not set inappropriately within the town – an appropriate neighbour for a Georgian townhouse for instance should not necessarily be appropriate for, say, a new building by the old gasworks site on the Moors.

The Restormel Borough Council draft conservation area appraisal proposed the following sub-areas:

1. The core of the medieval town

- *A grid of three parallel streets with long slightly curved burgage plots. Narrow lanes and alleys at right angles*
- *Virtually continuous street frontage buildings*
- *Fore Street, the principal service and shopping hub: the most civic scale with buildings from late medieval to 19th Century, but often Georgian*
- *North Street, more domestic in scale, former shops converted to domestic use. The street has a varied character with different levels of enclosure from tighter at the east end to spacious by the churchyard*
- *South Street, more of a back lane, with former workshop buildings including a tanhouse, which still survives. Impressive granite slabs over stream*
- *Slight slope*

1a. Church and Churchyard

- *Dominant tower and spire: focal point*
- *Churchyard a green oasis, and unusually open in such a densely built up town*
- *Small neo Gothic building by G E Street ties the churchyard back to the street*
- *The trees in the churchyard enhance views and help to create continuity in the street scene along North street and Fore Street*

2. Queen Street

- *Dominated by through traffic*
- *Cuts across the grain of the town at the point where it changes from a gentle to a steep slope*
- *Raised pavement emphasises this location providing an urbane setting for church and a meeting space*
- *Dominated by the secondary focal point of the Methodist Church and its cupola*
- *Secondary shopping street with compact buildings on back edge of narrow footpath*

3. The Lower town

- *On the valley floor*
- *Domestic scale with smaller scale buildings on smaller plots*
- *North Street at the bridgehead is a "pinch point" at the entry to the town*
- *The Duchy Palace complex is the focus of the area*
- *Interface with buildings either set back or directly backing onto the river*

4. The upper town

- *Bodmin Hill and Duke Street continue Fore Street and North Street and converge at the western end of the town*
- *Steep streets mainly lined with domestic buildings*
- *Remnants of cobble paving on frontages of cottages*
- *Formally planned King Street is terminated by former chapel*

5. The Riverside

- *Northern end is a small park, southern end, former quaysides has become a car park and green space*
- *Moored boats and boats onshore maintains the quayside character*
- *Semi linear park and dwarf wall contradict this character*
- *Car parking a major element in this space*

6. The tributary valley

- *More fragmented pattern of building*
- *Interesting tangle of mixed uses behind Queen Street frontages*
- *Recent suburban development dilutes this character*

7. The Railway

- *Reinforces the separation between the town and Bridgend*
- *Remaining railway buildings of substantial functional tradition help to contain this rather open area*
- *New replacement buildings reflect this utilitarian tradition*

8. The North end of the Town

- *The lowest density and greenest area of town*
- *Villas overlooking the river valley*
- *At southern end of the area, the entry into town lacks containment and is now dominated by the road*

9. Bridgend

- *Typical late medieval suburban ribbon development*
- *The triangle is the main focus of the settlement. Its low monument is overwhelmed by parked cars*
- *Gradual descent into town (with view of church spire), steeper and more curving at the West End*

10. The South West Approach

- *Steep hillsides and tall retaining walls contain the view of the town and provide a first view of the church tower*
- *Castle Hill entry into town is more private and in a sunken road*
- *The junction with Edgcumbe Road and Castle Hill requires consideration*
- *At present it is a car park in a critical location, especially when viewed from the town. There may be an opportunity to create more of a focal point here*

11. The Southern Edge of town

- *This and area 10 were originally connected to the parish of Lanlivery and still have a slightly looser character*
- *The motel extension compounds this looseness of form, eroding the character of South Street and Rose Hill*
- *Summers Street sweeps into town with a simple long terrace, retaining walls and a direct view onto the church spire*

12. Park and Water meadows

- *Extensive level green space providing a contrast to the harder more enclosed town*
- *The edge of town is defined by walls, forming an abrupt interface with the park*

Surviving historic components

By Eric Berry

7.9 Medieval Lostwithiel (pre-1485)

Cornwall generally is not rich in medieval buildings, particularly secular buildings.

Lostwithiel has arguably one of the richest, and most recognisable, surviving collections of standing medieval buildings of all the towns in Cornwall. This still only amounts to four buildings, three of which are actually within the town: Church of St Bartholomew (grade I), the former Duchy Palace (Convocation Hall grade I, otherwise grade II*), Lostwithiel Bridge (grade I) and Restormel Castle (SM).

Also, there are a few other buildings that may retain some medieval fabric and buildings that have reset medieval features. These buildings include No. 16 North Street, a 17th century house that has a reconstructed medieval window in its front wall. This window was found nearby and this may be the approximate site of a medieval chapel. It is interesting to note that No. 16 North Street aligns with the building plot on the opposite side of North Street that includes Taprell House, a late 16th century building, with possible earlier origins.

A cusped window head is built into the end wall of an outbuilding of the Earl of Chatham public house in Grenville Road, and a reconstructed moulded arch is set into the front wall of Nos. 4-5 Duke Street.

No 16 North Street, Lostwithiel: medieval window built into front wall of a 17th century house

Earl of Chatham, Grenville Road: fragment of cusped medieval tracery built into an outbuilding

Nos. 4 and 5 Duke Street: moulded arched fragments reused to frame ope to former cottages at rear

7.9.1 Church of St Bartholomew

The parish church of Lostwithiel, St Bartholomew is very unusual in Cornwall, a county where all the parish churches are different to each other but St Bartholomew is particularly rare and distinctive.

There are many anomalies in the fabric of the building that suggest a complex phasing in its construction including the recessing of the north aisle from the east end and stylistic variation in the tower. However, in general, the present building dates probably from the late 13th century and was completed probably in the early 14th century (a similar date period to the final rebuilding of Restormel Castle and the building of the Duchy Palace). To resolve the phasing questions it would be necessary to carry out a detailed analysis of the fabric of the building together with a full documentary investigation.

Porches were added in the 15th century. The building was the subject of considerable restoration in the 19th century and a vestry was added to the north side of the west end of the building.

The tower in particular is the feature that separates the building stylistically from anything else in Cornwall. It has been consistently suggested that the design of the tower is copied from similar towers in Brittany but Lostwithiel appears to be earlier than any of these so was the influence the other way round?

Apart from the tower, St Bartholomew is very unusual in having a clerestory over lean-to aisles. The large Norman church at St Germans used to have a clerestory and lean-to aisles as does North Petherwin; St Fimbarrus in Fowey has narrow 14th century aisles, one of which is still under a lean-to roof, and clerestory windows; St Mary in Callington is a later example with one of its original lean-to aisles with clerestory, the other aisle rebuilt in the late 19th century. Beyond these examples in Cornwall there is nothing to compare to St Bartholomew.

The main building material used is local slate-stone together with Pentewan stone and elvan dressings to the earlier work and granite dressings to late 19th century extension. The roof is now covered in Delabole slate of uniform size and there are glazed black ridge tiles.

7.9.1.1 Plan

The plan comprises: 4-bay nave with clerestory windows located relating to the spandrels of the arcades (compare to St Fimbarrus, Fowey and St Mary, Callington); north and south lean-to aisles; the south aisle the full length of the building to the east; the north aisle slightly shorter at its east end; short chancel at the east end of the nave with shorter arcade arches; north and south porches to the west bay of the aisles; west tower with 2 square lower stages surmounted by an octagonal-plan bell-storey to a broach spire.

The ground floor of the tower was formerly an open north-south walkway until blocked by a vestry to the north in 1878 (compare to the Church of St Columba, St Columb Major). The reason for the north aisle being shorter at the east end, and its plan form being slightly irregular is frequently debated and there are many possible explanations, one of which is that the present plan relates to a pre-existing structure that the church wall had to avoid (a possible clue to a tight early medieval town plan). Alternatively the two aisles were added to the building at different dates with a larger chapel required on the south side. The south chapel was later used by St George's guild.

7.9.1.2 Exterior

The exterior has four restored and slightly re-sited 3-light stepped lancets to the clerestory above each lean-to aisle roof. The large 5-light east window is one of the largest and most impressive ecclesiastical windows in Cornwall. It has equal lancets and intersecting tracery to its head and incorporates trefoils and quatrefoils.

Clerestory windows appear to retain original late 13th-early 14th century fabric but they have been the subject of extensive repair and restoration. However, as a series of windows of their original build date, they are the most complete group in Cornwall.

Aisle windows are 19th century replacements, or heavily restored, with square heads, the central south aisle window with cinquefoil-headed lights, the east window with ogee-headed lights, the central north aisle window with quatrefoil tracery and the east window with stepped lancets, the others with trefoil-headed lights and tracery. Porches have steep 4-centred arched doorways. Built into the lower part of the wall of the south aisle are sepulchral niches, unfortunately now without monuments.

The tower has weathered buttresses to the base and lancets to the lower stages, and the truncated (broach) gables north and south of the tower have clock faces. The bell floor has eight finialed, gabled, ventilator windows with quatrefoils central traceried transoms to the gables, except to the north-east window that has the wheel of St Catherine as its transom detail. The spire itself has four gabled windows and is surmounted by a weather vane. The open bell-floor gallery gives the tower an ethereal quality.

7.9.1.3 Interior

The principal internal features are the arcades of chamfered pointed arches carried on octagonal piers. The wagon roof is a 19th century feature, possibly inspired by a *c*1500 roof that it may have replaced.

The principal fitting is the original octagonal font with traceried panels, carved figures and clusters of corner shafts. The old town stocks are exhibited in the south porch, where there is also an old altar stone.

Monuments include those to the Kendall (earliest 1579) and Hext families. The earliest monument in the church is a 1423 brass to Tristram Curteys.

There is particularly good coloured glass in two of the north windows and the great east window depicts the Crucifixion of Christ.

Church of St Bartholomew from north-east

Church of St Bartholomew: interior from west

7.9.1.4 Churchyard

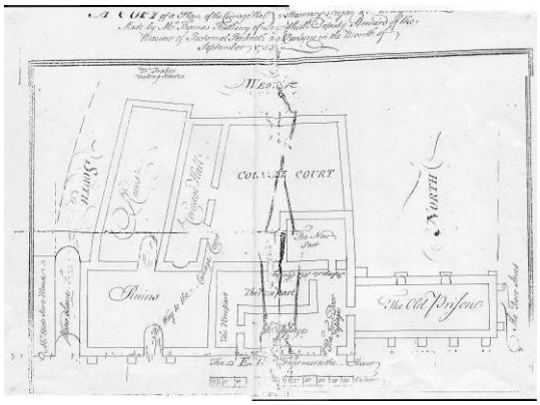
Within the churchyard near the south porch is a fine medieval lantern (probable market) cross head on a 19th century shaft and base restored by Frances Margery Hext, re-sited possibly from the former market place that once existed south and east of the church. The head of the cross has a crocketed gable and crocketed pinnacles. Each side of the head is a carved panel, the larger panels depicting the Virgin and Child and the Crucifixion, the narrower panels each with a carved figure, one of which is St Bartholomew, the other St Catherine. Though the cross has been re-sited it is likely that St Catherine was intended to face east oriented to a similar direction to the north-east panel that contains St Catherine's wheel in the spire.

A short distance south of the south aisle is a re-sited medieval granite cross shaft that tapers outwards towards the top. It has wheel and cross transom detail to its (present) south face.

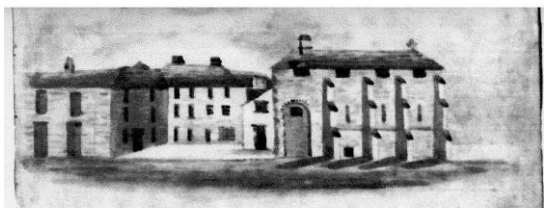
7.9.2 Duchy Palace

The former Duchy Palace now comprises a number of separately owned buildings including Convocation Hall (Grade I); Palace Printers, Palace Antiques, the Old Debtors' Prison and Shire Hall (all grade II*). The former 'Coinage Hall' and the walls that surround the former prison exercise yard are part of the present curtilage.

1734 Buck Brothers print of the Duchy Palace



1755 Plan of the Debtors' Prison (supplied by Lostwithiel Museum)



The Old Prison 1844 (supplied by Lostwithiel Museum)

Convocation Hall and part of the former Debtors' Prison (1860-1870)

Duchy Palace front

Former Debtors' Prison

Convocation Hall: front (east) elevation

In 1268-69 the extensive Cardinham estate was granted to Richard, Earl of Cornwall. Richard died in 1272 and was succeeded by his son, Edmund, Earl of Cornwall, who acquired more land relating to Lostwithiel, including the Manor of Penlyne. The whole estate included the castles of Launceston, Trematon, Tintagel and Restormel. It was Edmund who had the Great Hall (the Duchy Palace) built in *c*1292. In 1361 the then Duke of Cornwall agreed that a 'tinners' gaol' should be housed in part of the building complex. The so-called Duchy Palace contained spacious living accommodation, but, except for occasional use by Edmund, was never used by the Earls of Cornwall as a residence for themselves. Its principal purpose appears to have been as an administrative centre in what was then the capital town of Cornwall.

The Convocation Hall must have been added slightly later as the archaeological evidence demonstrates distinct phasing between the two parts of the building. This later extension contained a strong room (treasury), probably the main part of the undercroft of the present Convocation Hall, probably required partly in response to the expanding tin trade. There was also once a wine cellar (possibly a later use for the basement of the Convocation Hall, or within the basements of the main building). The building was also the venue for the County Court and the Stannary Court. The building was later used as a coinage hall, probably housed within the later former wing to the west of the south end of the hall range). The word 'coinage' is derived from the practice of removing the corner 'the quoin' from an ingot of tin to test for purity and therefore value.

During the Elizabethan period, following a period of neglect, the building was remodelled and (based on surviving fabric) re-roofed.

In 1644 the town of Lostwithiel was occupied by Parliamentarian forces and later Royalist forces during the Civil War and it is reputed that the Duchy Palace (like many other buildings in the town) was the victim of a major fire. However, at least the northern end of the building (Convocation Hall) must have survived the period of Parliamentarian occupation relatively unscathed as it retains its 16th century roof structure.

In 1660-1661 repairs were made to the coinage buildings. Ten years later repairs were made to the stannary prison and money spent on the stannary buildings (possibly the rebuilding at the centre of the whole building range).

The 1834 Buck print of the Duchy Palace has been heavily relied upon for dating the present central former prison part of the building as being later than the date of the print, but the building fabric strongly favours a much earlier date for the construction of this building that is contained within part of the plan area of the original building.

This recessed part of the building appears to have been converted to a prison in the mid 18th century (by 1755 as shown on a plan of this date), much fabric and many features of which survive. Therefore, interpretation shown in a 1979 Pounds plan of the Duchy Palace with the recessed walls shown in the centre as being added in the 18th century is now questionable. However, an alternative explanation for the stylistic features of the prison building is that they are very old fashioned for their date and that the prison in its present form was built slightly after the *c*1734 date of the Buck print.

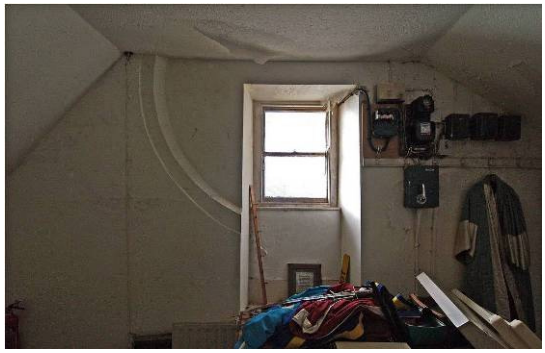
In 1852 the building was acquired for use as the Cornwall office for the Duchy of Cornwall and was altered for this use in 1853. It was used by the Duchy until 1873 from which time the Duchy office has been located at Liskeard.

In 1873 the Convocation Hall was sold by the Duchy. In 1878 it was bought by the Freemasons, and it has been used as a Freemasons' Hall since 1879. On acquisition by the Masons, the building was altered. The changes included: the addition of a porch; repairs to the walls; some minor changes within the main hall and the re-glazing of the main windows; the construction of new stairs; re-flooring and re-fitting in the south end of the building on the upper floors.

The Buck print contains a number of curious anomalies that when combined with the evidence within the surviving building fabric suggest that, unlike most prints by the Buck brothers that are based on direct visual observation, the print of the Duchy Palace may be based on a much older illustration that possibly shows the building as it was just after the Civil War.

According to the Buck print the whole building was divided into ten plus four bays, the four bays representing the later Convocation Hall (correct with respect to present survival). This is shown with its front elevation set back significantly from the main part of the building (exaggerated perspective). There are 2-light traceried windows central to most of the bays and there are a number of doorways. The presumed Great Hall (centre) has 2-light windows with trefoil heads above simple slit windows to the basement. The presumed great chamber, or possibly the great office, (left) has a large 2-light traceried window to the south gable end and there is a similar, but not identical, window under a rose window in the original north gable end (later embedded within the Convocation Hall).

The internal splay of this window is now seen as the external face of a window opening relating to the slightly later Convocation Hall, the external frame of the original window now visible within the building.



External face of medieval rose window relating to the Great Hall, now seen as an arc within the interior of the slightly later Convocation Hall

The Buck print also shows that the Convocation Hall (right) has simple single-light slit windows. This design detail suggests that the Convocation Hall was never intended to be a living space and that it was designed for secure storage rather than for comfort reinforcing the suggestion that this is the probable 'Treasury' of the Duchy Palace.

A rose window above a large 2-light traceried window is shown between the Great Hall and the Convocation Hall. This evidence suggests that the Convocation Hall was added to the original Duchy Palace and that the windows at the north end of the original building would have become redundant within what became a party wall. The surviving rose window outer frame is now internal to the south end of the Convocation Hall. Its present location fits that shown on the Buck print and the way that it fits the building is correct for a window that was originally external to its north side, now within the Convocation Hall.

Following the damage caused during 1644 when it is probable that the main part of the building lost its floors and roof the rose window would have once again been revealed and subsequently been made to work in reverse, its original splayed inner face becoming an outer face to the south.

The 2-light traceried window beneath the rose window, shown in the Buck print, was probably converted to a doorway to give access between the two buildings. This doorway was reconstructed for the Duchy of Cornwall when converted in 1853. The masonry of this feature was reused again to form much of the present porch doorway that was inserted in 1878 when the building was converted for the Freemasons.

At the time of the Buck print, the external doorway, left of the east front of the Convocation Hall appears to have a square head with an arched opening within it. It is likely that it depicts a 16th century 4-centred arched doorway, if so, probably an enlargement of an original doorway and fitted to the building when the roof was replaced. Four dormer windows shown in the Buck illustration (and also in an 1844 elevation drawing) are likely to

date from the late 16th century or possibly the 17th century, whenever an extra floor was inserted partly within the roof space.

Also shown in the Buck print, on the left at the rear of the main building is a steep gable end. This is probably the rear gable end of a deep wing, possibly the original Coinage Hall, parallel to the building that is now known as the 'Coinage Hall'. This later building is shown as such in a 1755 plan but was substantially rebuilt and remodelled in the 1970s.

7.9.2.1 Materials

The original building fabric of the Duchy Palace comprises local slate-stone rubble, and with Pentewan stone (a kind of elvan that resembles freestone) used for the surrounds to original openings, in the Convocation Hall now surviving only as reused materials incorporated into the main doorway. The rubble walls were probably originally rendered and lime-washed and some old render is still remnant on some of the wall surfaces. Granite features are therefore later additions to the building and these are from a number of periods of remodelling.

The roof of the Convocation Hall is laid to small uniform size of Delabole slate and grouted with bitumen (19th century photographs show rag slate). There is a fine 16th century granite axial stack (over the cross wall) towards the left of the building; an external lateral stone stack, with tall brick shaft, to the rear (west) wall, and a squat 19th century stack over the north wall. A further stone stack rear of the south-west corner of the building serves fireplaces in the adjoining 'Shire Hall' part of the Duchy Palace.

7.9.2.2 Plan/plan development

A well, referred to in an 1852 specification for the Duchy of Cornwall, is likely to be within the plan area of the building but unfortunately its location is not shown in the accompanying plan. The Convocation Hall part of the Duchy Palace is of reduced plan depth compared to the rest of the main building range that is oriented north-south. The Convocation Hall is located at the north end of this original long building range. It is rectangular on plan except that the smaller south end of the building projects slightly at the rear, a probable alteration to the original plan, probably built to accommodate a staircase in the 16th century, or in the 17th century, whenever the upper floor structure was added. The 1878 porch also projects slightly from the rectangular plan.

The stone-vaulted basement (or undercroft) is divided into two unequal compartments. The larger north basement is central between the front and rear walls. The smaller basement is a slightly shallower plan due to the front part being set back from the front of the building presumably to accommodate the space required for staircases both down from the main doorway to the basement and up to the main floor.

The ground floor has a similar plan to that of the basement except that there is a porch (built 1878) in front of the south end, and a lobby partly within the porch and partly within the former wall thickness. The room behind the porch lobby is the cloakroom of the Masonic conversion and this part of the building projects at the rear with respect to the rest of the rear wall.

An 1844 drawing shows the east doorway blocked, except for a window within the tympanum of the arch. This proves that the main floor of the main building was at this time accessed from a doorway on the south wall as shown in an 1852 plan. This 1852 proposal plan from the Duchy archive shows that the south end of the building was used as the 'waiting room' for the Duchy Office. This plan also shows that the main (east) doorway was blocked in at this time. However, wording in the specification: 'that (window) of the waiting room as large as the outside arch will allow', suggests that the east doorway was proposed to be fitted with 5-light window (or that the old window above the former blocked doorway was proposed to be retained). However, an 1860s photograph shows no sign of this work having been executed, therefore it seems likely that this proposal was abandoned in favour of fitting the present 3-light mullioned window to the rear wall to light the small room that is situated at the south end of the building.

The Duchy plan also shows that entrance to this end of the building by 1852 was via a splayed wide doorway in a probable original window opening in the south wall as shown in the 18th century Buck print. Masonry of the original window opening in this position had probably survived from when the main part of the building became roofless during the Civil War. This window feature was apparently reused as a doorway when the building was adapted for Duchy of Cornwall in 1853. The masonry of this 'doorway' was reused again to form much of the present doorway that was inserted in 1878 when converted by the Freemasons.

The 1852 Duchy plan also shows that the entrance came through the former lean-to room (shown in old photographs), this room space still extant in the surviving 'Shire Hall' part of the building and with a staircase in the position as shown in the Duchy plan. This stair hall is shown as being approached by a passage that ran along the rear of the central part of the whole building range when this was converted to a prison. The front (east) doorway shown in the 1844 drawing of this lean-to is not shown on the Duchy plan.

The 3-light granite mullioned window in the rear wall of the cloakroom, as already mentioned, is

probably an after-thought to the proposed plan for the conversion to the Duchy Office. It is constructed from reused chamfered elements and in c.1878 was fitted with Masonic glass.

The Duchy plan shows that the large north end of the building was divided into two offices separated by an 18-inch thick wall (according to the specification). The office adjoining the waiting room is shown heated by a fireplace in the chimney breast that survives in the rear wall. The north room is shown proposed to be heated by a fireplace in the north wall. The present stone chimney over the north wall is likely to relate to the former north room of the former second (attic) floor.

An important part of the 1852 Duchy proposal was to fit two large arched windows to the east wall. A consequence of this was that all the upper floor structure, and the upper staircase (possibly in the projecting part at the rear of the south room), had to be removed to create the required ceiling heights for the Duchy office(s). A central smaller window in similar materials and in similar style set high up central to the two large windows, apparently part of the same scheme, may be evidence that the proposal to divide the large room was never carried out and that it was always used as one large room. 1860s photographs of the east wall show a feature attached to the building blocking a clear view of this window but it does appear to be the same window that survives today. Examination of the floor-boards is likely to resolve this question. Also, it would be interesting to know if the floor bearers include reused oak from the removed floor above as required in the 1852 Duchy specifications.

The 1852 Duchy specification also proposes that 'the openings over dungeon entrance at the North End to be closed'. This proposal relates to works to fit a fireplace to heat the proposed north office. It is possible that the fireplace was never constructed, for reasons already suggested, though the appearance of a chimney above this wall between a drawing of 1844 and the earliest surviving photographs of the 1860s is strong evidence that at least part of this work was carried out.

The present upper floor at the south end of the building, and its associated staircase, is part of the remodelling of the building carried out for the Masons after 1878. A small window opening, cut into the former rose window in the south wall, appears to be shown in an 1860s Hawken photograph, but this appears to have been relocated at a lower level, cutting further through the outer frame of the rose window as a Masonic intervention in 1878. This room space was formerly lit from a front (east) dormer window as shown still surviving in the 1844 drawing.

7.9.2.3 Present exterior

Remnants of original buttresses survive to the left (south) end of the building frontage, and buttresses also survive at the front of the Convocation Hall and to its right-hand (north) return. The lower parts of these buttresses have been re-faced, part of the repairs carried out for the Freemasons.

The front wall of the original Duchy Palace survives to its full original height at the left and centre but with much alteration and rebuilding. Except for remnants of original buttresses the only original feature to survive is a pointed-arched doorway that spans the river Cober that is culverted underneath. This doorway has lost some of its original Pentewan stone dressings. Right of the original doorway three large doorway openings have been cut through the original thick wall at ground-floor level, from left to right: the shopfront of Palace Printers; the shopfront of Palace Antiques, and a wide carriageway to give access to the rear yard and to the Coinage Hall (at right angle to the rear left of the carriageway). At far right of this length of original wall is the front end of the left-hand part of the former Debtors' Prison. Within this length of wall there is the rough shape of a blocked arched doorway.

At first floor level only two of the present window openings occupy approximate locations of where original 2-light traceried windows once existed midway between the buttress positions.

Right of the original walling a significant length of the front (east) wall of the original Duchy Palace building was removed when the north end of the building was partly rebuilt with its front wall set back creating an open courtyard in front. This later construction is 3 storeys high and retains some original single-light chamfered granite ventilator windows, the other windows having been enlarged. At far right of this part the last bay (front wall of part of 'Shire Hall') has been rebuilt in the 19th century to create two internal floors with a window opening to each floor. 'Shire Hall' occupies the full depth of the site at far right, the result of 19th century rebuilding as a shop, and subsequently (late 20th century) clad in artificial stone.

The present appearance of the Convocation Hall has remained virtually unchanged since the alterations carried out following its acquisition by the Freemasons in 1878. The east front of the building is four bays wide with large buttresses flanking the bays. At far left is a large late 19th century porch (added for the Freemasons) with a pointed-arched Pentewan stone doorway of two orders, the doorway described by Hext (1891) as having been reused from the south wall of the Convocation Hall. Buttressed walling visible above the porch survives from the original massive doorway construction. Apart from the buttresses and the plinth coping, the earliest surviving

architectural feature is the sill of a former 16th century, or 17th century, mullioned dormer window that is the only surviving remnant from the series of four dormer windows that are shown in the Buck engraving, and also shown as raking dormers in an 1844 elevation drawing. The other window remains were removed as part of the 1853 alterations carried out for the Duchy of Cornwall. At far left the walling represents the very thick south wall of the building, the surviving external north wall of the original Duchy Palace, its east face made good following truncation. The walling immediately to the right of this higher up is clearly part of a re-facing or rebuilding, probably in the late 16th century, or after the Civil War. Central to the 2nd and 4th bays are large 2-light traceried granite windows, inserted in 1853 when the building was converted for use as the Duchy Office, as described by Hext (1891), and confirmed by records supplied by the Duchy of Cornwall Archive. These windows are shown in early 1860s photographs by Thomas Edward Hawken. Central and high up to the 3rd bay is a single-light window with trefoil head, possibly also of 1853 date. Beneath this window can be seen the remains of a blocked slit window in the approximate location of the original lancet window but with its frame rebuilt in granite at some time.

Convocation Hall: graffiti in vaulted basement

Convocation Hall: north wall and No. 1 Fore Street

Under the left-hand window is a small pointed-arched stone rubble opening, a late 19th century adaptation of a former inserted square-headed opening, to give hatch access to the undercroft (internal plasterwork that relates to this opening appears to be coeval with the graffiti that includes the date 1742, apparently drawn into fresh wet plaster).

The north wall, now a half-hipped end, has a central wide inserted or enlarged doorway spanned by a rubble arch to give access to the undercroft. Above this is a crudely framed and later blocked opening, possibly a fireplace that was inserted to serve a former adjoining building or the frame of a former inserted window opening. Above this is 17th century chamfered granite frame enclosing a coat of arms with a shield containing fifteen besants flanked by lions. Directly above the armorial panel are the remains of a 17th century chamfered granite window opening, now blocked since a stone stack was added above. The stack is not shown on an 1844 drawing so was fitted either between 1844 and 1852, possibly to heat the room on the former upper floor, or more likely relating to an 1852 Duchy proposal to add a fireplace to a proposed office at the north end of the building. Anomalies in the stonework at far left and right under the eaves may be evidence for blocked remains of two further former window openings. Granite quoins at left and right are probably the result of restoration work to the corners, probably dating from the 16th or 17th century. Buttresses towards left and right are constructed of slate-stone like the other original buttresses of the Duchy Palace.

Above the apex of the hip is a carved oak finial with plume of feathers, said to have been erected by the Black Prince when he made his first visit to Lostwithiel in 1353!

The rear wall of the Convocation Hall has an external stone rubble lateral stack left of centre to the visible wall. This stack has a tall brick chimney shaft rising from the right-hand side of the chimney breast.

Convocation Hall: rear wall from No 3 Fore Street

At far right the wall projects forwards (to the west) and this contains a 3-light granite mullioned window that was inserted probably c.1853 for the Duchy of Cornwall. This feature superficially appears to be a genuine 16th or 17th century addition to the building but is in fact an assemblage of

reused elements inserted much later, the lintel with a central stooling for a former central mullion.

Between the chimney breast and the projection are the blocked remains of a former slit window, itself a modification of an original lancet window, its jambs rebuilt with crude granite blocks. This feature is similar to a window opening in the front (east) wall.

The rear wall of the former debtors' prison includes the rear of 'Shire Hall' that is a wide medieval wing projecting at far left. A timber lintelled window opening to each floor has been cut through very thick original walling to the far left of the wing and two doorways at ground floor and a window above cut through slightly less thick walling right of centre. Brick surrounds to these openings suggest a late 19th or early 20th century date for these openings.

Duchy Palace: rear of Debtors' Prison

Right of the wing much of the original back (west) wall of the Duchy Palace survives above a modern lean-to, though locations of former buttresses cannot be identified. At first floor above, central to the visible straight length of wall, is a window opening. The ground-floor opening has long slate-stone rubble jamb stonework to the left and small size rubble stonework to a late jamb on the right. The opening is spanned by a segmental brick arch. Set back deep within the opening the window itself is spanned by a chamfered granite lintel reused from a former narrow opening of the size of the wider openings within the walling at the recessed front elevation. The first floor opening has reused Pentewan stone to its jambs, and deeply set within the opening is a reused chamfered granite window frame, complete except for its sill.

'Coinage Hall': reused medieval doorway

There is a modern extension right of this and right of the extension is a shallow-depth single-storey modern lean-to with two window openings. Within this lean-to is a wide window opening relating to a former probable fireplace feature. At first floor slightly right is a small wing carried on stanchions. At far right is a wide doorway, spanned by a segmental brick arch, to a passage that was cut through the building at some time.

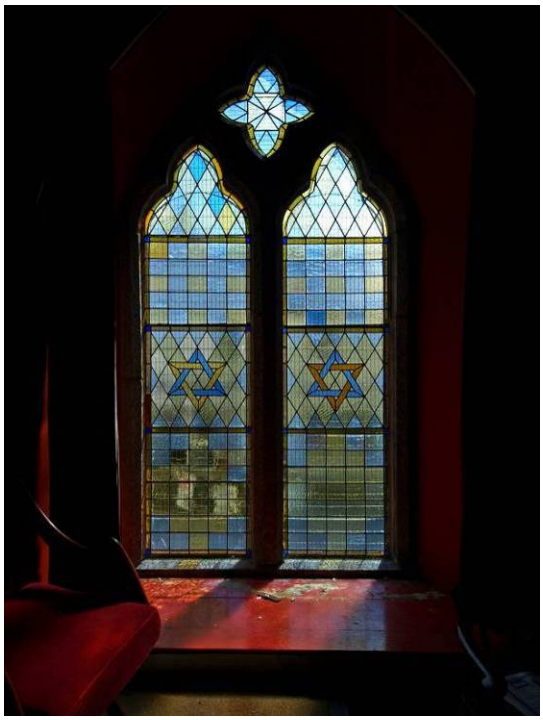
Right of the passage is a deep wing ('Coinage Hall') with its front wall facing north. This wall is much rebuilt and incorporates reused dressed stone and a reused medieval chamfered pointed-arched Pentewan stone doorway.

7.9.2.4 Interior

The interior of the Convocation Hall contains some interesting fabric and features. The undercroft is vaulted (two separate stone rubble vaults running the full length of the building but divided by a stone axial wall that carries a chimney above). The vault that spans the smaller south undercroft is narrower, probably set back from the front to provide space for a stair flight to the main floor and presumably also a basement staircase in the approximate location of the present basement staircase. Graffiti incorporating a date of 1742, apparently drawn into the lime mortar of the walls when the mortar was still wet, is part of the interest of the building and begs detailed study. During the Masonic period until about 1920 the basements were let to other users.

Vaulted basement of the Convocation Hall

The main room on the upper floor has plastered walls and ceilings and is fitted out as a Masonic hall. The plasterwork of the main hall may in part relate to the 1853 works to the building for the Duchy of Cornwall when the upper floor was removed and the ceilings raised to accord with the tall windows that were inserted. There is no visible evidence for the removal of a stone cross wall that was proposed as part of the work to create two offices proposed in the 1852 Duchy specification. Absence of this evidence means that either the room was totally re-plastered for the Masons after the removal of the partition, or that the room never had a partition fitted as intended and that the present plasterwork is predominantly of the 1853 works. As already suggested the central window of the present room space appears to be of similar date to the large windows. This window was blocked when the Masons acquired the building and was unblocked as part of their scheme. Other alterations carried out to convert the room to a Masonic hall include re-glazing the 1853 windows with fine coloured glass with Masonic symbolism.



Convocation Hall: Masonic glass of c1879 inserted to windows inserted 1853 for the Duchy of Cornwall

A dais at the north end and a thickened length of wall (lath and plaster on studwork) at either side of the dais for most of the height of the room must also be part of the scheme for the Masons. A pointed-arched niche (not shown in the 1852 Duchy plan) in the front wall (immediately behind a buttress) must also have been created for the Masons. This feature is similar to two pointed-arched niches in the c.1840 scheme for the conversion of the stage area of the Old Theatre in Penzance to a Masonic hall. A peep-hole (with flap) in the (1853) double-planked door to this room is also a Masonic feature. A projecting chimney breast in the rear (west) wall, towards the south end of the room, now has no visible fireplace but is presumed to have contained a fireplace during the earlier period of Masonic use. Brass former gas lamps were fitted during the period of Masonic use and the ceiling has Masonic symbols fixed to it.

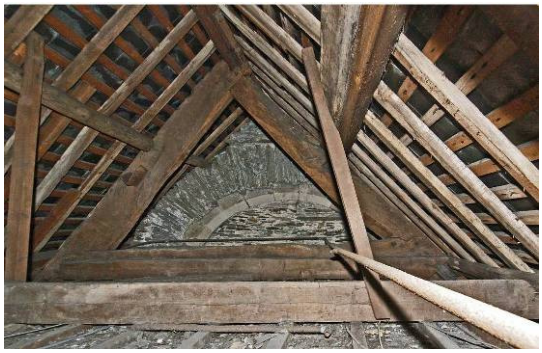
The present staircase, built of pitch pine and with turned balustrade, and associated partitions, doors, and floors, are all part of the works carried out for the Masons.

It is likely that the upper room was used by the Freemasons as a less formal meeting room. In this room the features fitted for the Masons include the cast-iron and tiled fireplace and a small 2-pane sash window.

Masonic glass in rear window of vestry in the Convocation Hall, the window made of reused historic granite fragments

In the cloakroom (ante room to the main hall) there are benches and coat pegs fitted for Masonic use. Coloured glass in the rear mullioned window is stylistically similar to the glass in the main windows in the Masonic Hall. A spy hole in the door between the cloakroom and the main hall appears to be an alteration to a door fitted as part of the Duchy scheme of 1853, the door construction is as described in the Duchy specification for internal doors: '*cross boarded inside ---- and hung with massive iron bar hinges fixed to the outside of the door*'.

Central to the south wall of the Convocation Hall building can be seen the lower part of a former rose window with chamfered inner face. The sash window fitted for the Masons is within an opening cut through the lower part of an original medieval rose window outer frame. The upper part of the rose window can be seen within the roof space. This window survives from the north gable end wall of the original Duchy Palace and must have been blocked when the Convocation Hall was added, and once again revealed when the Duchy Palace to the south became roofless, reputedly during the Civil War, as shown in the 18th century Buck print.



Late 16th century roof structure and medieval rose window at south end of the Convocation Hall

Within the loft spaces the oak roof trusses and threaded purlins (where these survive) are stylistically and structurally mid-late 16th century. The collars and truss blades have halved and lapped dovetail (or fish-tail) joints. The truss adjoining the south side of the cross wall that is towards the left-hand side of the building has mortise joints to its collar, stylistically a slightly earlier type. The bay spacing at the south end terminates with a half bay, probably the result of the pre-existing south wall being included in the spacing of the bays. The larger roof at the north end of the building is lightly smoke-blackened but the smaller roof at the south end is 'clean'. This difference in surface survival may be explained by the larger north end of the hall being originally without a ceiling and that the fireplace was inefficient in preventing smoke loss. The presumed 16th century lateral chimney breast, with 19th century brick chimney shaft, to the rear wall that relates to this end of the building, has probably at some time contained two flues, presumably original to, or fitted to the chimney breast when an upper floor was fitted within the existing building volume, probably in the 17th century, partly within the roof space (see Buck print). A 1979 Pounds plan shows a further probable stack in the back wall farther to the north, now presumed to be within the adjoining building (No 1 Fore Street). The trusses have tie beams that were added in 1853 as part of the Duchy scheme when the upper floor was removed. There is no evidence within the ceiling fabric to suggest any re-use of materials from the old floor.

The upper floor level and the fireplace that relate to it (under a 16th century stone stack) at the south end of the building is a replacement of a former probable 16th century, or 17th century, upper floor that until 1853 existed for the whole length of the building. This floor was lit by four dormered mullioned windows from which one sill remains *in situ* in the front (east) wall.

Former Debtors' Prison: 18th century roof structure and lining of security boards

Within the former debtors' prison is much 18th century historic fabric and there are many features of the building's former use. There is a passage at the rear of the building that was inserted to provide secure access to the former cells from which some original studded doors survive. The upper floor has very thick ceiling planking to reduce the opportunity to escape and this planking is repeated under the roof structure. Similar planking survives in the rear wing of 'Shire Hall'.

7.9.2.5 Significance

The Duchy Palace is unique in Cornwall and is now an icon of Cornish culture and history. It is probably the largest medieval secular building complex that was ever built in Cornwall and it is the largest medieval secular building to survive. It is celebrated as the building that was central to the administration of Cornwall and as the medieval centre of its former great tin industry. It was the seat of the Stannary (tinners) Parliament until 1752. It is arguably the first, and also the oldest surviving, 'count house' (account or counting house) relating to the Cornish tin industry. It once housed the earliest known strong-room relating to business activity in Cornwall and the surviving vaulted undercroft of the present Convocation Hall may be part of the secure storage of the original 'Treasury' building. It was once the most important Stannary building in Cornwall and also hosted the County Court and the Stannary Court. There is probably no other building in the county that can claim so many important original or former functions.

The Convocation Hall is an integral, though later in date, part of the whole Duchy Palace. It is arguably now the most recognisable surviving element of the medieval building. The changes carried out for the Duchy of Cornwall, and the later Masonic features add another dimension of historic interest to the building.

Similarly, the changes made to the Duchy Palace to convert it to a debtors' prison add considerable interest to what has survived.

7.9.3 Lostwithiel Bridge

Lostwithiel Bridge from south-west

Lostwithiel Bridge is one of the best medieval road bridges in Cornwall. The bridge forms a west-east crossing of the River Fowey linking the road from Bodmin through North Street to the old through route from the west that passes to Grenville Road and on towards Liskeard. In the later medieval period this bridge was the farthest navigable point from the sea, except for small boats that could go up river at least as far as Restormel Manor, close to Restormel Castle. Since that time mining activity upstream has caused progressive silting up so that the lower part of the bridge is now buried under sediment.

The present bridge is thought to date from a rebuild recorded in 1437 when it was constructed to replace an earlier probable timber bridge, possibly at a different crossing point, and with parapets added in 1686 (Henderson and Coates 1928). Four central spans of pointed arches of two orders and with cutwaters to the refuges appear to be the original bridge. A further similar but lower arch to the west may be a slightly later addition. It is said that there are further arches beneath the road towards the Globe Inn slightly farther to the west. East of the original arches is a large round arch and a further much smaller arch, both of these thought to be of late 18th century date, but there is reference to the bridge being extended at this end in the 17th century. This end of the bridge may once have incorporated a gatehouse or at least a drawbridge (or removable timber span) to defend the town from the east. Alternatively, the rebuilding at this end may be evidence for the course of the river having moved to the east requiring a lengthening of the bridge in this direction. The bridge is built of local stone except for the 1686 and later alterations that have granite dressings.

7.10 Tudor and Elizabethan Lostwithiel (1485-1603)

Lostwithiel has only one secular building that clearly appears to date from the 16th century. This is known as Taprell House, so named because for about one hundred years it was the home of the Taprell family.

A house with a 16th century doorway, but re-sited long ago, is No. 31 Bodmin Hill.

The Convocation Hall of the old Duchy Palace has a late 16th century roof structure and chimney.

No. 22 (Old Dower House) Fore Street, part of the 18th century rebuilt street front of the mansion house now known as Taprell House

7.10.1 Taprell House

Taprell House is a rear wing of a former great house within the town. Note that its name is modern (applied from the Taprell family which once occupied it) and the building was referred to as a 'mansion house' in an indenture dated 1691 (Gillian Parsons, pers. comm.). Its former plan area including what was rebuilt in the mid 18th century as Edgcumbe House (in front of Taprell House), facing onto Fore Street, and possibly also No. 22 Dower House, also facing onto Fore Street and its rear wing, No 22a that includes further 16th century fabric and features.

Taprell House (grade II* as part of Edgcumbe House) probably originates in the late 16th century based on surviving architectural features both within the fabric of Taprell House, and also within No. 22a Fore Street and its associated courtyard. There are also removed loose features within the yard, and reused features within the rear buildings associated with the King's Arms public house that adjoins to the left of Edgcumbe House with its rear courtyard adjoining Taprell House.

Rear of Edgcumbe House and Taprell House as rear wing on the right

At the rear of Taprell House is a further building range that incorporates reused 16th century historic features. This extended wing is partly domestic and partly industrial and extends almost to North Street. Behind No 22a are the remains of a further industrial wing terminating with the Old Malthouse facing North Street.

It is possible that these wings have always been service wings of a deep U-plan merchant's house that extended between Fore Street and North Street with a narrow courtyard between, the rear parts of the service wings successively rebuilt to fulfil changing requirements. Alternatively there were two merchant's houses on this overall site with Taprell House occupying a larger plan and including the rear courtyard.

Merchants' houses at this time would usually have had a workshop to the ground floor at the street front. This arrangement meant that town houses of this period did not usually follow the plan arrangement as would exist with a farmhouse (usually with a through passage and a hall at the higher end and an adjoining parlour wing and a service end at the lower side of the passage).

The rear wing that is Taprell House has what appears to be a parlour with a kitchen behind, to the ground floor, and fireplace provision for two bed chambers above, one of which has an ensuite garderobe.

A moulded granite corbelled course adjoining right of the main courtyard frontage of Taprell House may be re-use of a former jettied front that may have existed onto Fore Street until this was rebuilt as Edgcumbe House in the mid 18th century.

The front wall of Taprell House has much original 16th century masonry and features at ground-floor level. This wall is very well built slate-stone and granite ashlar above a dressed granite plinth, incorporating some unusually long lengths of stone and with very fine lime-mortar beds (its appearance now much compromised by crude cement-mortar pointing). The openings have granite moor-stone dressings.

At the southern end of the elevation is a 4-centred arched chamfered doorway, with leaf carving to the spandrels, recessed within a chamfered outer frame. Right of the doorway is a wide window opening with original rebated jambs, its sill later lowered and its lintel replaced in white granite but with rebating to match the original jamb detail. This alteration may coincide with the fitting of granite wash basins to the inside of the window. Right of this window is a most interesting and rare original bay window with original casement-moulded jambs and original chamfered sill. The rest of the window has been replaced with a wooden bay window surmounted by a hipped slate roof. However, the original form of the window can to some extent be deduced by the stooling from former corner mullions. This window appears to have been designed to serve the high end of the parlour part of the wing, probably to light a long table that must have run most of the depth of the building. Right of the bay window is a widened window opening, the original opening a narrow slit ventilator opening that must have served the former hall/kitchen within. Only the chamfered head of this window survives. At a short distance to the right the former slit window is a wide, chamfered, 4-centred-arched doorway, its design of lower status than the other doorway at far left. Right of the doorway is a much altered and rebuilt window opening that probably originally contained a slit window like the one to the other side of the doorway and at the same distance from it.

The upper part of the elevation of Taprell House has been totally rebuilt or refaced, and there is also later alteration. This rebuilding is probably coeval with the re-roofing with the present roof that stylistically appears to date from the late 17th century.

At the front, later alteration includes a splay at far left to provide space for the 18th century stair wing window at the rear of Edgcumbe House.

Taprell House

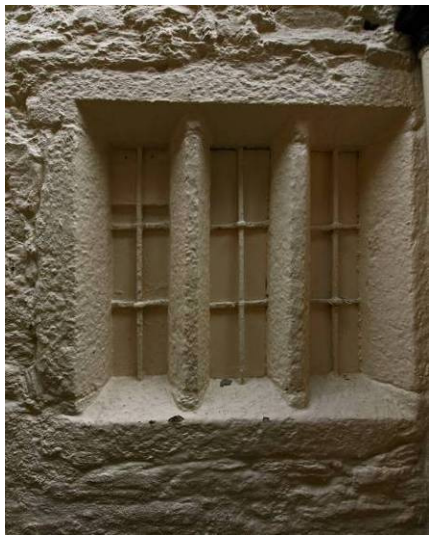
Reused corbel string in building right of Taprell House

A small window opening to the right of the front is also probably 18th century as is a wider opening right of this spanned by an oak lintel. A series of three wide window openings set under the eaves centre and right of the elevation spanned by white granite lintels appear to be much later, probably early 19th century, and probably replacing a series of smaller 18th century openings spanned by oak lintels at a lower level like the window opening towards the left. Near the right-hand corner is a former small window opening later converted to a loading doorway and finally blocked. Original stonework rises above a string course into 1st-floor level right of this window proving that the original building was a two-storey structure.

The rear elevation of Taprell House (visible from within the rear courtyard of the King's Arms) displays a similar story of alteration to that displayed at the front. The ground-floor stonework is the original (painted) local rubble. The upper floor is faced with what appears to be reused dressed or faced granite.

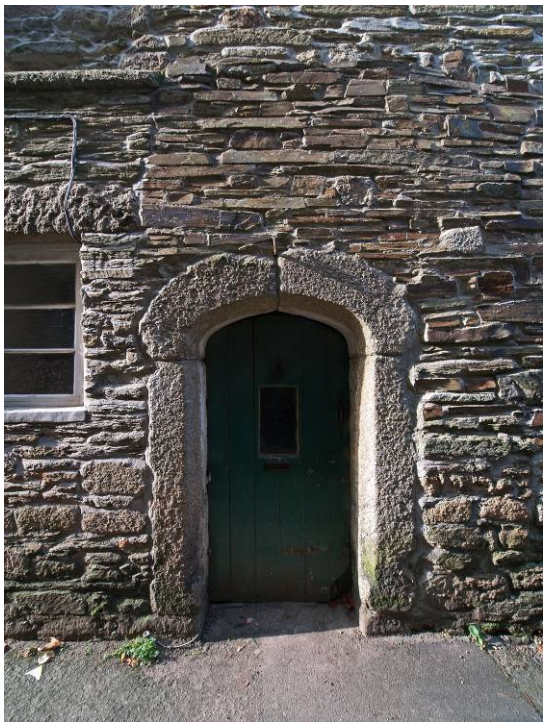
At far right is an original granite 3-light mullioned window with original wrought-iron ferramenta. Left of this is an opening cut in the late 17th or mid 18th century and containing a pair of mid 18th century 8-pane sash windows with thick glazing bars set into a deeply recessed simple dressed granite outer frame. Both of these window openings are blocked on the inside, for privacy between the two properties.

At far left of the visible rear elevation (about 60% of what can be seen at the front) is a rebuilt area of rubble masonry at the approximate location of a splayed feature on the inside. The upper floor has been re-faced in reused dressed granite and selected coursed stone. This may have been reused from another part of the building that was demolished when the building was re-roofed in probably the late 17th century. Above the refaced area to the ground-floor, left, is a wide opening that is partly occupied by a modern casement window. This opening, and the evidence of alteration below, is presented internally as a tall splayed opening that may be evidence for a former stair position. Towards the right, above the 18th century sash window is a window opening of similar proportions but its jambs constructed of granite ashlar. At far right, above the 3-light mullioned window are the jambs and lintel of the outer granite frame of a similar original mullioned window. Right of this the upper walling is visible above a lean-to roof that is part of the rear of the King's Arms, and immediately right of the window, below sill level, is a granite lintel presumably relating to a ground-floor feature, probably a doorway. Right of this length of wall is a blocked probable former mullioned window, also original to the building. This window opening extends beyond the present rear wall of Edgcumbe House. The heads of the original first floor windows probably accord with the original eaves level of Taprell House before it was re-roofed, approximately at the present eaves level. The re-facing of the upper floor appears to have been in response to structural problems with the original wall. The rebuilt wall facing to the left of the mullioned window frame is set back from the face of the earlier wall in order to make it more vertical.



Taprell House rear mullioned window

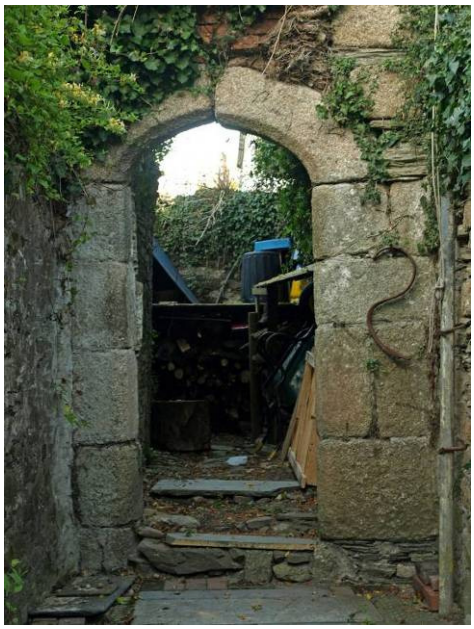
Taprell House: rear wall: 16th or 17th century window openings



No. 22a Fore Street: 16th century doorway in east wall

No. 22a Fore Street (rear of No 22) has a 16th century 4-centred arched doorway to its south side elevation that faces a narrow lane known as Malthouse Lane. Left of the doorway there is a mid-floor moulded string course extending from the rear corner masonry of No 22. Towards the left of this section of wall is a wide 18th century window opening on each floor. Under the ground-floor window are the straight joints of a former doorway, possibly where an original granite doorway once existed. The moulded arch-headed frame of a similar doorway survives roughly reassembled within the rear courtyard of No 22a. Also, there are many more 16th century doorway and window fragments, their survival representing what must have been an important building extending over a considerable area probably in this approximate location or possibly also at the Fore Street front before it was rebuilt in the 18th century. Rear of the rear courtyard on the left is a 16th century 4-centred arched chamfered doorway that gives access to what appears to be the remains of a stair turret.

The Old Malthouse, at the North Street end of this former continuous building range has a reused 4-centred arched doorway in its west wall. Set into the north-east corner of the road frontage elevation of the Old Malthouse is a re-sited lease stone inscribed: 'WALTER KENDAL OF LOSTWITHIELL WAS FOUNDER OF THIS HOUSE IN 1658 HATH A LEASE FOR THREE THOUSAND YEARS WHICH HAD BEGINING THE 29TH OF SEPTEMBER ANNO 1652'



No. 22a Fore Street: 16th century stair turret doorway at rear of rear courtyard

Old Malthouse: reused 16th century doorway in west wall

Many of the datestones found in Lostwithiel bear the Kendall family initials. The Kendall family country seat is Pelyn, a fine 17th century house just outside Lostwithiel, recently restored to Kendall ownership.

The interior of Taprell House (now a public library) retains many original features. The single most impressive feature is an enormous chamfered and basket-arched hall/kitchen fireplace. This must be one of the largest fireplaces in Cornwall and was clearly designed to support the cooking needs of a substantial household. Right (east) of the fireplace, in the front wall return is a 4-centred arched

keeping place. As already described, a bay window in the front (east) wall probably relates to the parlour end of this overall space, probably designed to light a large table. In the rear wall is a wide splayed recess that extends to almost the full height of the building. This is probably a former winder stair position.

Taprell House: large kitchen fireplace

A probable parlour fireplace is situated in the rear (west) wall at the south end of what is now one large room space. This chamfered fireplace has a flat lintel and there is a granite relieving arch above. Left of the fireplace is a pair of basket-arched chamfered granite keeping places. Directly opposite this fireplace, in the front wall, is a wide window opening spanned by its original ovolo-moulded and rebated oak lintel. Within what might originally have been the window seat area of the window opening there are round sinks cut into a continuous slab of granite. This feature is similar to those found in the laundry room in the west range of Cotehele House. This may be an original feature or more likely was fitted later.

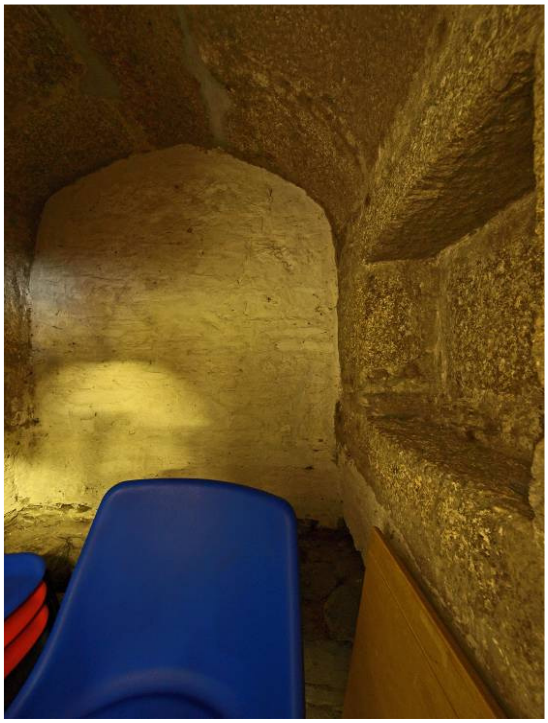
Within the narrow adjoining room space at the rear (west) end (now containing a WC) is the inner face of the (blocked) original 3-light mullioned window that faces into the adjoining rear yard of the King's Arms public house. Two ceiling joists at either side of this room are probably also original, or may be remains from a late 17th century re-flooring.

Window opening with granite sinks and moulded oak lintel

On the upper floor are further original features, the most notable of which is a garderobe in the north wall in the north-east corner of the room. This feature is accessed through an original 4-centred arched doorway and within the garderobe the ceiling is a 4-centred granite vault and there is a ventilator window opening in the west wall and a keeping place in the east wall. The seating area is also well-preserved. Also in the north wall, to the right is an original keeping place. In the rear wall of the main room space are two blocked original chamfered granite fireplaces, one near the north end with its original flat lintel, the other near the south end with its lintel removed when the outer face of the wall was rebuilt probably in the late 17th century when the roof was replaced, or possibly later. Long grooves cut into the rear wall are evidence of former probable 18th century wooden panelling.

Fireplace and garderobe doorway in NW corner

First floor from rear (north) end



G*arderobe: vaulted interior*

7.11 17th century Lostwithiel

Within the study area the following building have been identified as having 17th century fabric or origins:

Bodmin Hill: Avery House, and Hill House (datestone 1683)

Duchy Palace (alterations)

Fore Street: No. 3 (1605 RP datestone at rear); No. 9 (TBA 1688 datestone); No. 15; No. 22

Masons' Row: arched granite doorway in wall

Mill Hill: The Old Mill (datestone WK 1641)

North Street: Nos. 16 and 17

Queen Street: No. 15 (datestone STE 1682)

Taprell House (alterations, see earlier paragraph)

7.11.1 Avery House and Hill House, Bodmin Hill

These two houses are a mid 19th century subdivision of a former important probable merchant's house, perhaps surprisingly sited quite a distance up Bodmin Hill away from the town centre, but on the principal route from the town centre towards Bodmin.

Hill House (left) and Avery House (right)

Avery House with stucco removed revealing earlier features

Avery House: 18th century stair into 17th century roof space

This house has undergone some alteration since first built in 1683 (datestone) or possibly earlier, and has been extended at the rear in the 18th and 19th centuries. A 1683 datestone has been re-sited in a 19th century wing at the rear. Features in the front wall were revealed recently when the stucco was

removed. It was obvious from the evidence revealed that the window openings at ground and first floor levels had originally been much wider and probably contained oak mullioned windows. In the early-mid 18th century the window openings were made narrower to accommodate the fashionable sash windows, at this time with thick glazing bars. These were replaced with horned sashes in the late 19th century. Also in the early-mid 18th century the 2nd floor was added by heightening the front wall by about 0.75 metres and by creating window openings the same width as those openings that had been reduced in width below.

The interior of Avery House has an original late 17th century roof structure, modified in the early-mid 18th century when the attic was converted to a proper upper floor. Some of the collars have been reused at a higher level and one of the front truss blades has been cut back to make more headroom. The location of the original staircase was not identified but the existing staircase is early-mid 18th century and rises through three floors in a stair wing at the rear. The original rear wall at the time of inspection visible within the building displays much alteration and may survive from an earlier building.

Hill House has further original 17th century features. There is an *in situ* first floor chamfered granite fireplace in the back wall, and a possibly reused similar fireplace in the room backing onto this. The staircase is mid 19th century and was inserted when the original house (Avery House and Hill House) was divided into two unequal houses.

7.12 18th century Lostwithiel

Lostwithiel is rich in 18th century buildings with particularly good survival from the late 18th century. The buildings that can be dated reasonably confidently within this period include the following alphabetically in street order:

Bodmin Hill: Finchley House; No. 26 (Camellia Cottage) and ruin right of No. 26.

18th century buildings in Fore Street: include: No. 1; No. 2; No 4 (Tremean) (17th century datestone at rear); No. 5; No. 10; Nos. 11 and 12; No. 13; No. 14; No. 15 (poss 17th century origins); No. 17.

18th century buildings in Grenville Road include: No 16; Earl of Chatham (older part to left, early 18th century or possibly older); Nos. 41 and 43; the Old Post Office.

Mill Hill in Bridgend has 18th century fabric contained within the Old Mill, and Nos. 5-9 is an interesting row of vernacular houses.

No 4 Monmouth Lane appears to be 18th century but may be earlier.

North Street has some good 18th century buildings. The most notable of these are Nos. 21 and 23, both of which are fine mid 18th century town houses with some good internal features. No. 21 has an original staircase with square newels and turned balusters, and 2-panel doors to the second floor. No. 23 has some original panelling and original staircase. More modest examples include Nos. 8 and 9, a three-storey building, (Lloyds Bank); 22 and 22A; (Dower House); No. 23; No. 24 (poss 17th century origins); Nos. 25 and 26; Nos. 27 and 28; No 34; Edgcumbe House; Guildhall; John Bragg Antiques; Kings Arms.

In Parade Square the Monmouth Hotel has the overall proportions of an 18th century town house but was rebuilt in the 19th century. Three-storey houses made better use of space on a tight urban plan and influenced by national trends towards taller buildings in urban situations.

Shire House in Quay Street is an 18th century house that incorporates the original medieval south wall of the Duchy Palace in its rear wall.

Queen Street has many 18th century buildings including Nos. 2, 3, 4 and 7. No 8 is one of the finest 18th century buildings in the town and the Old Grammar School of 1781 is one of the best buildings of its type in the county.

A final example representing the 18th century is Bridge House in the Parade. This is a distinctive late 18th century house with wide window openings to the ground floor and slate-hanging to the upper floor.

Bodmin Hill

Nos. 11 and 12 Fore Street: a large town house that was subdivided into 2 houses in the early 19th century

Edgcumbe House, Fore Street, the rebuilt street front adjoining Taprell House

Edgcumbe House, Fore Street: fine mid 18th century open-string staircase with column newels, turned balusters and ramped handrail, the stair wing lit by 18th century sash windows with thick glazing bars. Edgcumbe house is an 18th century rebuild of the frontage of a mansion house now called Taprell House

Guildhall, Fore Street: a fine public building built c1740 (incorporating fabric from an earlier building), now the Town Hall and Lostwithiel Museum partly within former town gaol, below; note tall upper floor with original sash windows with thick glazing bars

Guildhall, Fore Street: fine original 1740 interior with gallery at west end (above) and benches at east end (below)

Gaol window at rear of the Guildhall (Guildhall Lane)

Nos. 16 and 17 Fore Street: Two late 18th century town houses, now commercial premises

King's Arms, Fore Street: a late 18th century building

King's Arms, Fore Street: original late 18th century open-well staircase

No 23 Fore Street: Venetian window to 1st floor is a good late 18th century feature

Earl of Chatham, Grenville Road: 18th century or possibly older

Nos. 41 and 43 Grenville Road: 18th century or possibly older

No 8 Lanwithan Road: an unusual 18th century vernacular building at the entrance to Lanwithan Farm

Old Mill, Mill Hill

Nos. 5-9 Mill Hill

No. 4 Monmouth Lane (18th century or possibly earlier)

No. 21 North Street

Shire House, Quay Street

No. 23 North Street

Old market house (1781), Queen Street, a granite ashlar frontage with a strong Palladian influence with central bays broken forward and surmounted by a triangular pediment. Note that only the façade survives; the remainder is a 20th century rebuild

Monmouth Hotel, Parade Square, probably late 18th century in origin but rebuilt later

No. 8 Queen Street is a fine early 18th century town house with original door-case and many original sash windows with thick glazing bars. The theme continues with a steep-pitched hipped roof over a moulded eaves cornice. A very unusual and rare feature in Cornwall is the mid-floor pseudo jetty with a moulded cornice

7.13 19th century Lostwithiel

The 19th century contribution to the architecture of Lostwithiel is more wide ranging stylistically than any previous century. Buildings that represent the various architectural styles and activities within the town include the following:

Bodmin Hill: No. 28 and 29; No. 30; No. 31; Lostwithiel Junior and Infants School (1870)

Duke Street: No 3

Edgcumbe Road: No 12 and Uzella (Gothic style windows)

Fore Street: No. 29 (Boseglos, part by GE Street)

Grenville Road: Toll House; No. 18; No 25 (Glenview House); 40 (Oak Cottage); No. 48; Chapel of St Saviour (Chapel of Ease).

King Street (a complete planned street)

St Faith's

St Winnow School

Methodist Free Church and Sunday school (1900)

No. 6 Parade Square (c1800)

Nos. 2 and 3 Duke Street (difficult to date)

No. 3 Bodmin Hill (stepped character)

No. 6 Monmouth Lane (smallest house frontage)

Nos. 29-33 Bodmin Hill: No 29 (left) is an early 19th century building that was probably originally a working building but later converted to a handsome house

Royal Oak, Duke Street

Royal Oak, Duke Street its LH wall in King Street

King Street

Nos. 24 and 25 Bodmin Hill

Nos. 16 and 17 Summers Street, an unusual street of rear elevations, the opposite side facing the view

Nos. 11-19 Castle Hill

In the early-mid 19th century rows of unequal cottages gave way to planned terraces of cottages become reasonably numerous in the town and most notably in King Street, one of the most striking of such developments in the county. At the far end of King Street is the pedimented frontage of a former Wesleyan chapel, since converted to residential accommodation. This is the most dramatic of such relationships with a planned street terminating with a Methodist chapel. Comparable but not the same is Chapel Street in St Just and Trelowarren Street in Camborne, in each case with a Methodist chapel as an eye-catcher at the end of the street.

King Street appears to have been developed by a substantial builder named Philp, who owned two houses in the terraces dated 1783, and the rest of the houses seem to be modelled on these (Gillian Parsons pers. comm.).

No. 31 Bodmin Hill

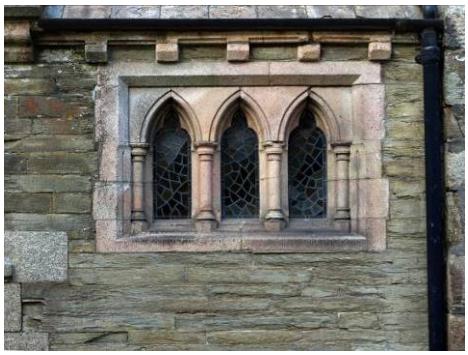
No 31 Bodmin Hill has been grouped with the 19th century period of Lostwithiel due the early 19th century style represented in its front room. However, it is a most unusual house of many phases including a good late 18th century staircase. In the rear left-hand room is a reused 16th century doorway (see paragraph on 16th century buildings).

1 The Parade (Sherwood House)

Sherwood House was built about 1800 and its staircase demonstrates the fashion change between this house and the staircase in No. 31 Bodmin Hill

Nos. 10 and 12 Edgcumbe Road

Nos. 1 and 2 Summers Street



No. 29 Fore Street (detail) by GE Street

Nos. 6-8 Bodmin Hill

No 60 Grenville Road

View of St Winnow School from Grenville Road

Chapel of Ease (St Saviour), Grenville Road

St Winnow School

From the mid 19th century some named architects start to leave their mark, the most notable of these GE Street who designed several important buildings in the town and around. Also in the second half of the century the rather understated Regency Gothic of the early 19th century is given a full-blown Gothic makeover.

During the mid-late 19th century the Gothic style was used particularly for public buildings of various kinds. It was the favoured style for schools and also widely used for churches and chapels, but in some cases the style filtered through to domestic buildings, as used at Nos. 6-8 Bodmin Hill. Outside the town centre, St Faith's (a home for fallen women) is a good example of the Gothic style being used for an institutional building, this style considered at this time to represent Christian values and therefore high moral values.

Also, during the second half of the 19th century the design favoured for many domestic buildings was a simplification of the classical style that had been evolving for three hundred years, from the beginning of the Renaissance style in England. Versions of this style were used for working buildings such as warehouses, mills and farm buildings. The use of round arches for the lime kilns and railway buildings at Lostwithiel, and elliptical arches at Castle Farm demonstrates this practice.

Lostwithiel CP School, Bodmin Hill

No 22 North Street (mid-late 19th century, eclectic style)

No. 22 North Street is a mixed style building but incorporates a polite Gothic theme.

St Faith's was a home for 'fallen women'. During the mid and late 19th century the Gothic style was considered to be appropriate for institutional rehabilitation.

Old ballroom, Queen Street (rear of King's Arms)

7.13.1.1 Industry

Industry has always been one of the main activities in and around Lostwithiel. Lime kilns and warehouses were generally built near the river. The arrival of the railway in 1859 saw a dramatic change from water dependant trade to a national overland communication.

Great Western Village (old GWR coachworks)

Signal Box, Lostwithiel Station

Stannary House, Quay Street (warehouse converted to house)

Lime kilns, Quay Street

7.13.1.2 Shops

Lostwithiel has a rich variety of shop fronts. However, very few of these were built as part of the design of the building that they occupy. Most have been inserted to town houses or merchants' houses and this has often involved considerable feats of engineering.

No. 12 Fore Street is one of the best shop fronts in Lostwithiel. This was inserted to a late 18th century town house (Nos. 11 and 12); a further shop front was added c.1900 to the other end of the house.

No. 25 Grenville Road has an unusual late 19th century shop front inserted into an early 19th century villa.

No. 1 Duke Street is one of the few purpose-built shops in Lostwithiel.

No. 25 Grenville Road (inserted shop front)

No. 12 Fore Street (mid 19th century)

No. 1 Duke Street (purpose-built corner shop)

No. 5 Fore Street (large inserted shop front)

No. 11 Fore Street (c.1900)

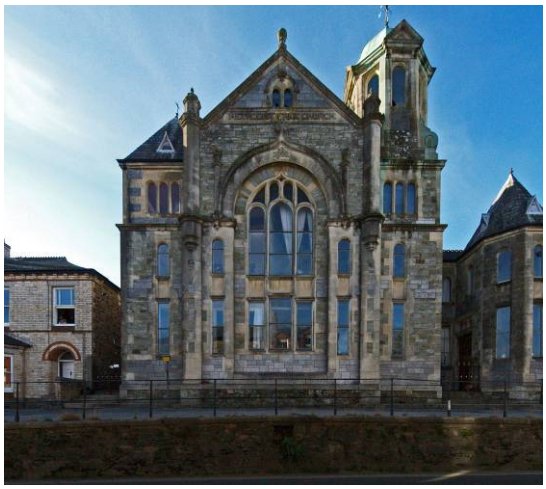
Chapel House, Restormel Road

Old Reading Room, Mill Hill

Lostwithiel Social Club, Fore Street

Drill Hall, Parade Square

Old Toll House, Grenville Road



Former Methodist Chapel 1900

Public buildings and places of worship proliferated in Lostwithiel particularly during the 19th century as was the trend elsewhere.

Turnpike houses collected tolls to support road construction and maintenance; the one at Lostwithiel situated on the old road into the town.

Accomplished architectural style was one of the ways that the Methodists of various denominations competed for congregations.

Lostwithiel Social Club is a good example of a confident public building on a corner site.

The old Drill Hall is rare early example of the use of corrugated iron and its survival gives real meaning to 'Parade Square'.

The word 'villa' conjures images of classical design based on villas of the Roman Empire. However, during the 19th century the word villa became synonymous with a house designed for civilized living, and as the architectural style changed in favour of Gothic the word villa persisted to include

this and other architectural styles. At its most basic the distinction between a house and a villa was the inclusion of a simple architectural refinement such as projecting eaves, token classical detail, bay windows or simple porches or verandas. The final manifestation of the style is with the earlier bungalows, often with verandas. Lostwithiel has some good examples of the villa style near the fringes of the town.

Wesley Villas, Restormel Road

Nos. 29 and 30 Summers Street

Glentworth Terrace, Restormel Road

Clifden Terrace

Melville Terrace

7.14 Architectural and survival context

Lostwithiel needs to be compared to other towns in the county that retain (pre-1485) medieval buildings. A numerical comparison is only part of the story; also to be considered is the architectural quality, plus extent and importance of surviving historic fabric.

Fowey has five medieval buildings within the town: Church of St Fimbarrus (or St Nicholas), grade I; 'Food for Thought' Restaurant (grade II*); Fowey Museum (grade II*, probable former Guildhall), Trafalgar Square; late 15th century blockhouse (grade II*) remains at the harbour entrance, and parts of Place (grade I), the seat of the Treffry family. Part of the Ship Inn (grade II*), including a medieval window *in situ*); and the building opposite 1 and 1a Lostwithiel Street (grade II), the two buildings formerly joined by a town gate, also contain medieval fabric. Just outside the town is the oldest windmill (grade II) in Cornwall, possibly Norman in origin.

Launceston has three standing pre-1485 buildings within the town: Launceston Castle (grade I), the Southgate (grade II*), town gate, and the tower of the Church of St Mary Magdalene (grade I). Outside the present town are the Church of St Stephen (grade I); the footbridge over the River

Kensey at St Thomas (grade II), and the ruins of the Priory of St Thomas (SM).

Bodmin has two standing medieval buildings: St Petroc (grade I), Norman Tower, otherwise late 15th century; and Chapel of St Thomas Becket (grade II*). There are also below ground remains of a medieval priory.

Liskeard has two medieval buildings: Church of St Martin (grade II*), and Stuart House (grade II*), extended in the 17th century.

Looe has many early buildings but none of these is thought to be pre 1485. The parish church of St Martin-by-Looe is medieval but is about a mile from the port of Looe.

Penryn has many early secular buildings but none of these can be dated earlier than 1485. The only medieval building is Glasney College (SM), the remains of which, except for part of the east wall of the north aisle, are below ground level.

Padstow has one medieval building, the Church of St Petroc (grade I). Prideaux Place is 16th century and 17th century but may retain medieval fabric. Abbey House appears to be 16th century but may have earlier origins.

Truro has only one visible medieval building, the Old Bridge (grade II) in Old Bridge Street, the remains of which can only be seen from underneath.

St Austell has only one medieval building, the Church of the Holy Trinity (grade I).

Camborne has one medieval building, the Church of St Meriadocus.

Redruth has no standing medieval buildings within the town but just outside is the Church of St Euny that has a possibly late 15th century west tower, the church otherwise rebuilt in the 18th century.

Wadebridge has a 1485 bridge, the longest medieval bridge in Cornwall. It was widened in 1847.

Helston has no standing medieval buildings but there are probable remains of a medieval castle under the present bowling green.

St Just-in-Penwith has one medieval building, the Church of St Just (grade I).

Falmouth, Penzance, Saltash and Bude have no medieval buildings within the core town areas.

Principal (church-town) villages within Cornish parishes generally retain their medieval churches.

Based on this evidence it is clear that what survives at Lostwithiel is very special and rare. This is particularly remarkable given the relatively small size of the town compared to many of the others listed that retain pre-1485 medieval buildings.

8 Issues and opportunities

8.1 Potential barriers

By Eric Berry

Potential barriers are those that might inhibit aspiration or restrict ambition for Lostwithiel. The people of the town certainly appear to present no barriers to real progress that is good for the future of Lostwithiel. There is an exceptionally strong community spirit and willingness to co-operate and develop partnerships and linkages that are for the benefit of the whole community. There is also a strong recognition that the distinctive character of the town must be preserved and enhance in order to retain the strong identity of the town and for its commercial success and for the quality of life for its inhabitants. It is also recognised that the town needs to better open its doors to the opportunities that tourism (from within the county and beyond) offers.

The setting up of the Lostwithiel Forum Development Trust Limited (LFDT) now presents a real opportunity to remove any psychological boundaries that might exist in the town. There are now real opportunities to build on and combine all the good work that has been achieved by so many individuals and organisations over the years. Lostwithiel has good community buildings used by worthy societies and organisations, and the local schools, that achieve so much that benefits and enhances the quality of life in the town.

The greater sharing of social and educational facilities and resources in Lostwithiel must be a key objective to achieve appropriate regeneration and enhancement. Existing quality facilities include the fine museum, excellent local schools, an active community centre, the church hall, Lostwithiel Social Club, the under-used former drill hall, and other publicly accessible buildings like Taprell House, the church and also good public houses, and the many commercial premises that already celebrate, or benefit from, the historic interest of the town.

All now need to cooperate to best share the wealth of cultural, educational and historical opportunity that exists in the town, to celebrate its rich history and surviving historic character and present this at every opportunity and in every possible location. This will need to be promoted in a way that encourages access to the various venues and facilities, ideally each one 'signposting' all the others so that each helps to propagate the whole.

A very recent further opportunity now presents itself with the acquisition of the Convocation Hall by the Prince's Regeneration Trust. This initiative has been led so far by the Cornwall Buildings Preservation (CBPT) Trust, plus some involvement by the Cornwall Heritage Trust (CHT), but the intention is to involve the local community as fully as possible and to find a use that is the best that can be identified and sustained that is also in the best interest of the town. In the meantime the urgent goal of the CBPT is to enable repairs to the building using best conservation repair practice.

The potential addition of this important part of the former Duchy Palace to the rich repertoire of existing publicly accessible venues in the town presents an opportunity to properly display this 'jewel in its crown' of secular buildings, not just important to the town but to the county as a whole and also of national and international interest.

Lostwithiel generally has so much that is special or unique. Restormel Castle is known internationally for its design significance in the history of fortification. The Duchy Palace is perhaps less well known but is similarly important, if not more important, particularly for its various roles in the peculiar history of Cornwall. The Church of St Bartholomew is one of the few churches in the county that display a significant extent of early and mid Gothic design, and its magnificent spire dominates the town from so many vantage points both within the town and from outside.

Other early buildings within the town are less prominent and generally not promoted for their architecture. 16th century Taprell House is the most significant of these and its survival has few parallels in the county.

18th century buildings dominate the two main streets of Fore Street and Queen Street and these survive from a period when Lostwithiel was still one of the principal trading towns in Cornwall.

King's Street is almost unknown beyond Lostwithiel despite being one of the finest planned 19th century streets in the county.

Lostwithiel has most of the essential facilities and opportunities for leisure that any town of its size could usually expect. There are good shops, high quality public houses and several community buildings.

Within the setting of the town there is the best safe access to walks and river access via public parks and footpaths that any town in the county possesses.

In recent years Lostwithiel has become known as the 'Antique Capital of Cornwall' on account of the number and quality of its antique shops, thus regaining in this aspect at least its capital status within the county!

For all these qualities and many more it is obvious that Lostwithiel has much to celebrate. However,

there are many potential barriers to its further success

The most difficult challenge is the mixed benefit of the A390 trunk road that serves the town as one of the principal routes between Plymouth and Truro and more locally between Liskeard and St Austell. This road brings a huge volume of vehicular traffic, sometimes brought to a standstill by the bottle-neck effect of Queen Street through which the traffic passes. Much of this traffic is passing through and brings no benefit to the town (except for some that they may have glimpsed something of interest that might entice them back for a proper visit). The most harmful traffic is the heavy commercial traffic. This is not only causing damage by vibration, noise and air pollution and by its very size causing traffic jams, but is also a constant threat of brake failure down the steep hill at the west entrance to the town.

The many incidents of the recent past are a constant reminder of this very real danger. However, it is important to recognise that this route is also an essential lifeline for those genuine visitors to the town to generate trade and positive social interaction. It is interesting to note that the western end of this route used to pass through Castle Hill until sometime between the 1880 OS map and the 1907 OS map. Of course this does not now represent an alternative route as it is so steep, winding and narrow. Similarly, at the other end of the town the access through Liddicoat Road into Queen Street is not the original route into the town from the east. The road used to pass over the very narrow and historic Lostwithiel Bridge and this was not superseded by the present road access until the 1930s.

Liddicoat Road to Queen Street (A390) at east end of town

Edgcumbe Road (A390) with escape lane

In order to reduce the negative aspects of the main road it is important to encourage a highways initiative that enables through traffic to be minimised by filtering it out at a distance from the town. The Dobwalls bypass should help in this respect by encouraging passing traffic to continue along the A38 from the east. However, much more needs to be done to persuade users of heavy vehicles and other passing traffic, to take a more acceptable alternative route that avoids Lostwithiel altogether. If a significant reduction in traffic can be achieved Queen Street would be the immediate beneficiary, safer for pedestrians and an encouragement to genuine visitors to the town, and a relief to the inhabitants.

Fore Street from Queen Street

Traffic calming measures, without addressing the wider problem, to restrict the access at either end into Queen Street should be effective in reducing speed and might also reduce through traffic but would probably also create horrendous traffic jams at either end of the town. Clearly traffic management is one of the biggest issues that affects the town and is one of the most difficult to solve. Within the town the other principal roads: Fore Street, North Street, Bodmin Hill and Duke Street have capacity only for limited local traffic and urgently need greater pedestrian priority.

Fortunately, the commercial core of the town has no steep slopes and in terms of its geography is pedestrian, and to some extent, wheelchair friendly.

What inhibits pedestrian access is not the physical form of the town but the dominance of motor vehicles. Unfortunately, there are many road users who consider that Lostwithiel town centre is a tempting alternative route through the town during busy periods on the A390.

Malthouse Lane from Fore Street

Ope between 12 and 13 North Street

It is a very strong characteristic of the town that there are a number of opes and narrow carriageways that enable pedestrian movement within the town away from vehicular traffic. These routes need to be better explained to new visitors to the town. Signage within the town to promote its interest and heritage was produced quite a few years ago but this now looks very tired and is often juxtaposed with conflicting signage resulting in a confusing clutter of information. Any future initiative to create good signage should consider all the requirements of all the signage within the town and come up with a solution that presents good design that is in harmony with the historic character of the town but is also effective in communicating the high level of interest and also the diversity of architecture and amenity that the town possesses.

Coulson Park

Restormel Bridge carrying Liddicoat Road

River Fowey between Lostwithiel and Fowey

Opportunities to walk alongside the river via excellent public parks and footpaths are well known to locals but little promoted to visitors. The visual and historic relationship of Lostwithiel with the River Fowey is very powerful and deserves greater and easier access.

The historic river link between Lostwithiel and Fowey is now almost abandoned except by a small number of owners of small boats. Leisure use of the river to Lerryn, Polruan and Fowey (and beyond) is to a great extent an untapped resource. Ferry access between these settlements could provide a useful contribution to greener travel and would certainly be more pleasurable to most.

Cober arch from Quay Street to South Street

Historic paved surfaces within the town are few and far between but where they survive are of considerable interest. Of particular note is the granite lintelled culvert paving that spans the river Cober and continues through the only surviving original arch of the former Duchy Palace.

Granite paving over the Cober in South Street

Fortunately there are very few instances where historic surfaces present a barrier to disabled users. It is necessary to note that where attempts have been made to create an alterative surface to tarmac in areas of pedestrian circulation they have been at best inappropriate and at worst ugly. Looking for inspiration with respect to recent public realm works at other towns in Cornwall is a fairly fruitless exercise. There are some rare good examples where local materials have been used in a traditional way. Most others have not been sufficiently thought through and, however well meaning in their intention, many of these schemes have not been successful. Firstly, it is essential to properly conserve and maintain what has survived. Secondly, any new surfacing should properly reflect local distinctiveness and the work should be executed in a properly traditional way. It is always better to do a little well than to attempt to do a lot and find that it has been done badly.

The mineral railway that runs between Lostwithiel and the china clay terminal at Fowey is an essential part of the functioning of the china clay industry. However, it is important to monitor the intensity of this use and if it does decline or cease then every opportunity should be taken to utilise this picturesque rail route as a leisure and commuter route between the towns.

To the north-west side of the town there are three steep and winding routes out of the town towards Bodmin, or into the town from Bodmin. These are Bodmin Hill, Duke Street and Tanhouse Road. Duke Street rejoins Bodmin Hill a short distance from the town centre and Bodmin Road joins Tanhouse Road about a mile from the town centre. This is a limited width country lane and offers no opportunity for improvement as an alternative route into town from the Bodmin direction. Currently these roads are used generally by local people for access to the town when the main route is busy. This practice should be discouraged. Lostwithiel County Primary School is located on Bodmin Hill where the gradient slightly reduces and clearly there are child safety issues that need to be considered. Ideally, the primary potential use of these routes is for amenity for walkers into the beautiful countryside at this side of the town.

Similarly, the country lanes relating to the town elsewhere need to be restricted to essential users only. At the west of the town are Castle Hill, Summers Street (formerly Summers Lane) and Dark Lane, all steep, very narrow and winding and unsuitable for further use by vehicular traffic.

At the north-east side of town the advised route towards Lerryn and beyond to Bodinnick via Cott Road to Lanwithan Road is used by many but local drivers often take a 'short cut' through Lostwithiel via Grenville Road across Lostwithiel Bridge into North Street to join the main road at the busy junction opposite Duke Street. This activity needs to be properly assessed and the possible remedies explored. From the point of view of the long-term preservation of one of the most historically important road bridges in Cornwall its use should be minimised to essential users only and with pedestrian priority.

Limited carriageway width at Lostwithiel Bridge

Liddicoat Road with rare non-motorised transport

The Moors: China clay train over a low bridge

Community Centre

Grenville Road by the Peace Memorial

8.2 Access to heritage

Information about Lostwithiel's heritage is available from several local sources, including the town's museum and the library (conveniently situated within Taprell House), LFDT's offices on the platform at Lostwithiel railway station and the Tourist Information Centre. The church is open for visitors on several days a week during the summer months.

New signage on buildings and other points of heritage interest has been created as part of the wider HLF project, and highlighted in a specially prepared leaflet.

There is also a heritage trail brochure.

The Lostwithiel Museum organises historic tours of the town and training for guides has been made available as part of the HLF project.

8.3 Opportunities for enhancement

By Nick Cahill

In discussing Lostwithiel's character, there has been much to praise – the loss of fabric, inappropriate alterations to historic buildings, the inappropriate developments, the dissipated townscape that all too often peppers descriptions of other historic towns in Cornwall seems not to be appropriate here, yet, instances of all these do still occur in Lostwithiel. The poor quality of some late 20th century shop fronts and modern plastic windows are one of the few recurring instances of inappropriate treatment of historic buildings in the town.

But most of the enhancement opportunities in Lostwithiel relate to the public realm, to streetscape issues. In particular, loss of the continuity in critical street lines and the loss of enclosure in the siting and layout of recent development have had an eroding effect on the quality of the built environment. Similarly the attention paid to the street and paved surfaces and the design of the spaces between buildings generally has not always been of the most sensitive levels.

A recurring issue affecting the special historic character and appearance of the town is the way many spaces on the edge of the town tend to open out, to become ill-formed open areas or badly managed public realm.

Mostly this is the result of 1930s and later 20th century road engineering and traffic management. The destruction of buildings at either end of Queen Street in 1938/9 created a streetscape of wide grassy verges, of front walls and enclosures cut short, which has still not been resolved. Recent houses at the top of North Street have failed to pull the sense of enclosure back to the street frontages as historic character suggests they should have done. The approaches to the town along Liddicoat Road lack the sense of enclosure, of entering a special place.

Queen Street itself has almost intractable problems to do with traffic management; a commitment to create a sense of 'street' here rather than through road would make a great deal of difference; through traffic must slow down and road management mark the change into a built-up area more significantly. Pavements and street frontages are rather bleak and windswept; Queen Street should be a priority streetscape enhancement area.

Safety engineering along Edgcumbe Road is undoubtedly needed; it cannot be impossible to landscape the installations better, and also to manage speeds and create an entry point to the town higher up the hill. As with Liddicoat Road, the sense of enclosure, of a narrow historic streetscape was destroyed in 1938, but much could be done to reinstate it, and incidentally improve road safety.

Similarly affected are smaller areas, such as Cott Road by the junction with the A390, or the top of Grenville Road - wide verges, unmanaged space, lack of enclosure, lack of a sense of entry all typify these junction areas.

But this sense of dissipation of the tight urban grain is not only a feature of the main through road. It is seen around some developments within the town – the Restormel Lodge Hotel parking area in South Street, for instance, where a joint private-public streetscape scheme would be beneficial.

Elsewhere, the informal urban spaces that have developed, largely as a result of organic change rather than planned urban improvements, have left spaces that no-one seems quite to have known what to do with – Parade Square ('a square in waiting'), Bridgend Triangle ('the monument stranded in a sea of tarmac') the Town Quay and The Moors. A certain degree of informality in all these places should be maintained, but they have become largely parking spaces contributing little to the quality of the townscape. The public realm could be more sensitively designed and managed to achieve a better sense of place.

An extension to any improvements at Bridgend should be an agreed strategy to deal with the underused land on the approaches to the Bridge – former commercial land and underused railway land. There is potential for large-scale development here; the arguments as to whether it is appropriate or not are as much based on economic benefits as historic character, but this is historically open floodplain; there is much archaeological potential here, and any development needs to respect the contrast between the character of this low, flat open floodplain, and the more densely built up urban streetscapes either side, as well as to recognise the need to investigate and record all structures and features that might be lost.

The town quays in particular are, to the informed visitor expecting to see a quayside, one of the few disappointments in coming to Lostwithiel. The (necessary?) flood wall has served to cut this space off from the river, to hide the quay itself. This was a working environment, now a grassy picnic area and parking – a harder, but still informal, landscape, revealing the history of trams, limekilns, quays would not only be more appropriate, it would actually make this a more usable space without any loss of the opportunity to sit, relax, enjoy the (barely accessible) river and eat pasties.

Improvements to the quays and Parade square would also improve the setting of arguably the most important building in Lostwithiel, the Duchy Palace.

Concomitant with public realm works should be a review and audit of wirescapes and signs – the two are quite often linked through the use of telegraph poles as sign poles. There are finger post to guide

visitors – they are rarely actually readable, and the clutter associated with signs at many points around the town is one of the few negative notes in the street scene.

8.4 Promoting Lostwithiel

There is not much we can add to the narrative, but we can show that Lostwithiel offers more than most towns of its size a direct key into that narrative. You can actually see the buildings Earl Edmund put up. You can actually look at the symbolism that lies in the unique spire of St Bartholomew. If you're lucky, you can look into the very cells that debtors were locked up in, you can see where lime was burnt, almost hear the rumble of the iron mine trams along the street, smell the crammed back-courts and watch the steam rising out of the carriage works and marshalling yards.

Few places give such a depth of timeline in their standing buildings – you would be hard pushed to find this diversity and depth in Truro for instance.

If you wanted to visit a medieval town in Cornwall, here it is. If you want to see some of the best post-medieval architecture – there it is in a public library! If you want to look at typical 17th century buildings, they are there, with convenient datestones to prove their owner's importance; look for fine 18th century buildings, there they are. The 19th century may be less well represented, but goodness, what there is is of the best – G.E Street's little house in Fore Street for instance, or his extremely significant work at St Faith's.

Lostwithiel marks still the slow and modest pace of change over 800 years which saw continuous adaptation rather than wholesale change – and each phase has left its mark to this day.

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10 Project archive

The HES project number is **2007052**

The project's documentary, photographic and drawn archive is housed at the offices of the Historic Environment Service, Cornwall County Council, Kennall Building, Old County Hall, Station Road, Truro, TR1 3AY. The contents of this archive are as listed below:

1. A project file containing site records and notes, project correspondence and administration.
2. Electronic mapping stored in the directory L:\CAU\HE_Projects\Sites_L\Lostwithiel_LCDT_2007052
3. Digital photographs stored in the directory R:\Images\HES Images\SITES.I-L\Lostwithiel Town Characterisation Study 2007052
4. This report text is held in digital form as: G:\CAU\HE Projects\Sites\Sites L\LOSTWITHIEL\Lostwithiel Town Characterisation Study 2007052\Report\Report master \Lostwithiel characterisation report v5.doc

Appendix 1 Materials

Material	Appearance	Use	Date	Example
slate shale (Local)	Silvery-grey	Thin (typically less than 3-4 three inches); laid flat in neat horizontal courses, thin lime mortar	Pre 19th century; seen in medieval and 17th century buildings and in very fine burgage boundary walls	 *Duchy Palace*
slate shale (Local)	Silvery-grey	Where large blocks used (source not known – also includes granite etc), local detail of thin levelling courses typical of 17th-18th century work		 *Avery House Bodmin Hill*

				Hill House,
slatey-shale Killas (Local)	much reddish-brown	Random coursing, larger irregular blocks	19th/early 20th centuries	 *Royal Oak, Duke Street*
				18 Nov. 1842. Memorandum of agreement to lease for one year. Mayor and burgesses, to Jas. Coomb of Lostwithiel, mason. Plot of land at Greenway Head, bounded on e. with road leading to Lostwithiel to Fowey, on s.w. with road from Castle to Pelyn, to make a quarry and raise stone, maintaining proper fences, and restoring ground if quarry is not productive. **CRO BLOS/106**

Pentewan Stone (*in situ*) – (not local)	Grey-brown, pinkish tinges; fine-grained igneous rock (Elvan)	Moulded arches/architectural; detail	Quality facing stone much used in medieval period up to late 16th century	 *Duchy Palace*
Re-used Pentewan Stone	Grey-brown, pinkish tinges; fine-grained igneous rock (Elvan)	showing saw and tool marks, thinner and less structural than medieval use	Used on a number of 19th century buildings, always re-tooled medieval masonry, not necc. Related to the site its now on	 *Church Rooms*

Granite (not local)	Relatively fine-grained brownish granite – sources currently unknown	Typically used as ashlar and show material for Polite architecture	Some medieval uses (see 22a Fore Street/Taprells); but general use introduced late 17th century – much used for mid 18th century show buildings and 19th century chapels etc	
Timber frame	No exposed; internal partitions often timber stud; some rendered upper floors		(no medieval tradition – C17 to early C19 as a disguised building technique (rendered/stuccoed over)	

Brick (Source unknown)	– variety of types and colours;	Common as chimney stacks, only very occasional whole buildings – red brick detail on later 19th century buildings	Probably no earlier than 18th century for general use	
White Brick (Source unknown)	brick chimney stacks of 1780-1810 buildings a particular feature			 

Render	Fairly crude, lacking detail/finesse	Humble buildings and earlier buildings, sometimes originally of some status, but likely to have been built of rough local stone below, with many alterations (recent render disguises much building history)	Earlier buildings were probably originally lime washed – paint and render are now more likely to be 19th – 20th century replacements	
stucco	(fine material allowing moulded details/incised lines imitating masonry blocks)	polite buildings typically	18th /early 19th century	

Terracotta/ pottery (Local)	Lostwithiel Ware ridge tiles famous 16th- 18th century product	Now rare – some surviving examples of late medieval horse and rider tiles in museums and in Looe - some simple crested ridge tiles in Lostwithiel	Most surviving probably 17th – 18th century	 Fore Street 

Cornish Slate	Historically seems to have been large rag-slate diminishing to small scantle (contrast with smaller scantle roofs in west Cornwall)	Once very widespread in Lostwithiel, now sadly very few original slate roofs survive – most replaced 20th century with asbestos/mineral roofing	Surviving probably mostly post-medieval to 18th century	 *Fore Street*
surviving areas of paving and surfacing	Granite slabs familiar from other Cornish towns probably never extensively used as paving material – historic sources suggest widespread use of cobbles and granite sets 1846 agreement between mayor and burgesses, and Jn. Philp of Lostwithiel, mason, for Jn. P. to provide "well-cut granite of the thickness of 4 inches and breadth 20" and lay the same in a proper workmanlike manner on each side of so much of Fore Street as is now unfinished, and the whole of Queen Street and North Street; ... and to make circular coins in whatsoever part of the pavement may be necessary, at 8½d per foot" **CRO - BLOS/257** Illustration from Fraser, Lostwithiel, 2003			

	Bodmin Hill cobbled verges – 20th century replacement of earlier cobbles set a lower level	
	granite flags – only clear use is culverted Cober Stream in South Street – appears to be mostly 19th century, perhaps re-using some earlier stones	

	Monmouth Lane – simple granite gutter – or evidence of 1830s Restormel Iron Mine tramway?	
	remains of quays	

	'stable blocks' of Albert Terrace on Queen Street and associated with the Institute in Fore Street	
	boundary stones (selection) Quay Street	

	The Parade	
	North Street (tramway entrance to Cattle yard)	

The poor 20th century legacy	dull grey paving blocks and mean granite kerbs