



Wheal Jane Consultancy
Old Mine Offices
Wheal Jane
Baldhu, Truro
Cornwall, TR3 6EE

Wheal Jane
Consultancy



Geotechnical, environmental
& mining services

Archival (Desktop) Mining Search

Mining Risk: Moderate

Action: Structural Inspection

Address:
Leach Pottery
Higher Stennack
St Ives
Cornwall
TR26 2HE

Client:
Bernard Leach (St Ives) Trust Ltd
Leach Pottery
Higher Stennack
St Ives
Cornwall
TR26 2HE

Your Ref.:

Our Ref.: MS41470

Date: 3 February 2022

01872 560 200
consultancy@wheal-jane.co.uk



Action: Structural Inspection

Dear Sirs,

Re: Leach Pottery, Higher Stennack, St Ives, Cornwall, TR26 2HE

We thank you for your recent request.

As instructed, we have carried out a mining search in respect of the above property, as delineated on the plan supplied for the purpose of requesting this search (a copy of which is included with this report).

The purpose of this mine search is to examine and interpret the plans and records in our possession relating to metalliferous mining activity and based upon this information, give a professional opinion in respect of potential risk to the property from such historical mining activity and, if required, make recommendations as may be deemed appropriate.

Where other workings relating to clay, stone or other minerals are noted to be in close proximity to the property mention will be made of them.

This report is of a format suitable for conveyancing purposes.

Mining Activity

The property, which is shown edged in green on the attached plan, is located in the St Ives mining district. It lies within the lease or sett boundaries of the old St Ives Consols Mine.

A lode (mineralised structure) known as Caunter Lode underlies the property, old geological mapping indicates it lying as shown by the zone coloured orange.

This is suggested to be a position at considerable depth from surface and is noted to be dipping in a southerly direction.

The plans of St Ives Consols Mine show considerable deep level workings on the course of this lode underlying the property.

The shallowest of these workings is identified as the 67 fathom level, which would lie at a depth in excess of 100 metres from surface.

These deep workings have been omitted from the plan for clarity.

An old mine shaft known as Millets Shaft lies some 25 metres to the east-south-east of the eastern end of the property.

Other shafts lie over 35 metres to the west-north-west of the property.

An old mine shaft known as Cornish Shaft of St Ives Consols Mine lies over 50 metres to the north-west of the property.

This shaft suffered a collapse on the 28th March 2018.

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We have found no evidence of clay workings or other mineral workings in the immediate vicinity of the property.

Based upon the historic mapping sources we have reviewed we have found no evidence of any water supply wells within the boundaries of the property.

Conclusions

We know of no plans to exploit metallic minerals in the locality, nor do we consider this a likely event.

Although, based upon the information that is held in our possession, at the time of writing this report, we have found no documentary evidence to indicate the presence of shallow old mine workings directly underlying the property, given the location of the property within an area of extensive and ancient mining activity, we would consider it prudent that the property should be inspected.

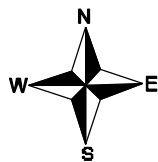
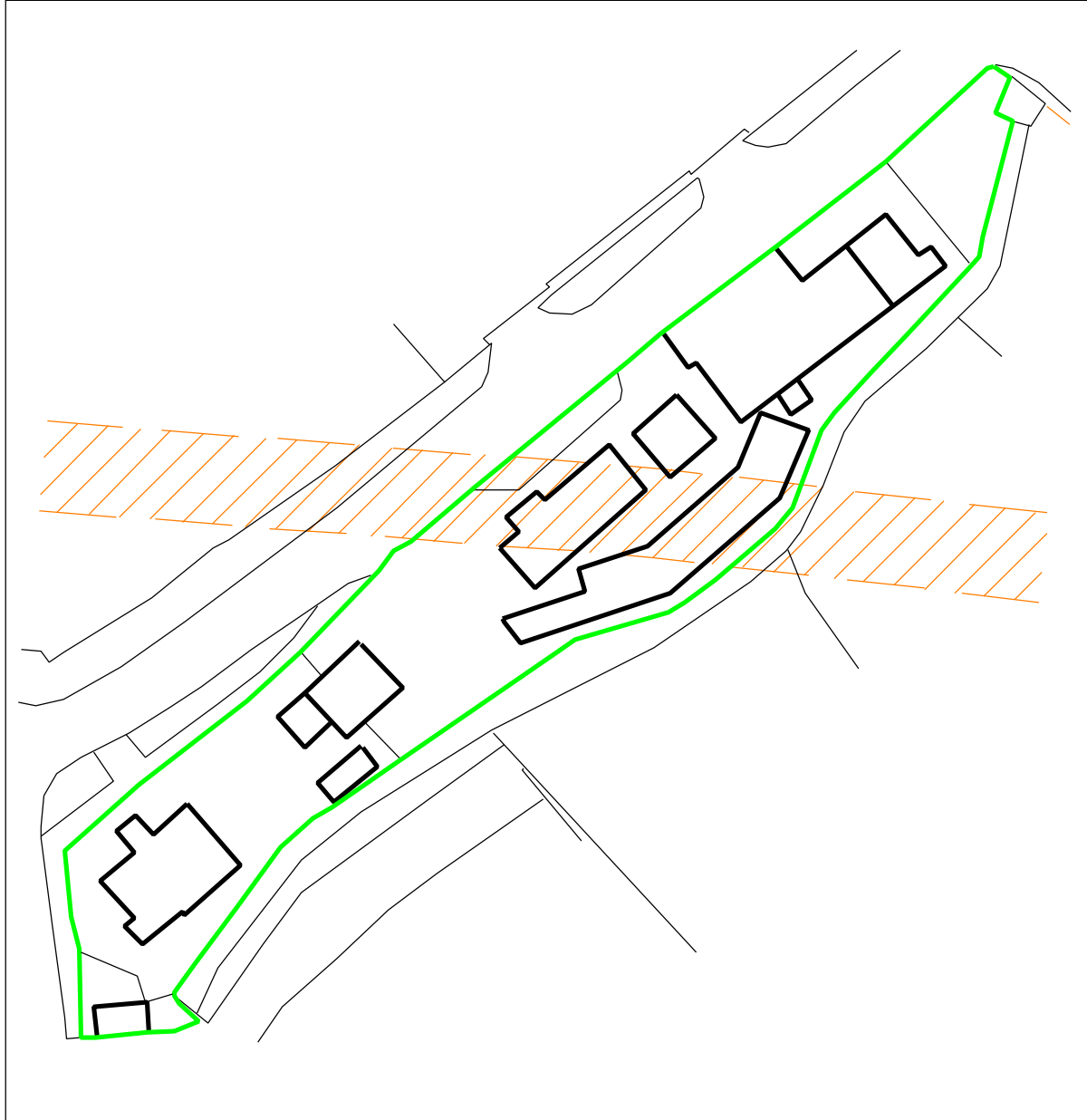
Recommendations

We would recommend that a qualified, chartered structural / civil engineer or surveyor, with experience of looking for mining and quarrying related issues, undertakes a thorough visual inspection of the property to check for any signs of abnormal settlement or distress.








If no evidence of any abnormal structural movement is observed in the course of such an inspection, we would consider that the property is at low risk from being affected by past mining activity.

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| | | |
|--------------------------------|--------------------------|---|
| TITLE: Archival Mining Plan | SCALE: No Scale | CLIENT REF.: |
| OUR REF: MS41524 | DATE: 3 February 2022 | SITE ADDRESS: Leach Pottery Higher Stennack St Ives, TR26 2HE |



Legend

-  Approximate location of Mine Shaft
-  Possible Mine Shaft
-  Mine Burrows (waste tips)
-  Adit (drainage tunnel)
-  Lode Zone (surface or undefined elevation)
-  Deep Mine Tunnels
-  Property Boundary

Wheal Jane Consultancy

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Scope of Search & Limitations

This search has been carried out with reference to the extensive collection of plans, records and archives that are held in our possession at the time of writing this report and from this material we have endeavoured to give as accurate a report as possible in respect of the property as delineated in the initial request.

However, taking into account that such records may not be wholly complete or accurate, that records may exist of which we do not hold copies, or records exist that are held in private sources which are not available to us and that in Cornwall, Devon and Somerset many ancient shallow workings and shafts exist of which there are no records, we cannot accept liability for any inaccuracies there may be.

This report is concerned solely with the property searched and should not be used in connection with adjacent properties as only relevant mining features have been mentioned and any known features that would not have a direct influence upon the target property may have been omitted for clarity.

The report is based upon the property boundaries as shown on the supplied request plan.

We cannot accept liability for any inaccuracies if the property boundaries, as supplied to us by the client or the client's agent, are subsequently shown to be incorrect, incomplete or if no such request plan has been supplied when the search has been requested.

This report is confidential to the client and the client's legal advisor and the client's mortgage lender and as such may be used by them for conveyancing or related purposes.

We have no liability toward any person or organisation not party to commissioning this report.

This report or any part of it, is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.

Unless otherwise expressly stated, nothing in this report shall create or confer any rights or other benefits pursuant to the Contracts (Rights of Third Parties) Act 1999 in favour of any person or organisation other than the person/organisation commissioning this report.

This report is not a contaminated land, environmental, geotechnical or archaeological survey and should not be interpreted as such.

No site visit has been made.

We trust that this report is to your satisfaction and will be happy to answer any queries with respect to it.

Yours faithfully,

[Redacted signature]

Wheal Jane Consultancy

[Redacted contact information]

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Mining Glossary

| | |
|----------------------|--|
| Adit | Horizontal mine drainage tunnel driven from low ground into mine workings. The adit tunnel is the shallowest level shown on mine plans and usually represents the earliest period of workings recorded. Adits have ventilation shafts at regular intervals, which are mostly unrecorded. |
| Alluvium | Clay, sand and debris deposited by a river. Often streambed for tin. |
| Burrow | A mine waste tip. |
| Caunter lode | A lode which runs in a different direction to the general trend of lodes in the district. |
| Coffin/Koffen | Trench-like openwork at surface. |
| Costean Pit | A small surface pit excavated to locate and/or sample a lode. |
| Crosscourse | Geological features which run at right-angles to the principal lodes of a district, and are vertical or sub-vertical faults. Mostly barren of payable minerals, but can carry values of iron ore, cobalt and other metallic minerals. Also known as 'guides' or 'trawns' in the St Just and St Ives mining districts respectively. |
| Crosscut | Tunnel driven underground, usually at right-angles to the lodes. |
| Dip of Lode | Angle of inclination of a lode from the horizontal. |
| Drive | Tunnel driven along the course of a lode. |
| Elvan | Igneous rock (quartz-porphry) occurring as a vein or dyke. Can be extremely hard. Exploited by quarrying. |
| Granite | Igneous rock. Crystalline mixture of quartz, feldspar and mica. |
| Greenstone | Igneous rock also called 'blue elvan'. Generally extremely hard. |
| Gunnis | Open stope at surface or underground. |
| Kaolinisation | Alterations or weathering of granite to clay and sand from solid rock. |
| Killas | Generic term given to sedimentary rock in Cornwall. |
| Leat | A man-made watercourse. |
| Level | Horizon underground where ore movement and communications are maintained. Levels consist of lode drives and crosscut tunnels: i.e. 12 fathom level; the system of tunnels driven at 12 fathoms below adit horizon. |
| Lode | A mineralised structure or vein. Most lodes run from surface vertically or sub-vertically, and can vary from a few inches to several metres in width. |
| Mundic | Iron pyrite, arsenic and sulphur - arsenopyrite. |
| Openwork | A surface working, which has usually left a pit or backfilled excavation. |
| Outcrop | The part of the lode which breaks surface. Worked-out voids and backfilled areas are outcrop features. |
| Rab | Weathered zone of mixed rock and soil (natural profile) |
| Sett | An area of land leased for mining. |
| Shaft | Holes in the ground, which can vary from 0.5m x 1m up to shafts 7m across. Engine shafts tends to be large (typically 3m x 2m) and adit shafts are smaller (typically 1.2m x 1.8m). Depths vary down to 700m. |
| Stockwork | Mass of narrow veins or lodes running parallel and sub-parallel. |
| Stope | Ground where lode has been removed leaving void. Sometimes open to surface. |
| Tailings | Residual sands and slimes from ore dressing. Usually heavily contaminated. |

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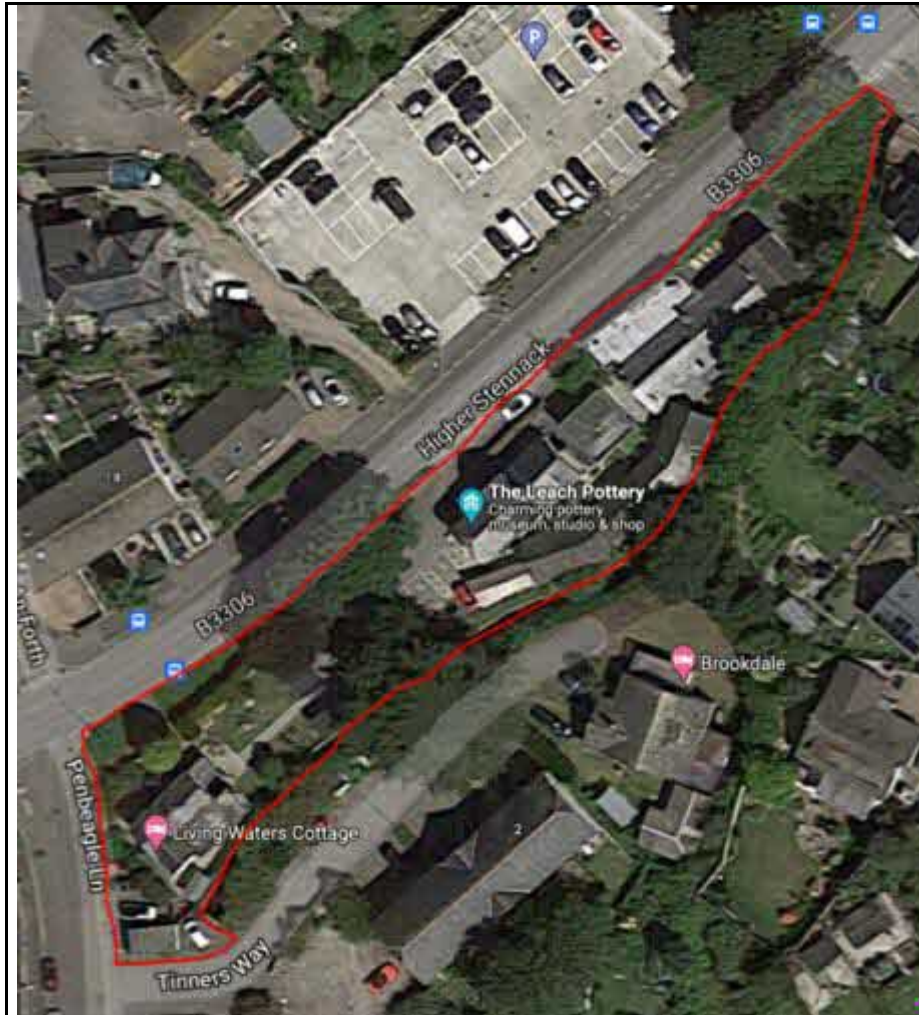
Mining References (generic listing)

H G Dines - The Metalliferous Mining Region of South West England (2 Vols)
A K Hamilton Jenkin - Mines & Miners of Cornwall (16 Vols)
A K Hamilton Jenkin - Mines of Devon (2 Vols)
A K Hamilton Jenkin - Wendron
Thomas Spargo - Tin Mines of Cornwall (6 Vols)
J H Collins - Observations of West of England Mining Region
Sellwood, Durrance & Bristow - Geology of Cornwall
Durrance & Laming - Geology of Devon
Burt, Waite & Burnley - Cornish Mines
MRO Plans (CRO)
MRO Copies (SC Archive)
MRO Microfiche (SC)
South Crofty Archive
Tehidy Minerals Archive
JMS/JAB/JHB Archive
Wheal Jane Collection
Wheal Pendarves Collection
Geevor Collection
Thyssen Review & Plans
A K H Jenkin, Annotated 6" Plans
Geological 6" Plans
Richard Thomas Plans
Robert & Brenton Symons Plans
Nicholas Whitley Plans
K Bennet Annotated Plans
R Lyon Annotated Plans
Ordnance Survey 1880, 1906, etc Maps
H G Dines Composites

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Search Request Plan

Copy of the request plan provided to Wheal Jane Consultancy to identify the property for search purposes:



Accuracy, quick turnaround times, competitive prices, fully qualified and experienced staff, full professional indemnity insurance cover.

Cornwall's first ISO certified mine search and site investigation specialists



Mine Search – What Next?

