

Cornwall Industrial Settlements Initiative

MINIONS

(Caradon/Liskeard Area)



2004

CORNWALL INDUSTRIAL SETTLEMENTS INITIATIVE

Conservation Area Partnership

Name:	Minions	Study Area:	Caradon/Liskeard
Council:	Caradon District Council	NGR:	SX 26078 71163 (centre)
Location:	6 miles north of Liskeard	Existing CA?	Yes
Main period of industrial settlement growth:	1863-80	Main industry:	Tin and copper mining. Granite quarrying.

Industrial history and significance

- Settlement totally created for industry, on a virgin moorland site. This is actually relatively rare in Cornwall.
- Industrialisation based on three major activities – mining, quarrying and railways; Minions is not a typically single-industry settlement as are many others in the county.
- The related industrial sites (Caradon mines/Cheesewring quarry/railway/Looe) were amongst the most significant and widest known in Cornwall.
- Almost entirely built in just a few years (1863-80), unusually late in the 19th century in the overall Cornish context.
- The variety of housing, especially the contemporary development of cottage rows and smallholdings, runs contrary to much established opinion on the relative dating of these different settlement patterns.
- Fossilised morphology preserves much visible evidence of its industrial past – tin streaming, mining, quarrying, railways.

Other comments

The village of Minions has survived in a remarkably unaltered state with little development after the industrial period. However, some of its character has been eroded by small inappropriate developments such as the bungalows to the east of Minions Green, and by alterations to the historic housing stock. In such an exposed position it is inevitable that windows need replacing and porches are required, but new porches and windows should be of a design and materials in keeping with the historic environment. Part of the essential moorland character of the village is its granite walls, lack of signage and road markings. These features should be recognised and preserved.

This settlement will either form part of the proposed Cornish Mining World Heritage Site, or will be considered an important part of the context for the Site.

Recommendations

Historic areas

- Prepare a full and detailed Conservation Area (CA) appraisal.
- Article 4 direction to control permitted development (PD) on single dwelling houses and alteration and partial demolition of small buildings in CA.
- Article 4 direction to control alteration and partial demolition of walls in CA.

Historic buildings

- Review the statutory list of buildings.
- Prepare list of locally significant buildings.

Policy and management

- Review and implement the recommendations for action detailed in Cornwall Archaeological Unit's *Minions An Archaeological Survey of the Caradon Mining District, 1993*.
- Base proposals affecting the areas of derelict land on understanding of the unique historical and archaeological importance of the sites.
- Recognise the importance to historic character of the back-land areas.
- Extend designation of Open Areas of Local Significance (OALS), together with management and enhancement proposals.
- Limit or restrict development on the outskirts of Minions.
- Any proposed land allocations should be piecemeal, low density and sensitive to location.
- Prepare design guidance specific to the village.
- Focus restoration/enhancement schemes on Minions' important focal points.
- Restrict signage, and keep road markings to a minimum.
- Measures to prevent the parking of cars on the green through the serving of untidy land notices.
- Focus displays and information in the Heritage Centre more specifically to the village and its surroundings.
- Present a series of industrial trails from the Heritage Centre.
- Extend appraisal to include adjoining areas outside the study areas, such as Gonamena and Duchy Terrace.
- Further study to determine the development and ownership origins of industrial housing and smallholdings.

Conservation Area Partnership

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(Caradon/Liskeard)

Bridget Gillard, Historic Environment Service
And
The Cahill Partnership

2004

Report No: 2004R091

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Front cover illustration: Minions from the air (HES – F16/P75)

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Abbreviations in main text

AGHV	Area of Great Historic Value
AGSV	Area of Great Scientific Value
AONB	Area of Outstanding Natural Beauty
CA	Conservation Area
CAU	Cornwall Archaeological Unit
CCC	Cornwall County Council
CISI	Cornwall Industrial Settlements Initiative
GPDO	General Permitted Development Order
HES	Historic Environment Section, Cornwall County Council
HERS	Heritage Economic Regeneration Scheme (English Heritage)
HLF	Heritage Lottery Fund
LB	Listed Building
OALS	Open Areas of Local Significance to Settlement Character
OS	Ordnance Survey
PD	Permitted Development
RIGS	Regionally Important Geological Site
SPG	Supplementary Planning Guidance
THI	Townscape Heritage Initiative (Heritage Lottery Fund)
UNESCO	United Nations Educational Social and Cultural Organisation
WHS	World Heritage Site
[1]	Site number on Figure 4 and in the gazetteer (Appendix)

1 Introduction

1.1 Background

Cornwall's industrial settlements are the subject of a Conservation Area Partnership under the heading Cornwall Industrial Settlements Initiative (CISI). This partnership between English Heritage (with the Heritage Lottery Fund), Cornwall County Council, and the District Councils is intended to assess the character and significance of the County's 112 industrial settlements. These include villages, ports and towns associated with Cornwall's 19th century industrial revolution, based on metalliferous mining, slate and granite quarrying, and china clay extraction. The historic importance and distinctive character of such settlements has previously been undervalued, and their existing status does not adequately represent the industrial history of the county. CISI is aimed at redressing this imbalance.

1.2 Project aims

The aim of CISI is to produce a settlement-by-settlement analysis in order to obtain an overview of the history, present character and importance of Cornwall's industrial settlements. This will help determine where, for example, new Conservation Areas should be designated (and existing ones revised), and could provide the basis for Conservation Area Statements (to be drawn up subsequently by or for District Conservation Officers).

A bid is being prepared for submission to UNESCO by February 2005 (for inscription in June 2006). The bid areas will include the full range of 18th-20th century mining landscape components, including the settlements that were created or rapidly expanded as a result of mining and its associated industries. All mining settlements are of significance to the World Heritage Site Bid - those that fall within the final Bid areas will be covered by the WHS Management Plan, while those that fall outside these areas will form part of the context for the World Heritage Site and will need to be sensitively managed in the light of this.

1.3 Project methodology

The methodology involved historical research, followed by a site visit. For the historical research, a date range of 1750 to 1945 was chosen, as this represented the period of industrial growth and decline in Cornwall. Archaeological and historical sources housed at CCC (see Section 11.1) were consulted, together with Listed Building data supplied by the District Councils. Using this information, Ordnance Survey base maps were hand coloured to show: the different phases of historical development; surviving historic components from each development phase; archaeological sites, key historic buildings, and statutory designations. These maps (which formed the basis for Figures 2-4), together with copies of the primary sources consulted, were bound into a folder for each settlement, for use during site visits.

The focus of the site visits was to assess settlement character and consider ways in which this could be protected and enhanced in the future. This was achieved using a checklist drawn from *Conservation Area Practice: English Heritage's guidance on the management of Conservation Areas* (1995) and *Conservation Area Management - A Practical Guide* (published by the English Towns Forum, 1998). The maps compiled during the historical research phase were enhanced during the site visits, particularly with information relating to the survival and significance of historic buildings, and a general photographic record (colour prints) and video recording were made of each settlement. Meetings on site were arranged with the District Conservation Officers in order to discuss current initiatives and recommendations for future management.

1.4 Date of assessment

Minions was assessed as part of CISI during Spring 2002

2 Location and setting

2.1 Geographical location

Minions is located in south-east Cornwall approximately six miles north of Liskeard and two miles north-east of St Cleer, in the parish of Linkinhorne (Fig 1).

2.2 Landscape setting

The village of Minions is situated on a high plateau of land on the south-eastern side of Bodmin Moor. The land slopes away to the south and changes from moorland to enclosed fields and farmland. The land rises to Caradon Hill to the east and Tregarrick Tor and Stowes Hill to the west and north. To the north and east below steep slopes of moorland, lie much lower farmland and clusters of tiny villages. There are mining remains all around Minions skirting the village and dominating the surrounding views.

3 History and physical development (Fig 2)

This section should be read in conjunction with the mapped historical development in Figure 2.

At the south-eastern corner of Bodmin Moor lie Minions Moor and Caradon Hill, near the point where the three parishes of St Cleer, Linkinhorne and St Ive meet. In this area is the greatest concentration of industrial sites and associated settlements on the Moor – the relative density of activity can be highlighted by one simple fact alone – of the 135 steam engines recorded on Bodmin Moor, no less than 120 were in this area, including the earliest (Stowes Mine, Minions, 1720s).

To a large extent, the industrial settlements in this area share a common history based on the extraction of tin, copper and other minerals, quarrying, processing, and transport and servicing, with certain specialisations of function between the settlements accounting for the differences not only in their history, but in their current characters.

3.1 Pre-1809

3.1.1 Economic activity

Industrial activity has taken place on the moors in this area since prehistoric times. The earliest workings appear to be on the site of Witheybrook Marsh to the north west of Minions. By the Middle Ages the most notable stream works in the area were at Witheybrook, Tremar Coombe, Tregarrick and Trewalla on Craddock Moor to the west of Minions, and Gonamena.

The medieval stannary of Foweymore (Bodmin Moor) was a major tin producing area, with coinage towns at Lostwithiel and Liskeard, but by the 15th century, it was in decline, both relative to other areas, and in absolute terms, although there were still substantial areas of production - the huge 1.5 km long Gonamena stream works south-east of Minions worked throughout the period, by the time of its early 19th century closure having produced over 4 000 000 tons of material and extracted 15 000 tons of black tin. The stream works at Trewalla dates from the early sixteenth century and a stamping site was recorded at Craddock Mill in 1513. This could be on the site close to Trewalla Farm, which was abandoned by 1748.

By the end of the sixteenth century surface deposits were beginning to run out and underground mining had begun. This was fairly small scale at first due to the additional costs of access, drainage and haulage. In 1617 reference was made to tin working at 'Newland Streme' north-east of Minions and in 1691 to a mine at Happy Chance or Newland Lane End.

In the 1720s a Newcomen engine, the first steam engine erected in East Cornwall, was installed at the Cheesewring about a mile north of Minions at what was then known as Stowes Mine. By 1804 between ten and twelve stamping mills were operational there, and other mines working the Stowes Lode included Clanacombe and Newland mines.

In addition to tin the other important resource in the area was granite. This had been exploited in the form of moorstone (surface boulders) since the Bronze Age for field walls, round houses, funerary and ritual monuments, and quern stones for grinding corn. By 1800, specialist stone cutters leased the right to work certain areas of the moor and cut stone for millstones, cider mills and presses, chimneys, windows, etc., and the first of a series of small quarries (as opposed to moorstone workings) were beginning to open up.

3.1.2 Extent of settlement

The effect of this early industrial activity on settlement in the area is almost impossible to discern. A medieval expansion of agriculture and settlement onto the higher moors may have been stimulated by increasing industrial activity. The retrenchment of both settlement and industry which followed in the late medieval/15th-16th centuries was likewise linked, as must have been a gradual recovery in the 18th century. However, before the vastly increased scale of activity in the early-mid 19th century, the seasonal and part-time nature of local industry and much of the agricultural activity in and on the edge of the moors means that 'industrial settlements', and 'industrial workers' as such are scarcely distinguishable as separate elements of the physical or human landscape.

From around 2 000 BC there was a prehistoric site around 700 m west of Minions, a triple stone circle known as The Hurlers, and even closer, cut by a nineteenth century garden wall, is a large Bronze Age cairn (c. 1800 BC). Changing climatic conditions led to successive abandonment (around 1,000 BC) and re-colonisation of the moorland (11th - 14th centuries). There are the remains of a medieval field system north-east of Minions, but there was no medieval settlement at Minions itself and from later prehistory and through the late Middle Ages, the area was predominantly rough, summer grazing land.

The population of farmers and tinnerns occupied the area on a seasonal basis, or walked up to the moors and mines from the lowland hamlets; very few traces of seasonal structures have survived. Although Thomas Martyn's map of 1748 shows a cross roads of five different roads there is no evidence of any contemporary permanent settlement in Minions associated with the growth of local mining or quarrying industry between the 17th and early 19th centuries.

3.2 1809-41

3.2.1 Economic activity

There was an increasing amount of investment and prospecting (still largely for tin) in the beginning of the nineteenth century, particularly on the Stowes sett at Wheal Julia and Wheal Jenkin east of Minions, in 1824-5 and again in 1836. By 1830 the Bodmin Moor mines were beginning to gain some advantage from improved communications to the main import/export port at Looe from the Liskeard (Moorswater) to Looe canal.

By 1836 the Cornwall Great United Mining Association employed 197 men on the old Stowes Lode mines, erected an engine house, dressing floors, a whim and stamping mills, and also worked the Prosper and Greenhill setts just to the north of Minions. Small amounts of copper, tin and manganese were produced, but the output was not consistent.

Most significantly, 1836 was also the year when copper was discovered just to the south of Minions at South Caradon.

3.2.2 Extent of settlement

Despite this increased activity, the 1840 Tithe map shows no permanent development whatever at Minions, but there are other records of miners moving into the area from the declining copper areas in west Cornwall, and lodging in the nearby villages or temporary camps near the mines. These camps and temporary residences have left no archaeological record.

3.3 1841-1880

'The change which the hand of science has effected here is a subject of great congratulation; the moors in the parish of St Cleer, barren and desolate in the extreme on which nothing useful to the purposes of man was found, but huge masses of granite or scanty sheep pasture, and which were as silent as they were desolate, have assumed a cheerfulness and activity, the result of noisy and busy labour' (The Mining Journal May 1844).

3.3.1 Economic activity

This period saw the full scale exploitation of the copper deposits around Caradon Hill.

In 1843 Clanacombe mine on the old Stowes Mine sett was renamed Wheal Phoenix and a new company formed by Captain James Seccombe. By 1848 copper ore sales had begun and by 1851 there was a workforce of 132. In 1852 rich copper reserves were discovered and for the next ten years Phoenix rivalled South Caradon as one of Cornwall's greatest copper mines. During the 1860s the returns on copper began to diminish and the consulting engineer at Wheal Phoenix, William West, acquired controlling shares by 1864 and immediately re-equipped the mine to produce tin. By 1860 enough tin had been raised for 36 heads of stamps to be installed and by 1865 there were 320 men, 60 women and 80 boys employed by the mine. Production continued to rise and in 1869 the workforce rose to nearly 600, continuing to expand in 1870 by acquiring the rest of the old Stowes Mine sett.

There were several other mines in the area which opened (and as often closed) throughout the 1840s-1870s, particularly south of Minions, producing copper, tin and manganese. By and large they remained small or inconsistent in output.

The success of the mines in the Minions area during this period was greatly assisted by the expansion of the Liskeard and Caradon Railway. In 1842 a group of mine owners commissioned a survey to assess the feasibility of a rail link between the Caradon Mines, the Cheesewring Quarry and Liskeard Canal, and finally all the way down to Looe. By 1846 a line was in place between South Caradon and Moorswater and a separate line to the quarry in the north was connected by an incline at Gonamena. The line was immediately profitable. In 1858 the Cheesewring Granite Company Limited extended the line up to Kilmar and a tramway joined the lines to the Phoenix mines and the railhead. This railhead was situated in the area that became Minions. The traffic continued to increase and in 1863 alone 27,000 tons of copper ore were transported on the railway. By 1869 a branch line was constructed to the mines at Phoenix United replacing the original tramway. In 1877 the line was extended around Caradon Hill to Minions allowing the closure of the Gonamena incline and improved access for the Cheesewring Quarries and the Phoenix Mines.

The quarry at Cheesewring was first leased from the Duchy of Cornwall in 1845 by Trethewey, Clogg and Company. In 1851 the company produced a 9.1m Ionic column for the Great Exhibition. The output in 1858 had reached 111, 274 tons. By 1868 Cheesewring and its neighbouring quarries were employing 240 workers and 40 masons at a finishing yard at Moorswater. The quarries greatly supported the newly arrived railway as

they were situated 25 km from the port at Looe and transport costs were a significant factor.

3.3.2 Extent of settlement

The greater part of the village of Minions dates from this period. It soon became clear that action needed to be taken to house the increasingly large workforce within the area. New terraces were built in the existing villages while two completely new settlements were created at Upton Cross and Minions.

At this time Minions was known as Cheesewring Railway and there was very little development before 1863. Almost the entire village was constructed between 1863 and 1881. The growth of the village corresponds with the increase in activity at Phoenix United, as the mine converted to its very successful production of tin and also with the increase in employment at Cheesewring Quarry. Land was leased from the Duchy of Cornwall to build rows of cottages along the main road through the settlement at Minions Row and Princes Terrace. Smaller rows were constructed to the west of the tramway to South Phoenix mine, at Central Cottages and Caradon View. All these cottages had extensive plots of land behind them, which suggests the miners were also growing their own food, or possibly keeping a few animals. On the south-eastern side of the village, apart from the small row of cottages at Mid Moor, the development was in the form of smallholdings bordering Minions Green.

The village was not simply a dormitory for the miners. The usual public buildings associated with a mining settlement also appeared including a pub – the Cheesewring Hotel - two chapels and a small school. For a period of time the United Methodist Chapel in Minions Row was run as a temperance hotel.

The other significant development within the village was the railway itself with its associated buildings. The building to the south of the Cheesewring Hotel and the café opposite both appear to have originally been railway buildings. Once the railway was brought into the village from the west in 1877 the new line ran along the back of the cottages in Chapel Terrace.

Despite all the new building taking place the cottages soon began to fill up. An account quoted in the Cornwall Archaeological Unit's survey of Minions and the Caradon Mining District (Sharpe 1993) describes the conditions at the time:

'Busy, I tell you one thing, there wadn'a spare bed, I don't think, in Upton Cross or Henwood or Minions that didn' have a lodger. They had their own family and if they had a spare bed, in fact, I can remember my grandmother she had two beds in one room and they was never cold – when the night men got out mornin's the day men come 'ome and go in. And women coming up too...'

3.4 1880-1906

'A lot of the men went abroad. My father went to Africa, to the goldmines. You see, all mines stopped, there was nothin' 'ere and a lot of them went abroad' (oral history extracted from Sharpe 1993).

3.4.1 Economic activity

During the 1880s a continuing decline in the price of copper resulted in many mines closing including the great South Caradon mine which ceased production in 1884. Phoenix United, however, continued to produce large amounts of copper economically alongside its very productive output of tin. In 1885 it was producing more tin than all the other Cornish mines except for Dolcoath and East Pool. During the next ten years however the shafts had to be sunk ever deeper and the price of copper and tin continued to slump. The mine survived for longer than many of its neighbours by cutting the workforce and

lowering wages but by 1894 the company was in the hands of the Receivers. By 1898 the mine was abandoned, equipment sold for scrap and most of the buildings demolished.

The various other smaller local mines continued the mid century pattern of openings and closures and made little overall impact to local settlement patterns (Wheal Jenkin 1881-90; South Phoenix 1882-5 and 1887-93, the latter period with notable capital investment in equipment and dressing floors).

Just as foreign competition forced down the price of tin and copper the quarries at Cheesewring also suffered from the importation of cheap granite from Scandinavia. During this period there were a number of fluctuations and stoppages which in 1882 resulted in temporary closure. However production recommenced and between 1887-9 the quarries produced stone for the construction of Tower Bridge and in 1899-1903 for Fastnet Lighthouse.

The survival of the quarries was due in part to the low transport costs of the railway. But with the closure of so many mines the railway directors began to look elsewhere for alternative sources of income. In 1882 they applied to the Board of Trade to run a passenger service to the moors, but this was refused due to the condition of the line. This did not however prevent an unofficial service being run in the open wagons, advertised in the local press. However the sharp decline in the transportation of ore continued and in 1886 a Receiver was appointed.

3.4.2 Extent of settlement

It is striking that the maps of Minions dated 1880 and 1907 are virtually identical. The only development being two small cottages between Caradon View and Central Cottages which have subsequently disappeared. This reflected the uncertain future of the mines and the fall in numbers of those employed. What the maps do not indicate is whether the cottages were now less crowded, but the 1881 Census Returns list many 'Miner's Wives' whose husbands had emigrated to find work.

3.5 1906-46

3.5.1 Economic activity

In 1907 Cornish Consolidated Tin Mines Ltd took over South Phoenix and re-equipped the shafts, but by 1909 there were only four men working on the site. The mine was finally abandoned in 1911.

A new engine house, and ancillary buildings were constructed in the same year on the newly amalgamated Phoenix United, East Phoenix and Dunsley Wheal Phoenix and the new shaft named after the Prince of Wales - the mine's mineral lord. By 1909 there was a workforce of 150 and further shafts were reopened and investigated. Unfortunately the tin was too deep and by July 1914 the mine had exhausted all its capital. Proposals to reopen a huge sett in 1922 which would include the Phoenix United site came to nothing.

In 1916 the Liskeard and Caradon Railway closed and the quarries at Cheesewring switched to more expensive road transport. The granite continued to be used for important commissions such as the King George V dock at Calcutta built between 1921-8 and the widening of Lambeth and Putney Bridges in 1929-32. By 1934, however, production had ceased.

3.5.2 Extent of settlement

Despite the decline in numbers employed in the mines and the closure of the railway by this time Minions had become an established settlement in its own right. The quarry still employed a significant number of people and there was some work on the surrounding

farms. Whilst there was no significant growth during this period the community here and in the country around was healthy enough to justify the arrival of a post office.

3.6 Post 1946

The termination of the mining industry and the closure of the quarries have resulted in the majority of people living in Minions having to look elsewhere for work. The intensively worked land around Minions has once again returned to moorland grazing. The village has expanded a little since the Second World War, with a group of bungalows to the east of Minions Green and a few other scattered houses. The centre of the village now reflects the importance of tourism to the small community with two cafes, a thriving pub and the conversion of Houseman's engine house to the Heritage Centre.

4 Current character (Figs 3 & 4)

4.1 General

Minions is now a small moorland village whose main focus is the post office, cafés and pub in the centre of the settlement. The open area of Minions Green, grazed by sheep, and the scattered smallholdings all emphasise its predominantly agricultural character. Scattered throughout the village, however, are potent symbols of its industrial past. The rows of cottages suggest a time when the workforce was far greater than those required to manage the land, the remains of railway tracks and tramways give testament to an integrated transport network and looking out from the village the open moorland views are interrupted by the skeletons of former mine buildings.

4.2 Built environment

4.2.1 Materials

Minions is almost entirely granite-built, the stone typically only rough-coursed rubble. Granite is also used for the garden walls which are such a strong element in the character of the village.

Too many buildings and walls have been inappropriately painted within the settlement, detracting from the distinctive unity of appearance and character given by the use of the same stone throughout.

Slate roofs of great quality still abound within the settlement, although there have been recent replacements, most notably and detrimentally to the historic character of the settlement on the roof of the Cheesewring Hotel [1].

Slate hanging, of some quality, appears on individual buildings (Ambler's House [16]) but is not widespread or typical of the village.

4.2.2 Public/ecclesiastical buildings

Despite its size, in the second half of the nineteenth century Minions accommodated two chapels and a school. Typically for a mining community the religious emphasis was Non-conformist and anyone wishing to attend a Church of England church would have needed to travel to Linkinhorne.

The larger of the two chapels is the former Primitive Methodist Chapel [9]. It was built in 1863 when the majority of industry-related building took place in the village. Originally the chapel would have been positioned a small distance from the track joining the Gonamena Incline, but in 1877 the new railway line was constructed hard behind it. The essential character of the building still remains; the high pitched roof with original slates, tall lancet windows on the façade, the date stone and the original low front wall with railings. The

chapel is now however a domestic building, the walls and quoins have been painted and there are velux windows in the roof.

The other former chapel in the village, the United Methodist Chapel [6] is less immediately obvious. It stands at the head of the row of cottages known as Minions Row, distinguished from its neighbours by a projecting gable end. The building still has its original roof, but the windows have been replaced and there is a modern porch. At one stage this building housed a temperance hotel.

Next to the United Methodist Chapel is the former school [5]. The school was clearly run in association with the chapel and shares the same decorative articulation of the façade in the form of plat bands. The window apertures are much larger than the neighbouring cottages, but the original windows have been replaced. The school was probably constructed following the 1870 Education Act, or possibly converted from two of the recently constructed cottages. In 1865 before the Act was passed Phoenix United had been employing 80 boys from the area.

4.2.3 Commercial buildings

Originally the only commercial building in Minions was the Cheesewring Hotel. As the village developed into a more permanent settlement at the beginning of the twentieth century the post office arrived, and later a café, reflecting the growth of tourism.

The Cheesewring Hotel [1] was part of the first phase of building in the area, which began in 1863. Originally an uncompromising foursquare granite structure (as can be seen from old photographs inside the hotel) the character of the building has been compromised by more recent alterations. The walls have been painted, the windows replaced and a lean-to porch wraps around three-quarters of the main facade. At the time of this report the original slates on the roof were in the process of being replaced.

The café [21] was probably originally one of the railway buildings and dates from the same period as the Hotel. It has undergone several changes of use and was a filling station before its present incarnation. Like the Cheesewring Hotel this simple stone building has also been painted and the façade altered by a glass fronted ground floor extension. The original small sash windows still survive at first floor level.

The final building in the trio of commercial premises at the heart of Minions in the post office [11]. This is the most recent, dating from the period before the Second World War. It is a simple double fronted two-storey building with a steeply pitched roof, and shopfront extension at ground floor level.

4.2.4 Housing

There are two main types of original housing in Minions, rows of mine workers cottages and detached small-holdings. To these in recent years have been added bungalows and substantial detached residences.

The smallholdings all dating from 1863-80 are grouped around Minions Green and include Ambler's House [16], Tremist [17] and Lamorna [18]. All are a substantial size and surrounded by land. The best preserved is Ambler's House which still has its original slate roof including a catslide and is tile hung on the main elevation. The other two have been substantially altered and extended. At the foot of the green is a further nineteenth century farmhouse, Minions House [19] of a similar size to Ambler's House.

Miners' or possibly rail workers' cottages are the other major housing type in the village and all date from the period 1863-80. The cottages at Mid Moor [14], Caradon View [8] and Central Cottages [7] all have substantial associated parcels of land. This suggests that the miners were also growing their own food or possibly keeping animals. The front

gardens of the above are all enclosed by granite walls. Some incremental changes have occurred such as painting the stone, new porches, and replacement windows but the overall sturdy rugged character of the cottages still survives.

The row of cottages known as Minions Row [4] are of particular interest, because they appear to have been designed to incorporate the school and United Methodist Chapel, although it is possible, as previously mentioned, that the school was later adapted from two former cottages. Like the above mentioned cottages they all have substantial gardens to the rear and small front gardens enclosed by granite walls.

Princes Terrace [3] on the opposite side of the road to Minions Row has a very different character. The backs of the cottages give directly onto the road and they face Grasmere Lane, the original line of the Gonamena Incline. From the rear it is clear to see that the cottages have no homogeneity of design and suggest they were constructed piecemeal, possibly by the owners themselves. In contrast the cottages of Minions Row, built on land owned by the Duchy of Cornwall, are all of one design. Even the shared porches, which are later additions, were built as a group. Originally all the cottages in Princes Terrace had granite garden walls, a feature of the village, but these are gradually beginning to disappear as the front gardens are used for parking spaces. In several instances sheds have been adapted into garages and at the end of the row a garage has been extended to include an attic storey. The rural character of this lane will be greatly compromised if further development of this nature takes place.

4.2.5 Railway features

To the east of the café is a high granite wall behind which is a long stone building [22] that was possibly an engine shed. The local natural materials - granite walls, slate hanging and original slate roof, illustrate how well a building can blend into its surroundings.

The other surviving railway building [2] by contrast has not only been painted, but so has its garden wall. Throughout the rest of the village the majority of granite garden walls survive unaltered.

To the north east of the village the granite piers of the railway bridge [31] still survive. This was the extension of the Liskeard and Caradon Railway built in 1877 which finally allowed the Gonamena incline [24] to be bypassed.

4.2.6 Industrial remains

Looking north from Minions the most obvious references to the settlement's industrial past are the engine houses of Wheal Jenkin [29] to the east and Houseman's engine house [28]. The latter was part of South Phoenix mine and has in recent years been converted into a Heritage Centre.

Within the village itself the area now known as Minions Green was once part of an extensive streamworks [25]. Although at first glance this area appears to be an undeveloped piece of moorland in reality it was intensively worked, and this is indicated by the extreme unevenness of the ground. As with the surrounding moorland the granite outcrops and boulders one might expect to find have all been cleared away for use in the local buildings and walls. The granite boulders which remain have been sited to prevent parking alongside the road.

The larger part of the village has been built on the site of old dumps and workings, which were infilled before work began on the deep shaft mines to the north of the settlement.

4.2.7 Paving/street ephemera

As one would expect in a small village there are no pavements in Minions. The main road through the village which leads across the moor from St Cleer to Upton Cross is marked for two-way traffic but the smaller roads to Henwood and Caradon Hill have no road markings. Similarly in the centre of the village no markings are used to delineate the parking area in front of the post office. This, coupled with discrete signage, adds to the rural feel of the settlement and it would be detrimental to the village's character if this situation were to change. The tarmac road to Caradon Hill is fringed either side with granite setts, which were no doubt sourced locally. The other tracks in the village, in front of Caradon View and Grasmere Lane are both rough stone and tarmac. They follow the original line of the Gonamena Incline, and to the south of the village the embankments of the old incline can be clearly seen [24], reinforced by granite walls.

Outside the post office is an original K6 telephone box [34], and at the head of Grasmere Lane an interesting stone mould [32] which was possibly associated with one of the mines or the quarries.

4.2.8 Walls

Granite walls contribute greatly to the overall character of Minions - they enclose the majority of the cottage gardens, encircle the fields and surround the railway buildings. The granite for the garden walls would have been available to the local builders from the surrounding moorland and when supplies ran out from the quarries to the north of the settlement. The stone for the field boundaries and village walls in several cases [20] [35] appears to be quite precisely cut, which indicates it was reused from the (by then) redundant mines and railway. In the majority of cases the walls have survived unaltered, but the wall next to the Cheesewring Hotel at the head of Grasmere Lane has been painted – not a finish appropriate to the material or setting.

4.3 Landscape, views and panoramas

4.3.1 Landscape and panoramas

Minions is a true moorland settlement, the highest village in Cornwall, standing on a plateau of land in the south-eastern corner of Bodmin Moor. To the south of the settlement the land gently slopes downwards and is divided up into fields bordered by hedges and trees. The landscape has a predominantly agricultural feel interrupted only by the outline of a chimney on the horizon - a survival of the mine at Gonamena. Immediately to the west of Minions lies the open moorland of Craddock Moor, which climbs to 316 metres at Tregarrick Tor. The moorland immediately abuts the plots of land behind Minions Row, as it does to the north east of the settlement. The lane in front of Caradon View turns into a moorland track and continues to rise gently towards Houseman's Engine House. The land falls away sharply to the north east of Minions affording dramatic views out over the surrounding former mining villages towards north Cornwall. From here one gains a true impression of how high Minions stands and its rugged moorland character in contrast to the sheltered tree lined villages in the valley below is emphasised.

The land rises higher still to the southeast along a track which leads to the summit of Caradon Hill, 369 metres above sea level.

4.3.2 Spaces and Views

The main focus of the village is its tiny commercial core where the lane to Caradon Hill meets the route across the moor from St Cleer to Upton Cross. This impression is emphasised by the positioning of the post office, café and the Cheesewring Hotel, whose

main facades all face in towards the centre. Minions Row, Princes Terrace, Central Cottages Caradon View and Chapel Terrace all lead to this point.

Minions Green provides a secondary focus, fringed as it is by cottages and smallholdings. From the foot of the Green the land rises up with the post office and neighbouring houses visible on the horizon.

The vistas from the centre of the village to the north are very open and far-reaching out over the surrounding moorland. To the south however there are more intimate, domestic views. Looking down Grasmere Lane the cottages of Princes Terrace appear very rural and this impression is emphasised by the stone and tarmac track turning into a grassy footpath. In contrast the view south to St Cleer appears far more urban. The road here is fringed by housing and the sheer walls of the back of Princes Terrace.

4.3.3 Greenery

Minions is surrounded by open moorland to the north, east and west and it penetrates the village itself in the form of Minions Green. The Green is predominantly scrubby grass, but thick shrubs and thorn bushes form the boundaries and there are a few stunted trees. The gardens fringing the Green, protected from the prevailing winds by granite walls and hedges have a variety of trees and shrubs. Almost every cottage and house in the village has its own gardens, often to front and back of the property, and the majority of these are enclosed by granite walls. A further green space within the village itself lies between Caradon View and Central Cottages. This land was developed during the 1860s, but has subsequently reverted to a paddock.

5 Industrial significance

Without the mines, quarry and railway there would be no settlement at Minions. There was not even a farmhouse in the area before the industrial development. It was, like Kelly Bray, a railhead settlement as well as a worker's village. The positioning of the village was dictated by the requirement of the railway for a flat site and indeed for several years the village was simply known as Cheesewring Railway. The cottages, hotel, chapels and school were all developed in direct response to the needs of the miners, quarry workers and railwaymen. Even the smallholdings were set up to provide for the needs of the growing population.

One would expect to find granite buildings in any moorland settlement, but the use of this stone to the exclusion of almost all other materials was a result of the cheap plentiful supplies from the Cheesewring quarries.

Minions is thus a surprisingly rare settlement in the Cornish industrial context – built entirely from scratch in just a few years relatively late in the 19th century, on completely virgin moorland; most similar settlements had at least a farm or hamlet to expand from. It retains its open moorland setting with scarcely any change from its late 19th century extent, and thus reveals its origins and historic character in a way that few other places in Cornwall with a similar history do. Moreover, it demonstrates the variety of settlement patterns that could be adopted at exactly contemporary development phases – cottage rows side by side with smallholdings and single or paired houses. The assumption that smallholding development is an earlier form of industrial settlement in Cornwall than cottage rows or terraces does not hold true in Minions.

It is significant too in that it is a remarkably small settlement to have three major industrial activities - quarrying, mining and railways. The network of tramways and railways in and approaching the village would have been one of the most dominant features in its heyday, and still underlies the village morphology.

Because it to some extent remains fossilised in its built fabric and the settlement morphology (although not in its vitality or sense of community), it presents itself as a significant model for industrial settlement throughout Cornwall.

6 Designations (Fig 4)

6.1 Scheduled monuments

There are no scheduled ancient monuments in the study area.

6.2 Historic buildings

There are no listed buildings in the study area.

6.3 Conservation area

The conservation area was designated in 1992 and covers the whole of the study area and the surrounding moorland.

6.4 Other designations

(All policy numbers refer to Caradon Local Plan adopted December 1999)

Village development limits have been drawn to prevent the further outward spread of sporadic development. Minions Green is to be kept free of development and has been designated an Open Area of Local Significance (OALS)(Policy EV6).

The land all around the village is designated an Area of Great Scientific Value (AGSV)(Policy CL13), and a Regionally Important Geological Site (RIGS) (Policy CL13).

The land to the north of the village including Minions Row, Central Cottages, Caradon View and Chapel Terrace lies in an Area of Outstanding Natural Beauty (AONB) (Policy CL6) and all the remaining land to the south of this line is designated an Area of Great Landscape Value (AGLV) (Policy CL8).

7 Current issues and forces for change

Caradon District Council have submitted a bid to the South West of England Regional Development Agency for funding under the Environmental Improvement Programme for the stabilising of former mine buildings and creating walking routes in the Caradon Hill area. It is hoped that if successful the work carried out would amongst other things further encourage tourism in the area, stabilise areas of land which are currently at risk of collapse, and discourage fly tipping.

The Draft Caradon Hill Area Strategy, 2001 included the following proposals:

- Traffic calming through village and across commons under the More Care Traffic Calming Scheme.
- The under-grounding of overhead cables in Minions.
- Grants to enhance buildings from the mining era in villages.
- The improvement of local facilities such as public conveniences, car parks and open spaces.
- The production of parish footpath booklets to promote local paths and public rights of way.
- The creation of a mining trail around Caradon Hill.
- Promoting the use of local stone, particularly granite.

- Upgrading the Minions Heritage Centre to refocus the display area around Minions.
- Interpretation/local information points to provide very local interpretation about the villages and their relationship with the mines.

The village of Minions has survived in a remarkably unaltered state with little development since the industrial period. However some of its character has been eroded by small inappropriate developments such as the bungalows to the east of Minions Green, and by alterations to the historic housing stock. In such an exposed position it is inevitable that windows need replacing and porches required, but new porches and windows should be of a design and materials in keeping with the historic environment. Part of the essential moorland character of the village lies in its granite walls, lack of signage and road markings. These features should be recognised and preserved.

8 Recommendations

8.1 Historic areas

(There are no proposals to alter the conservation area boundary).

Recommendation 1: Conservation area appraisal

Prepare a full and detailed conservation area appraisal to accompany CA designation/extension.

Reason: To accord with statutory requirements and departmental policy advice, to ensure a full and adequate understanding of the special historic and architectural importance of the CA, the range of historic fabric and archaeological potential, and to establish effective parameters for management and policy proposals.

Recommendation 2: Article 4 directions (walls)

Article 4 Directions to control the demolition of walls and hedges, especially for the creation of hard standings.

Reason: To protect the character of Minions against inappropriate incremental alterations and demolition, such as have already taken place in Grasmere Lane.

Recommendation 3: Article 4 directions (buildings)

Article 4 Directions to control the demolition and alterations to individual houses, to prevent demolition of freestanding outbuildings and to prevent the loss of such features as unlisted shop fronts, especially when now in residential use.

Reason: To protect the character of Minions against inappropriate incremental alterations and demolition.

8.2 Historic buildings

The majority of buildings in Minions date from the same period, c1863-80, and are of great interest as part of an integrated industrial settlement. The historic value of the village is currently recognised by its entire inclusion in the conservation area. There are no outstanding candidates for listing in this context, but that does not diminish the architectural or historic significance of individual buildings; as a part of a county-wide themed listing exercise, some of the cottages, smallholdings, and other buildings may be significant and intact enough to be considered as good examples of a regionally or nationally significant type.

Moreover, a review of the surviving industrial/railway structures may be appropriate given current moves towards recognising the international significance of Cornish mining (and, indeed, quarrying).

Recommendation 4: Statutory listed building review

Review the statutory list of buildings of special architectural or historic interest.

Reason: To update the statutory list to reflect changes in understanding of the historic environment, in order to preserve or enhance the special character of the buildings and the area.

Several of the more prominent buildings could certainly be included in a list of locally significant structures. This list should be backed up by substantive and enforceable policies in the Local Plan.

Recommendation 5: Non-statutory historic buildings survey (Local List)

Prepare a list of locally significant structures which contribute substantially to the character of the settlement, based on the combined criteria of both listing and Article 4 Directions, and backed up by a Buildings-at-Risk survey, detailed Article 4 Directions and substantive and enforceable policies in the local plan. This could also back up applications for grant aid.

Reason: To ensure a full and accurate record of the historic fabric of the settlement, to strengthen existing Local Plan commitments to prevent proposals that would harm the historic heritage of the settlement and guide development and promote change that will preserve and enhance its character.

8.3 Policy and management

Recommendation 6: Archaeology

Fully implement the recommendations for action detailed in Cornwall Archaeological Unit's *Minions An Archaeological Survey of the Caradon Mining District, 1993*.

Reason: To ensure a full and accurate record of the historic fabric of the settlement, to strengthen existing Local Plan commitments to prevent proposals that would harm the historic heritage of the settlement and guide development and promote change that will preserve and enhance its character.

Recommendation 7: Derelict land

Base proposals affecting the areas of derelict land that surround and permeate Minions on a thorough understanding of the unique historical and archaeological importance of the sites themselves, and of their value to the setting of Minions, conserving surviving historic fabric and landscape.

Reason: To ensure that the sites retain both their historical relevance to Minions and Cornwall, and their own archaeological and historical integrity.

Recommendation 8: Back-land areas

Recognise the importance to historic character of the back-land areas and rear lanes of Minions; enhance their informal qualities, at the same time preserving the important buildings that survive.

Reason: To preserve and enhance the special character of Minions, especially in areas unlikely to attract private investment and attention.

OALS are an extremely important and useful designation both to contain the spread of development around settlements and to act, in effect, as a secondary layer of management and control round a conservation area, preserving the setting of such an area.

Recommendation 9: Open Areas of Local Significance

Extend designation of OALS, together with management and enhancement proposals.

Reason: To retain both the discrete identity of Minions and the historic interest of its industrial remains, and to manage and protect the setting of the conservation area.

Recommendation 10: Limit or restrict development

Limit or restrict development on the outskirts of Minions.

Reason: To retain both the discrete identity of Minions and the historic interest of its mining remains.

Recommendation 11: Housing land allocations

Caradon District Council's Affordable Housing Policy H12 applies to Minions. Any proposed new development should be piecemeal, low density and sensitive to its location within an important historic settlement.

Reason: To maintain the distinct character of Minions as a village which predominantly represents development from one era.

Recommendation 12: Design guidance

Prepare design guidance specific to the village, based on a detailed audit of materials, designs, details and character, both of standing buildings and of street paving materials.

Reason: In order to preserve and enhance the special character of Minions, and promote change that will preserve and enhance the character of the village.

Recommendation 13: Restoration/enhancement schemes

Focus restoration/enhancement schemes on Minions' important focal points, for example, the central core of the village.

Reason: To recognise and enhance the importance of focal points in the development of Minions.

Recommendation 14: Signage and road markings

At present the signage and road markings in Minions are very discreet and kept to a minimum. This should be recognised as a positive aspect of the village's character and any future proposals for traffic calming, whilst commendable in themselves, should be sensitive to this fact.

Reason: To maintain the distinctly rural character of the village.

Recommendation 15: Untidy land/abandoned vehicles

A number of vehicles have been parked on Minions Green, several giving the impression that they have been dumped. Steps should be taken to prevent the parking of cars on the green itself through the serving of untidy land notices.

Reason: To preserve the intrinsic character of Minions Green as an open green space within the village and to protect the archaeological remains.

Recommendation 16: Interpretation and promotion (1)

Focus displays and information in the Heritage centre more specifically to the village and its surroundings, rather than Cornwall's mining heritage in general. Such a display could include contemporary photographs and accounts detailing how the village and surrounding area developed during the mining boom years.

Reason: To present local heritage to a wider audience and to attract new visitors and associated regeneration initiatives.

Recommendation 17: Interpretation and promotion (2)

Present a series of industrial trails from the Heritage Centre to allow visitors to interpret the moorland in terms of its industrial past. These trails could also include archaeological, geological and natural history information. This information could take the form of leaflets or possibly personal stereo recordings.

Reason: To present Minions' heritage to a wider audience and to attract new visitors and associated regeneration initiatives.

Recommendation 18: Further study (1)

Further study to include adjoining areas outside the study areas, such as Gonamena.

Reason: To ensure a full and accurate record, and understanding of, the industrial settlements in this area in particular and Cornwall as a whole.

Recommendation 19: Further study (2)

Undertake further study to determine who built the terraces of housing and the smallholdings, whether they were commissioned by a single landlord, or were developed in a more piecemeal fashion.

Reason: To further understanding of the historical development of Minions.

9 References

9.1 Primary Sources

1809 OS 2 inch drawings

1813 Old Series OS 1 inch map

1841 Tithe Map (Linkinhorne parish)

1879 OS 25 inch map

1907 OS 25 inch map

1946 RAF air photographs

Cornwall Sites and Monuments Record (computerised database of archaeological sites maintained by CAU)

9.2 Publications

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Bennett, A, 1990. *The Great Western Railway in East Cornwall*

Caradon District Council, 2001. *Caradon Hill Environmental Improvements*

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Hamilton Jenkin, A K, 1963. *Mines and Miners of Cornwall*

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Appendix: Gazetteer of archaeological sites and historic buildings

Codes: PRN: Primary Record Number in Cornwall Sites & Monuments Record. LB: Listed Building. SM: Scheduled Monument. BA = Bronze Age. Cons = consecutively.

Ref.	Street no.	Name	Street	Site type	Period	Status	SM or LB No	PRN
1		The Cheesewring Hotel	Minions	Public House	1840-80			
2		Grasmere	Grasmere Lane	House	1840-80			
3	1-6 (cons)		Princes Terrace	Row	1840-80			
4	1-8 (cons)		Minions Row	Row	1840-80			
5	9		Minions Row	House and school	1840-80			
6	10		Minions Row	Chapel (Methodist Chapel United)	1840-80			
7	1-3 (cons)		Central Cottages	Row	1840-80			
8	1-4 (cons)		Caradon View	Row	1840-80			
9		Cheesewring Methodist Church	Minions	Chapel (Primitive)	1863			
10	2-3		Chapel Terrace	House	1840-80			
11		Post Office	Minions	Post Office	1907-46			
12		Birdies Barn	Minions	Barn (now house)	1907-46			
13		Langston Down Farm	Minions	House (cottages and barns)	1840-80			
14	1-5 (cons)	Mid Moor	Minions	Row	1840-80			
15		House	Track off Caradon Hill lane	House	1840-80			
16		Amblers House	Minions	House	1840-80			
17		Tremist	Minions	House	1840-80			

Ref.	Street no.	Name	Street	Site type	Period	Status	SM or LB No	PRN
18		Lamorna	Minions	House	1840-80			
19		Minions House	Minions	House	1840-80			
20		Wall	Field off Caradon Hill lane	Wall	1840-80			
21		Minions Cafe	Minions	Railway building (now café)	1840-80			
22		Outbuilding and wall (part of former railway)	Minions	Outbuilding and wall	1840-80			
23		Gonamena Streamwork	Minions	Streamwork (site of)	Pre-1809			
24		Gonamena Incline	Minions	Railway incline (site of)	1840-80			
25		Minions Green	Minions	Streamwork (site of)	Pre-1809			
26		Mineral Railway	Minions	Mineral railway (site of)	1840-80			
27		The Hurlers	Minions	Triple stone circles	BA	SM		1443
28		South Phoenix Mine	Minions	Mine (disused)	1840-80			
29		Wheal Jenkin	Minions	Mine (disused)	1840-80			
30		Caradon and Liskeard Railway	Minions	Railway track (site of)	1877			12088
31		Caradon and Liskeard Railway - bridge piers	Minions	Bridge piers	1877			
32		Stone (former mould)	Grasmere Lane	Stone (former mould)	1840-80			
33		Minions Mound	Minions	Cairn	BA			
34		Telephone box	Minions	K6 telephone box	1907-46			
35		Wall	Minions	Wall	Post 1946			