

Tywardreath Conservation Area Character Appraisal & Management Proposals



March 2010

The Tywardreath Conservation Area Character Appraisal and Management Proposals were commissioned by Restormel Borough Council. It was endorsed by Restormel Borough Council's Policy and Scrutiny Committee 4 and Cabinet in June 2007 and was subsequently endorsed by Cornwall Council as a material consideration within the emerging Cornwall Council Local Development Framework on 24 April 2010. The recommended changes to the boundaries of Tywardreath Conservation Area were authorised by Cornwall Council and came into effect on 24 April 2010.

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A draft version of this appraisal has been through a public consultation process and revised in light of comments received. Thanks go to all who took part in the consultation process.

Contacts

Historic Environment Service
Cornwall Council
39 Penwinnick Road
St Austell
PL25 5DR

vic.robinson@cornwall.gov.uk

01726 223454.

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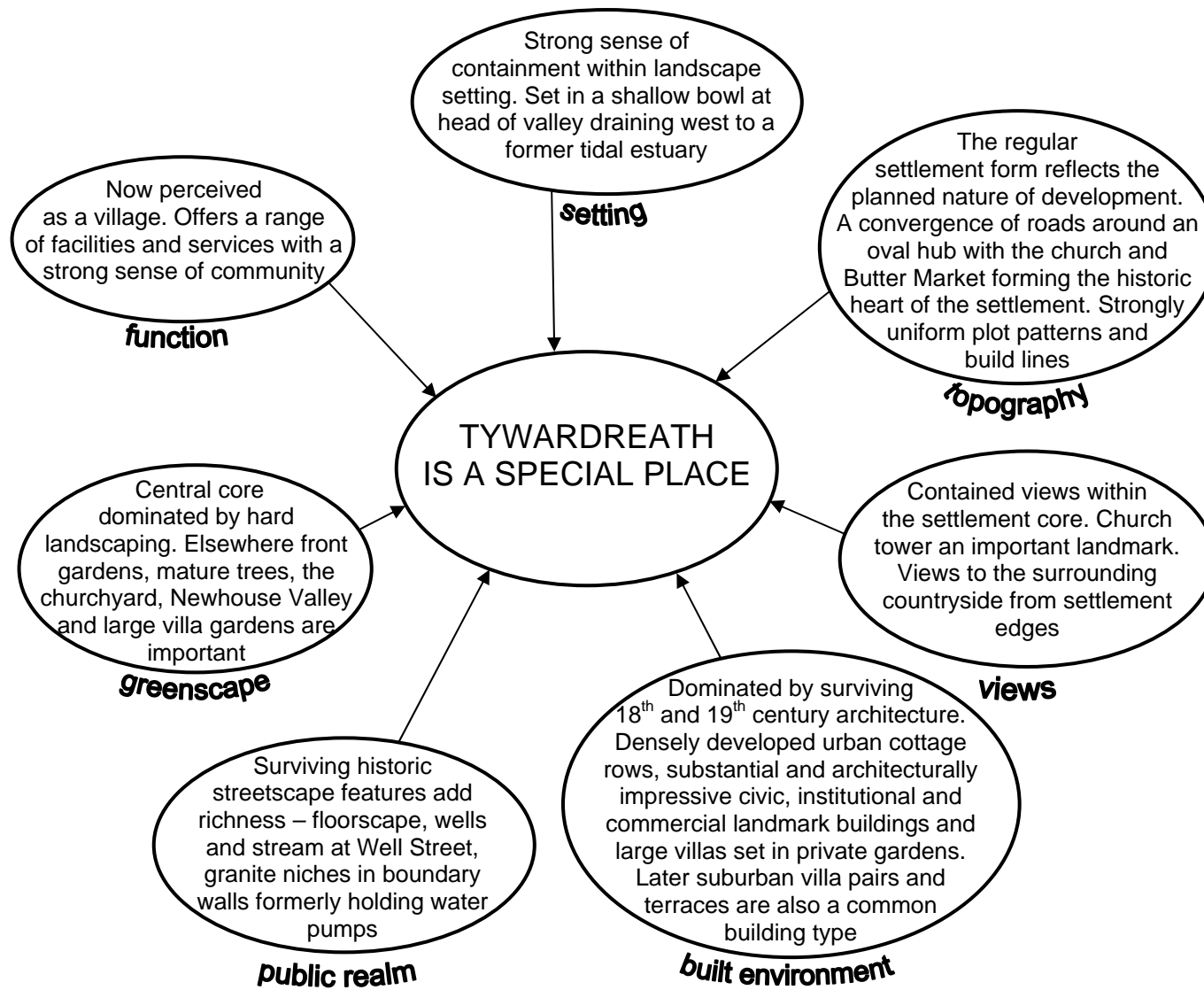
Summary

Summary of special interest

Tywardreath's character and appearance is largely defined by the development of the settlement as a mining town during the early 19th century. Its settlement form dates to its earlier historic significance as a medieval churchtown and home to Tywardreath Priory. Although there are few visible remains of the Priory, it is important site and has high archaeological potential. Today perceived as a village, Tywardreath has a strong sense of community and offers a range of facilities and services. The settlement has grown substantially during the 20th and 21st centuries.

The historic core of the settlement is set within a shallow bowl at the head of a valley giving a strong sense of containment. The regular settlement form, centred on the church and Butter Market, based on the convergence of many routes linking with the surrounding parish is evidence of its planned development. The regular plot widths and continuous build lines along street frontages give a sense of order and enclosure, containing views within the streetscape.

The architecture of the village is dominated by 19th century development relating to the mining town. The urban cottage rows of the Fore Street core and the substantial and architecturally impressive civic, institutional and commercial landmark buildings show the economic vitality of the period. Cottage rows and late 19th and early 20th century villa-terraces and pairs, set behind front gardens, in the surrounding residential streets contrast in character with the former commercial core. Large detached houses and villas within garden plots demonstrate the 19th century wealth of the settlement. The more rural, vernacular character of the pre-mining town is remembered in 18th century buildings such as 9 Mount Bennett Road, a cob and formerly thatched cottage.



Negative features and issues

The appraisal has identified the following negative features or issues adversely affecting the special character of the conservation area:

- Inappropriate alterations to historic buildings have led to the incremental loss of historic architectural features.
- Lack of clearly defined settlement focus. Church and Butter Market are currently underplayed as the heart of the settlement.
- Insensitive infill development that fails to respect the special character of the conservation area and the threat of further inappropriate development.
- Public realm issues such as loss of enclosure along Church Street, the use of standard street furniture items that fail to respond to the high quality of their setting, prominent overhead cables and areas of poor floorscape.
- Climate change has the potential to affect the conservation area

Management proposals

The protection and enhancement of the special character of the conservation area depends on the positive conservation management of the settlement. In addition to the existing national statutory legislation and local planning policy controls the following management proposals are recommended:

- Extend the conservation area to include all areas of special architectural and historic interest.
- Consideration of establishing a register of locally important historic buildings.
- Consideration of the introduction of an Article 4 (2) Direction to protect significant historic features and details of unlisted dwellings within the conservation area.
- Ensure that all new development in and around the conservation area respects and responds positively to its historic context.

- Public realm enhancements, including measures to strengthen the Butter Market and church as the heart of the settlement.
- Recognition of the archaeological significance of the Priory.
- Promotion of the historic interest of the settlement.
- Respond to the challenge of climate change.

1 Introduction

What is a conservation area?

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'*.

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

What does conservation area status mean?

Conservation area status provides the opportunity to promote the protection and enhancement of the special character of the defined area. Designation confers a general control over development that could damage the area's character with strengthened controls covering the demolition of buildings, minor development and the protection of trees.

Change is inevitable in most conservation areas and it is not the intention of the designation to prevent the continued

evolution of places. The challenge within conservation areas is to manage change in a way that maintains, reinforces and enhances the special qualities of the area.

What is the purpose of this appraisal?

This appraisal seeks to provide the basis for making informed, sustainable decisions in the positive management, protection and enhancement of the Tywardreath conservation area.

Initial chapters provide a brief account of the historic development of the settlement and an analysis of its special character. Subsequent sections identify negative features and issues that detract from the area and outline management proposals.

This appraisal follows the current guidance set out by English Heritage in the 2006 publication 'Guidance on conservation area appraisals'.

The appraisal is not intended to be comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

Planning policy context

This appraisal should be read in conjunction with the wider national, regional and local planning policy and guidance.

Relevant documents include:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning Policy Guidance 15: Planning and the Historic Environment 1994
- Planning Policy Guidance 16: Archaeology and Planning 1990 (PPG15 and PPG16 are due to be replaced with a combined document PPS5 Planning for the Historic Environment in the near future)
- Cornwall Structure Plan 2004, particularly Policy 2 Character Areas, Design and Environmental Protection
- Restormel Borough Council's Local Plan 2001-2011, particularly Chapter 5 Environment and Conservation

Public consultation

A draft version of this appraisal went through a six-week public consultation process. A four-week public exhibition was held at St Andrew's Church providing a summary of the appraisal findings, together with take away leaflets on the

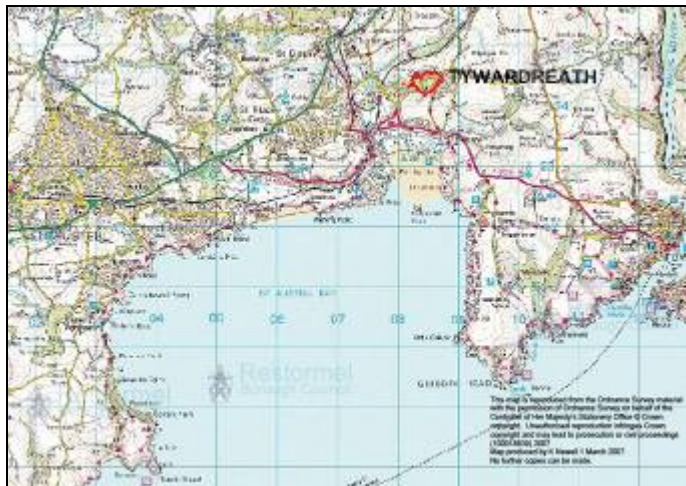
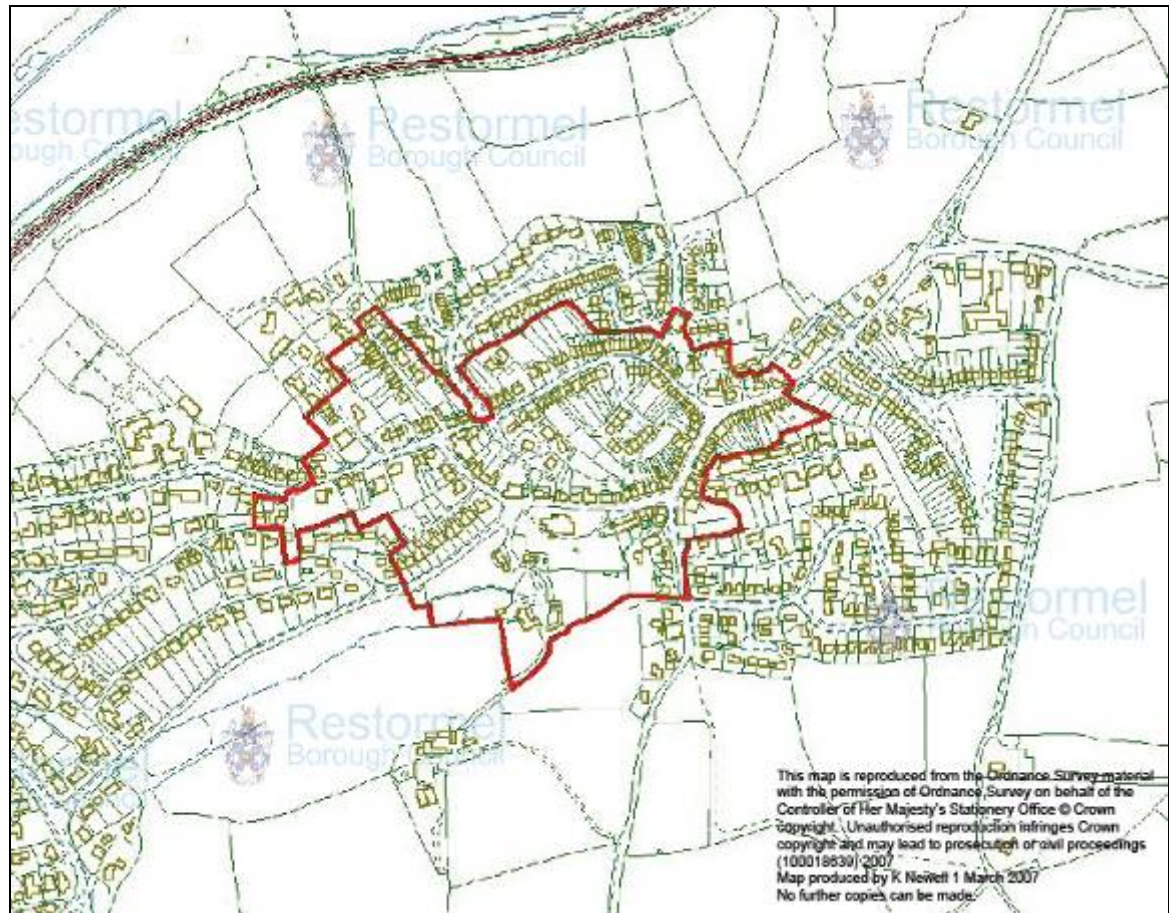
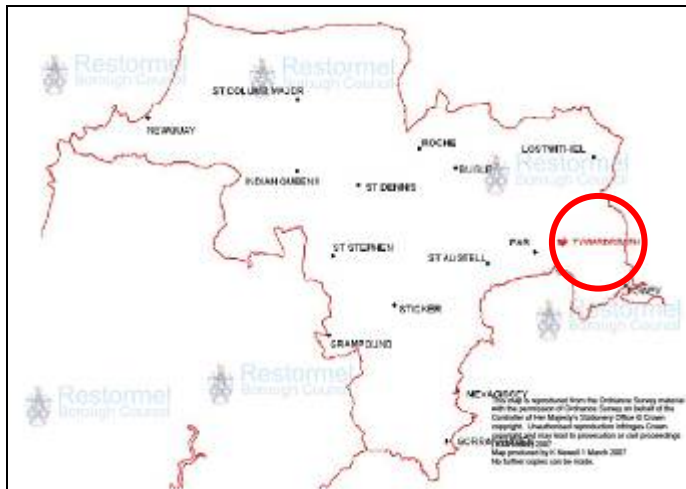
appraisal and how to view the full document, an information sheet on living in a conservation area and response forms. Identified stakeholders and interested parties were directly notified included the Parish Council, councillors and officers of the Borough Council and County Council, the Cornish Buildings Group and the Old Cornwall Society. Consultees were encouraged to have their say and send their comments to the council. The consultation was advertised with posters in the village, local press coverage and via the village website. The draft appraisal and response form was made available through the Council's website and paper copies were available to view at the exhibition, the local library and at Council offices. A presentation on the appraisal's findings was given at a public meeting of Tywardreath and Par Parish Council on 19 April 2007, followed by a discussion session.

The consultation responses were evaluated and the appraisal was amended in light of comments received. This document was endorsed by Restormel Borough Council in June 2007. It was formerly endorsed by the Policy and Scrutiny Committee 4 at the meeting of 11 June 2007 and by the Cabinet at the

meeting of 18 June 2007. The appraisal will be a material consideration when applications for change within the conservation area or its setting are considered by the Council.

Tywardreath conservation area

The Tywardreath conservation area was designated by Restormel Borough Council in 1974. The current designated area covers the majority of the historic settlement including the site of the former priory, the medieval church, the historic commercial core of Butter Market and Fore Street, and the surrounding residential and villa suburbs.



Existing conservation area boundary

Conservation area location: within the wider borough (top) and the surrounding local vicinity

2 Location and context

Tywardreath is situated 1 km to the north east of St Austell Bay on the south coast of Cornwall within the boundaries of the Central 2 area of Cornwall Council. It is located 8 km east of St Austell, 7.5 km south of Lostwithiel, 6 km north west of Fowey and 1 km east of Par.

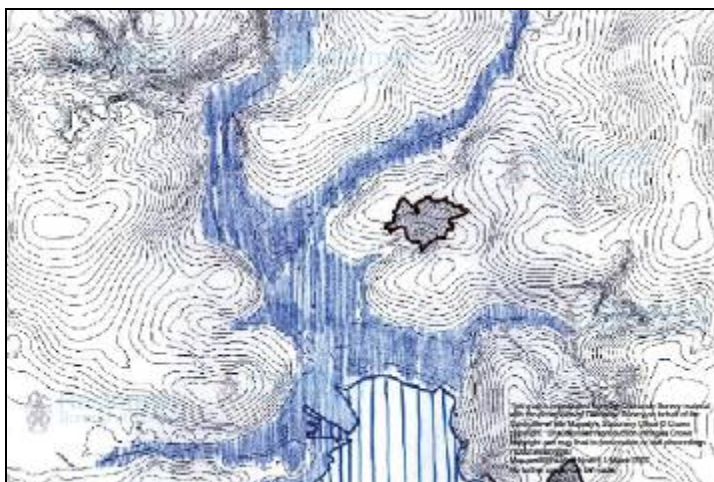
The village is set off the A3082 Par to Fowey road and is served by the nearby Par railway station, on the main line between Penzance and London Paddington and the branch line connection to Newquay.

The popular Saint's Way footpath passes through the village and the South West Coastal Path is less than 1 km to the south.

Topography

Tywardreath is located in a sheltered position at the head of a shallow, wide and open valley draining west to a former tidal estuary. The historic core of the settlement developed on the south facing, northern slopes of the valley and is enclosed by the surrounding gently rising higher ground. A stream runs along the valley floor fed by a number of springs and wells located at Well Street.

The former tidal estuary extended from St Austell Bay to St Blazey, running eastwards to the north of Tywardreath along the Treemill Valley. The tidal estuary had silted up by the 18th century and was subsequently reclaimed and developed but Treemill Valley remains a dominant natural boundary in the landscape.



Former tidal estuary



Valley topography

Landscape setting

The wider landscape setting is of dispersed settlement with farms, hamlets and small villages set within an agricultural landscape of largely 'Anciently Enclosed Land', with a small area of 'Recently Enclosed Land' to the north east of the conservation area and areas of 'Upland Woodland' to the north of the railway line in the Treemill valley (Cornwall Historic Landscape Characterisation, 1994). Tywardreath falls within St Austell Bay and Luxulyan Valley character area (CA39) in the Cornwall and Isles of Scilly Landscape Study.

The railway line and Tywardreath Hill to the west, form a boundary between this agricultural landscape and the more industrialised landscape of Par, St Blazey and Par Docks.

Geology

The underlying geology of the area is of Devonian slatestone, locally referred to, by a traditional mining term, as 'killas'.



Tywardreath in its landscape setting, view to the south east.

The settlement is located at the head of a valley draining west to the former tidal estuary, protected from coastal extremes by surrounding higher ground (CCC, Historic Environment, ABP F57 15).

Stone was quarried locally to the north east at Chapeldown and along Mount Bennett Road, probably providing the building material for much of the settlement.

Setting of the conservation area

Extensive 20th century residential development forms much of the setting of the conservation area. Early 20th century development extends west to the railway at Par and late 20th century estate-based development has taken place to the north and east. An area of historic development is located to the north-east on higher ground along Mount Bennett Road. To the south, an agricultural landscape of fields laid to pasture and subdivided by Cornish hedges, forms the setting of the conservation area.

Literary associations

Daphne du Maurier's 1969 novel 'The House on the Strand' was inspired by the 14th century manor of Tywardreath and blends historic fact with fiction.

Historic environment designations

The current historic environment designations within the conservation area are:

- One scheduled monument – a medieval wayside cross shaft in the churchyard.
- 15 listed buildings designations, some of which include more than one structure, others refer to boundary walls. St Andrews Church is listed Grade II*, all the others are of Grade II status.
- Three areas of trees are covered by a Tree Protection Order at Woodland Avenue.
- Tywardreath is close to the designated areas of Heritage Coast, as defined by the Local Plan and the Cornwall Area of Outstanding Natural Beauty (AONB).

3 Historic development

Historic interest

- Tywardreath was the **medieval churchtown** for the wider parish; the principal settlement for the surrounding area.
- The settlement was home to **Tywardreath Priory**, established shortly after the Norman Conquest. The priory was the dominant force in the settlement until its dissolution in 1536 and was located to the south of the church in the Newhouse area.
- After the dissolution of the priory the settlement declined in status. Surviving buildings of the 18th century suggest a **rural vernacular character** with evidence of a number of farm complexes within the settlement.
- During the early 19th century the settlement became a **mining town** stimulated by the rapid rise in the population of the area due to the opening of a number of important copper mines. The civic and commercial development of

the town was accompanied by residential development with both high-density cottage rows and large, detached villa residences. The character of the built environment of the settlement is largely defined by this period of development, although the settlement form is earlier.

- The **late 19th century mining collapse** resulted in the economic decline of the town. Suburban villa-type residential developments dominated the evolution of the settlement during the late 19th and early 20th century.
- **The settlement is now perceived as a village** with the historic core surrounded by extensive 20th century residential development. The village retains a strong sense of community with a small range of shops, pub, school and places of worship.

Prehistory

The topographical setting, close to the tidal estuary but sheltered from coastal extremes, would have been an attractive location from the earliest times.

Chance discoveries of a middle Bronze Age palstave (axe) in Vicarage Road and a possible prehistoric shell and bone midden in North Street suggest prehistoric activity in the vicinity. Evidence for a pattern of dispersed prehistoric settlement in the wider landscape includes:

- the nationally significant, large Iron Age hillfort at Castledore, 2km to the east;
- a possible rectilinear enclosure, visible as a crop mark in aerial photographs, to the south of the conservation area; and
- a possible late prehistoric and Romano-British defended farmstead or 'round', suggested by the historic field name 'Round Meadow', to the west of the conservation area at Tehidy Road.



Recorded prehistoric features
(taken from Cornwall County
Council's Historic Environment
Record)



The site of Tywardreath Priory is
thought to be located in the
Newhouse area to the south of
the church



Stone from the priory has been
reused throughout the village,
such as at 13 Church Street

The medieval settlement

First recorded as 'Tiwardrai' in the Domesday entry of 1086, the place name means 'House on or by the sands or shore'.

Tywardreath Priory

Tywardreath Priory is said to have been established c1088 as a dependency of a French Benedictine Abbey at Angers. However, details of its foundation are somewhat confused and there are indications that the site may have been used as a place of early Christian activity in the Early Medieval period (400-1066 AD). Lysons records the site of the priory as 'Lantiny', a name suggestive of the location of a 'lann' or early Christian enclosure, and the close relationship of the site with springs and wells, and its topographic location at the head of the valley, is typical of such foundations.

The priory was the dominant force in the settlement and wider area until its dissolution in 1536. It was a wealthy and powerful institution with extensive landholdings, such as at St Austell and at Fowey where it established the market as a

financial speculation and was responsible for maintaining the town's defences. Pevsner states that 'with Glasney College, Penryn, and the two priories of Bodmin and Launceston it was the most notable monastic foundation in the county'.

The site of the priory is thought to be located to the south of the churchyard in the Newhouse area. On the tithe map of 1839 Newhouse is labelled 'The Priory Farm'. Although substantially lost, standing elements of the complex may survive within the fabric of the southern churchyard wall and in the Newhouse development. The tombstone of one of the last abbots of the priory survives in St Andrews church.

Antiquarian investigations suggest that there are significant belowground archaeological remains, with the results of a series of excavations reported in a 1822 article in 'The Gentleman's magazine' (transcribed in Gilbert, 1838). Excavated remains were interpreted as the chapel of priory, measuring 80 feet by 57 feet, with a semicircular apse to the east end, built of killas rubble with dressed stone buttresses of wrought Pentewan stone and a floor of beach pebbles. The

excavator recorded that the wall of the chapel is the south wall of the churchyard.

Stone from the Priory has been reused throughout the village and carved stone fragments can be seen reset in later buildings, such as 13 Church Street and Newhouse. Other architectural fragments possibly related to the priory are located in the churchyard.

Churchtown

As a churchtown, Tywardreath served as the principal settlement of Tywardreath parish. St Austell Bay is depicted on Norden's map of c1600 as 'Trewardrayth Bay' showing the importance of the settlement during this period.

The physical form of the settlement reflects its churchtown function, with the prominence of the parish church and the radiating network of roads linking to the surrounding area. St Andrew's church now largely dates to the substantial 19th century restorations, but the mid 14th century tower survives. The foundations of an earlier church of cruciform plan were reputedly discovered during the 19th century rebuilding.

The remains of a medieval strip field system survives to the north of the church and is cut through by North Street. This is evidence that North Street was not part of the original layout of the settlement but represents a later phase of expansion.

Tywardreath after the priory

Following the dissolution of the priory in 1536, its land and assets were seized by the crown, subsequently passing through a series of owners, before being split in the early 17th century between the Rashleigh's and the Bassets of Tehidy (an association remembered in 'Tehidy Road'). From this period, these families became the dominant forces in the settlement.

Leland, writing c1534-43, says of Tywardreath: 'A pretty town, but no market, lieth a quarter of a mile from the east side of the bay; there is a parish church, and there was a priory of black monks, a cell sometime to a house in Normandy'.

By the 18th century the settlement had declined into further obscurity. In his 1724 'Tour through Great Britain' Daniel



St Andrew's church, mid 14th
century tower



The New Inn, mid 18th century
date



9 Mount Bennett Street, early
18th century cob cottage,
formerly thatched

Defoe mentions Tywardreath as 'a town of no great note, though the bay takes its name from it'.

By this period the tidal estuary was fast silting up due to the effects of a sand bar and debris from the inland tin streaming and mining activity. By 1770 the ferry that had run from Little Par to St Blazey church had ceased to operate.

There is likely to be a substantial number of surviving 18th century buildings, although many are disguised behind later frontages. Known 18th century buildings, such as 9 Mount Bennett Street, an early 18th century cottage, and evidence for a number of farm complexes within the settlement, such as Mount Bennett Farm, remembered in Swallows Barn, suggest a rural vernacular character; other structures, such as the New Inn, reputedly of mid century date, are of more architectural pretension.

19th century mining town

During the early decades of the 19th century Tywardreath developed as a mining service town and this phase of its

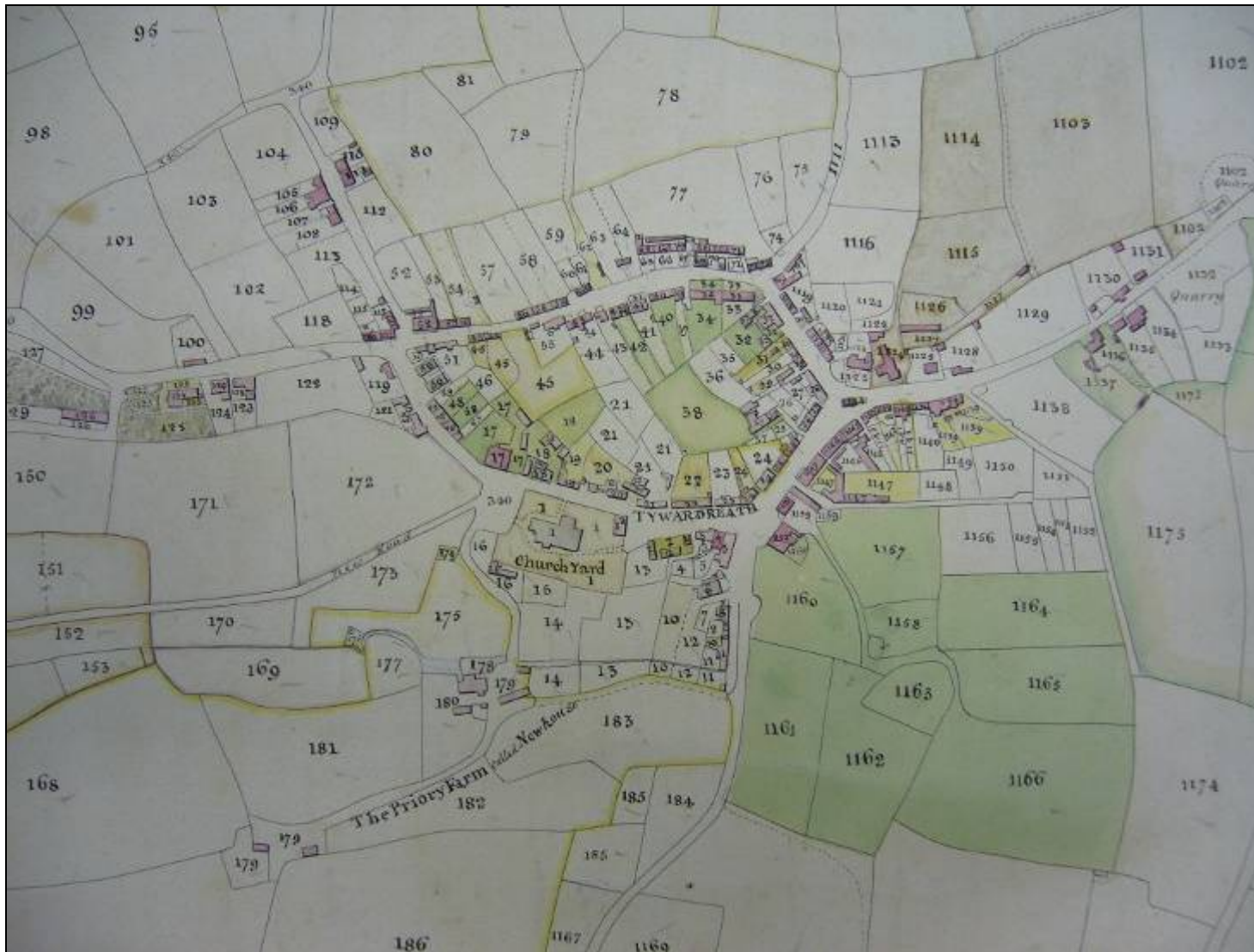
development continues to be a dominant aspect of the settlement's present day character.

Tin extraction had long been practised in the area with 19 tanners listed in the settlement in the Military Survey of 1522-26. However, the Cornish copper mining boom, begun in the 18th century, led to an unprecedented scale of industrial extraction that had profound effects on the settlement and the surrounding area.

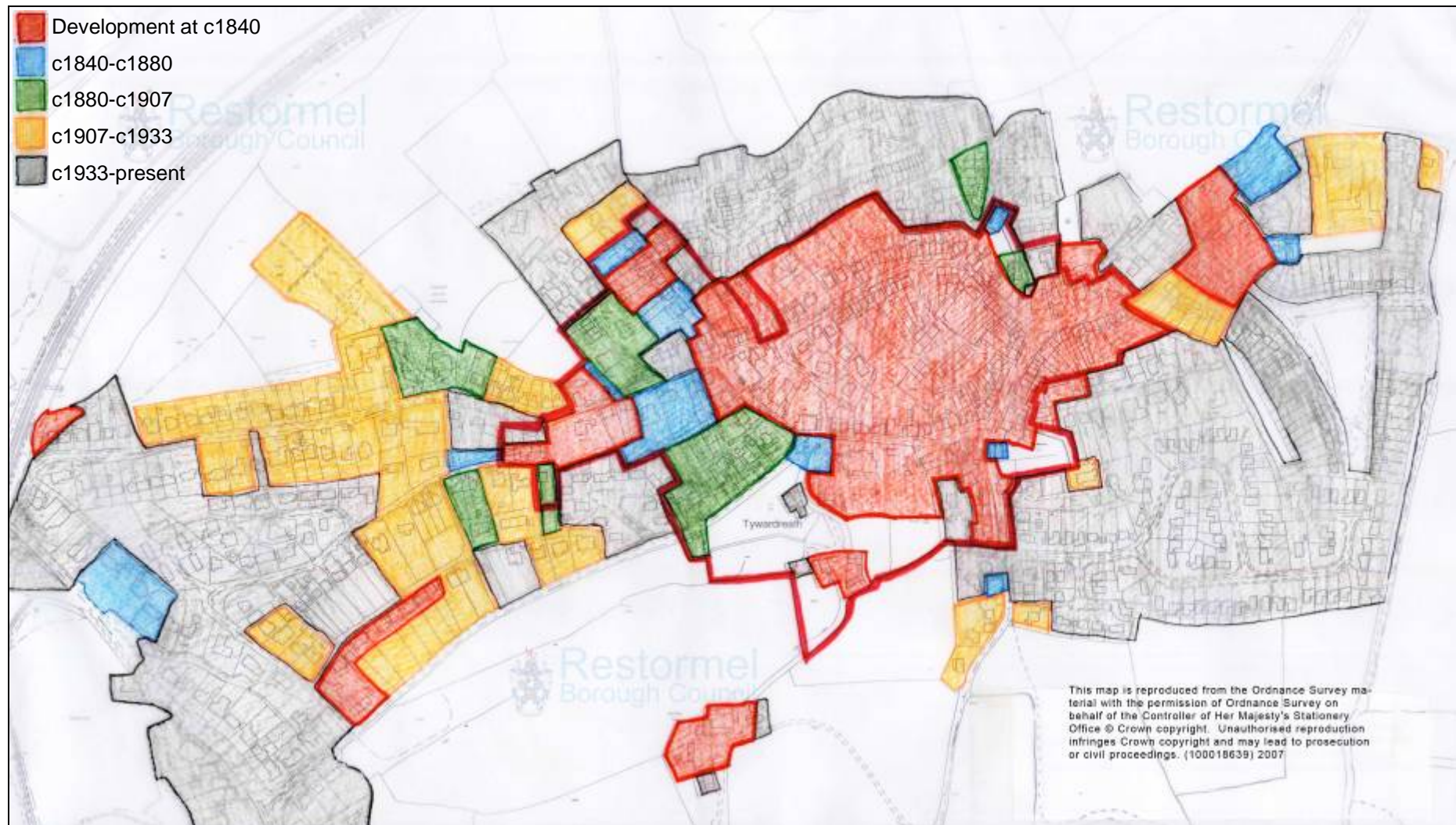
The establishment of nearby copper mines at Wheal Treasure, Fortune, Chance and at Lanescot in 1813 and the opening of Treffry's Fowey Consols in 1822 led to a rapid influx in the population of the area. The census returns for the parish record the near doubling of the population between 1811 and 1821 (1811–741, 1821–1238), and again between 1821 and 1831 (1821-1238, 1831-2288). The dramatic rise in population and the wealth generated by the mining boom stimulated a significant period of development and change in the settlement and much of Tywardreath's built environment dates from this period.

The tithe map of 1839 shows the settlement at the end of the most rapid period of population growth. High-density cottage rows, built to house the increased workforce, are depicted alongside larger houses fronting onto the main streets of the settlement. Early 19th century cottage rows survive at North Street, their small size marking them out from the more numerous later examples. Tywardreath was also home to wealthy inhabitants, with a group of early 19th century large, detached and architecturally impressive residences. These buildings, often set back from the road within garden plots, are concentrated along Woodland Avenue and Mount Bennett Road and include the Tudor-Gothic former Vicarage and the striking Granite House.

The historic development figure uses historic map information to chart the expansion of the settlement during the 19th and 20th centuries. The core of the settlement had already been developed by the 1839 tithe map and subsequent 19th century development largely consisted of piecemeal development to the west. More extensive residential development took place between the 2nd edition Ordnance Survey map of c1907 and



Tithe map, 1839
© Cornwall Record Office,
Cornwall County Council
TM/242



Historic development of Tywardreath

the c1933 Ordnance Survey Revision map, again focused to the west of the earlier core.

The settlement continued its churchtown function serving the wider area. The increased population and wealth generated from mining stimulated the settlement's economy and increased the services it provided. A market was established, schools, chapels, a town hall, institutes, reading room, shops, pubs and inns were all developed, turning Tywardreath into a thriving town boasting many improvements and new facilities. The substantial scale and architectural qualities of many of these new structures demonstrate the affluence and civic confidence of the settlement at this time. Historic photographs document numerous shop fronts that have since been lost as the economic activity in the village declined.

The development of the railway and the creation of nearby Par Station in 1850, opened up new markets for the town and made imported goods and building materials more easily accessible and economically viable.



Early 19th century cottage rows, North Street



Market House, later police station with date stone of 1860



Historic photographs provide evidence of lost shop fronts



Wesleyan chapel, Well Street, 1828



Former Vicarage, early 19th century Tudor- Gothic architecture



Former National School, 1840s

19th century civic, institutional and commercial development:

- A **Market House** built in 1837 is shown on the tithe map as three detached structures enclosing a courtyard. It appears to be the infill development of an earlier open space and may have formalised earlier marketing activity in the area known as the Butter Market. The surviving Market House has a date stone of 1860 and is marked as a Police Station on the c1880 1st edition Ordnance Survey map. It continued in this use until 1965 and was subsequently saved from demolition by the Cornwall Building Preservation Trust in 1977 who sympathetically converted it to residential use.
- The **Wesleyan Chapel**, Well Street was built in 1828 and continues as a place of worship. Its former Sunday School to the south, just outside the conservation area, is now used as a nursery. The 1858 **Bible Christian Chapel**, Glen View, is now converted for residential use.
- A substantial **National School** was built during the 1840s, and survives as the village hall, Church Street. The earliest

phase of today's Primary and Junior School, to the west of the current conservation area, was built in 1903 with various later extensions and additions.

- A '**Town Hall**' was built by the landlord of the New Inn as a function room, rather than a municipal headquarters. Between 1862-1931 the Magistrates Court was held here.
- The 1st edition Ordnance Survey map of c1880 shows a **Masonic Hall** on Vicarage Road, which was later used as the **Parish Rooms** following the construction in 1895 of the present Freemasons Hall on Woodland Avenue.
- During the height of the mining boom the town had 17 **pubs, inns and beer houses**. Many of these would have been simple parlour bars in private houses. However, two larger premises retain their historic character despite having lost their function. The **Commercial Inn** had ceased trading by the 1881 census but its impressive porch survives on what is now 1-2 Well Street. The former **Bassett Arms**, now Hill House, also remains distinctive, dominating the open space to the west of the church.

Mining collapse

Just as the opening of the mines had a profound effect on the settlement, so did their decline. By the 1860s the mines were becoming less economically viable as the more easily accessible ores became exhausted and in 1867 Fowey Consols closed. The population figures for the parish record the mass migration that followed, with the 1861 peak of 3379 declining to 2370 in 1871 and continuing to decline, albeit more gradually, for the rest of the century.

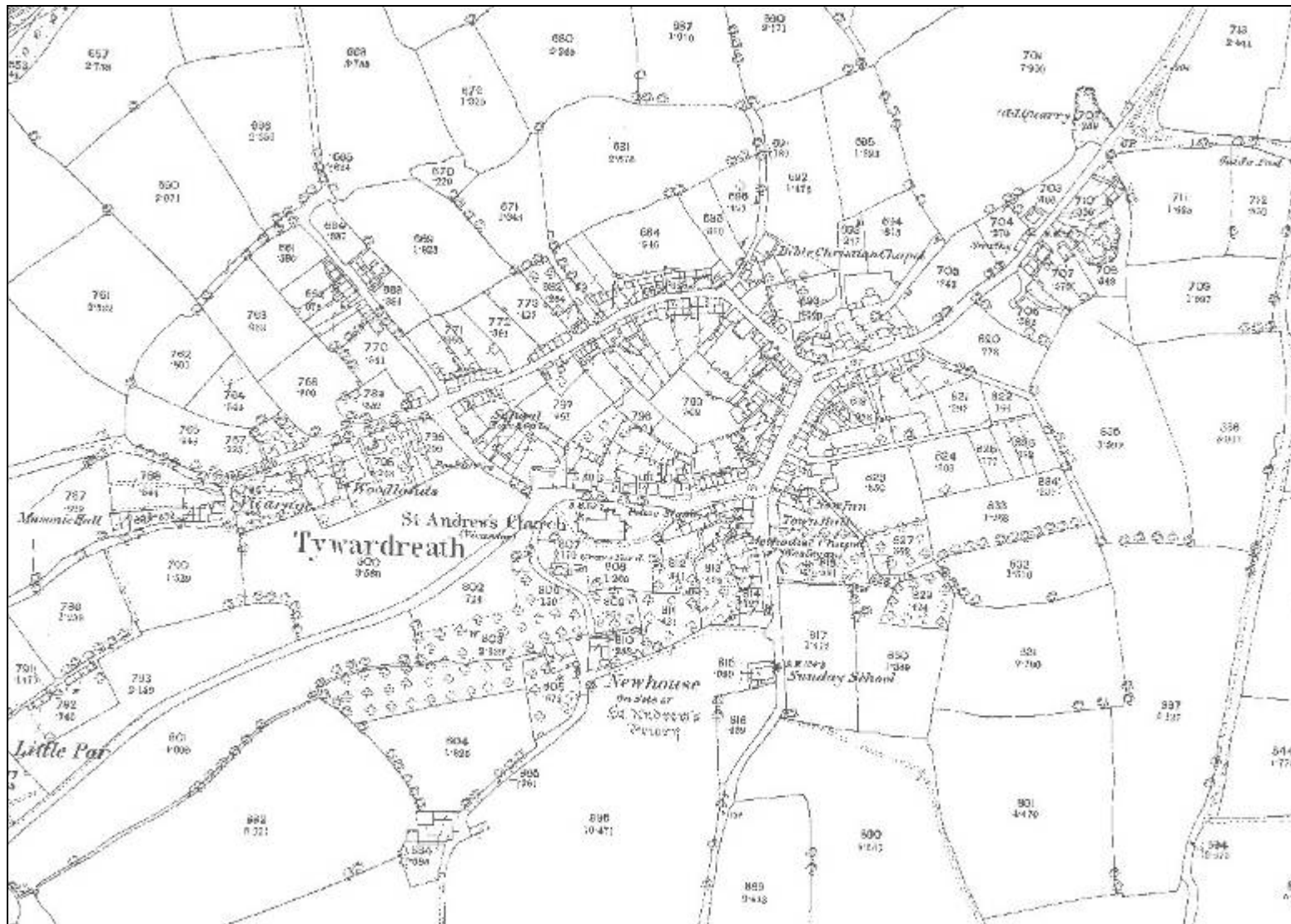
The economic vibrancy of the town declined and the settlement reverted from a town to a village. The Market House ceased to function and was converted to a Police Station, shops and pubs closed.

However, the local economy had a greater degree of diversity than many of the other mining areas with the growing influence of the china clay industry bolstering the traditional maritime and agricultural activity.

From the late 19th century to the present, development in the settlement has been dominated by residential expansion. Up to the mid 20th century this took the form of sub-urban villa-type developments, typified by the villa-terraces of North Street and the villa pairs of Tehidy Road.

Later 20th century to the present

Since the mid 20th century the settlement's expansion has been rapid with residential estate-based developments built around the historic core. Mount Bennett Terrace is an early example of social housing built in 1920. Later private estates feature bungalows and houses often arranged in cul-de-sacs and closes. A number of infill developments have also taken place within the historic core often associated with the demolition of historic structures and the loss of historic topography, for example Vine Place where 6 cottages in North Street were demolished to create the access road and the historic grain of the long thin plots was not respected in the imposed courtyard layout of the new development.



1st edition Ordnance
Survey, 1:25, 000
c1880
© Cornwall County
Council

Archaeological potential

Tywardreath has potential for standing and buried archaeological remains relating to its historic development. The area of the churchyard and site of the former priory in the Newhouse area is of particular importance. The archaeological record may be the only source for evidence for the location, nature and evolution of the priory and the possible existence of earlier Christian activity, such as a lann enclosure.

Archaeological deposits and buildings archaeology has the potential to provide further evidence for the origins, development and evolution of the settlement. There is potential for evidence relating to marketing activity in the Butter Market area, building sequences along the street frontages, industrial activity in back plot locations and for evidence of the farming complexes. There is also potential for further prehistoric deposits predating the settlement.

4 Settlement character

Essential character

The historic development and topographical location of Tywardreath has created a settlement with a distinctive character. Essential character elements include:

- The **strong sense of containment** fostered by the topographical location within a shallow bowl, at the head of a valley draining west to a former tidal estuary.
- The **planned, regular settlement form**, based on the convergence of many routes around an oval hub defining the settlement core. Formal open space is limited although the Butter Market area was historically more evident and, with the church, formed the historic focus of the settlement. Road junctions around the oval hub are important focal points. Uniform plots and continuous build lines give an ordered and enclosed character to streetscapes.

- **The completeness of the historic built environment, dominated by the character of the 19th century mining town.** Common residential building types include high-density cottage rows, late 19th and early 20th century villa-type terraces and pairs and large detached residences set within larger garden plots. Civic and institutional buildings form landmark structures, with the church the focal point of many important views. Evidence of the pre-mining settlement is recalled in the cob built, formerly thatched cottage at 9 Mount Bennett Road. Common materials of killas rubble with granite or brick dressings and painted stucco elevations unify the streetscape.
- **Local details.** The cottage rows are relatively plain but feature deep window reveals and sills, with granite steps to raised front door thresholds in the Fore Street core.

- Enriched doorways, porches and applied stucco detail are common features. The villa-terraces and pairs feature high levels of architectural detail with bay windows, pentcanopies, ornate bargeboards, decorative ridge tiles and finials. Boundary walls are important; low front garden walls with granite details and high rubble-built side and rear walls.
- **Surviving historic elements of the public realm**, including granite curbs, granite framed niches within

boundary walls originally holding water pumps, and the wells and conduited stream at Well Street.

- The **greenscape** of the residential areas surrounding the more densely developed Fore Street core. The churchyard, front garden plots, mature trees and larger garden plots of the leafy villa suburbs are all important features. The rural character of the green valley of the Newhouse area contrasts with the rest of the conservation area.



Five **Character Areas** have been defined within the conservation area:

1. Church core – the area around the church has a village-like character with varied building types, heights and widths set within wider plots creating an informal character with a looser grain than the more densely developed Fore Street area (Character Area 2).

2. Commercial core – the area around Fore Street is the most intensively developed part of the settlement and focus of much of the surviving commercial activity. The urban cottage rows form strong continuous build lines along the pavement edge and the area is dominated by hard landscaping.

3. Residential suburbs – a residential area with a mix of cottage rows and villa-terrace developments, buildings are set back from the street behind front gardens and boundary walls and gateways are important features.

4. Leafy villa suburbs – a residential area around Woodland Avenue featuring the largest and most architectural dwellings, set within large garden plots. Greenscape, mature trees and boundary walls and gateways are important elements.

5. Priory – the site of the former Priory is now a secluded valley with rural character featuring a smallholding and agricultural activity, with green fields forming a backdrop to the settlement.



Spatial analysis

Topography and settlement form

Set at the head of the valley draining west to the former estuary, Tywardreath is located topographically within a shallow bowl. This setting creates a strong sense of containment within the settlement, now somewhat weakened by 20th century expansion. Residential developments have spilled over the horizons of this natural bowl to the north and east, and the estuary has been reclaimed and developed. The original topography of the valley is, however, still dominant in the Newhouse area to the south of the settlement.

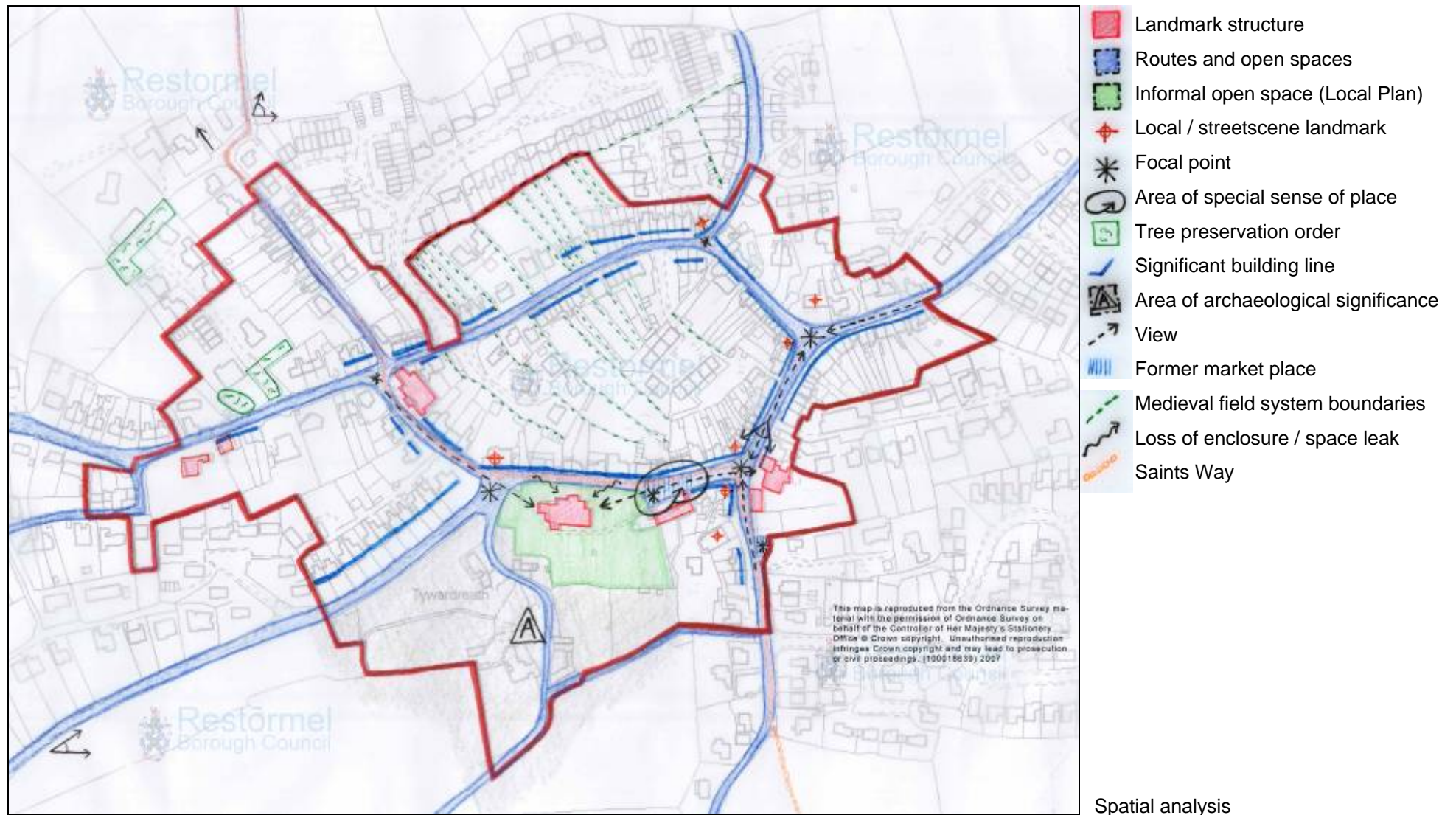
Tywardreath has a settlement form typical of historic churchtowns, as the meeting point of many roads linking to the surrounding area. Routes meet around a distinctive oval form to the north of the church and priory core. This arrangement maximises the street frontage along the east-west contour and minimises north-south routes set against the underlying gradient. The majority of the historic settlement



The distinctive oval form and converging road pattern defines the settlement form, with church and priory site to the south (CCC, Historic Environment, ABP F57 14).

was contained around this central hub, with limited historic ribbon development along the radial road network.

Open spaces within the settlement are limited. The 19th century Butter Market was historically more evident as an open area and, together with the church, defined the heart of



the settlement. This focus has been somewhat eroded by the current public realm treatment.

The numerous road junctions around the oval hub form secondary open spaces and nodal points within the townscape. These varied spaces act as arrival points to the centre of the settlement, emphasised by the contrast between the level topography of the centre and the steep approach routes. Corner-plot buildings at these junctions provide an architectural 'welcome', angled to address the approach roads and often featuring distinctive detailing and forming 'end-stops' to streetscape views.

The planned nature of much of the development within the settlement is reflected in the regularity of its form and build lines. Uniformity in blocks of development creates an ordered character; for example the common plot widths, boundaries and strongly defined build lines.

- The most densely developed part of the settlement features narrow, long plots with cottage rows tightly flanking the roadside, set hard against the pavement edge



Typical churchtown form with the convergence of many roads



The 19th century Butter Market is the principal open space



Road junctions around the central hub form important arrival points



Cottage rows tightly flank the pavement edge in Fore Street



Late 19th & early 20th century villa-type terraces are a common form



Detached villas set within private gardens in Woodland Drive

creating a tightly enclosed streetscape dominated by hard landscaping, almost urban in character. Only landmark buildings, such as the New Inn, or 20th century structures, such as the garage, fail to conform to this strong pattern.

- Later 19th and early 20th century suburban villa-type developments have wider plot widths of shorter length and common build lines set back from the roadside. Buildings are often slightly elevated from street level set behind small front gardens. Retaining boundary walls and granite steps leading to front doors are important features.
- The larger detached villas are set within squarer plots with more extensive street frontages often screened by high boundary walls and planting.

The remains of a medieval strip field system is fossilised in the settlement grain to the north of the church. The pattern of long thin, curving strips, visible on the 1839 tithe map, and cut through by the later North Street, have been retained in the grain and boundaries of the subsequent residential development.

Key views and vistas

Tywardreath's key views and vista's include:

- The view into the settlement from Tehidy Road along the Newhouse Valley.
- Sequential views within the historic core - generally enclosed and contained by the curving line of the roads and tightly flanking buildings, terminating on the corner plot buildings at the road junctions.
- The church tower is the focus of many of the most important views within the settlement. Due to the topography, it is visible only at a relatively close range and is not generally a dominant feature throughout the village.
- Views out to the surrounding green fields and countryside - generally only available from the settlement edge, in particular the Newhouse valley below the church and from Wood Lane across the wooded Treesmill valley. A rare view from the settlement core to the surrounding countryside is available from Fore Street.



The remains of a medieval strip field system is fossilised in current plot boundaries to the north of the church



The church tower is an important landmark feature in many settlement views

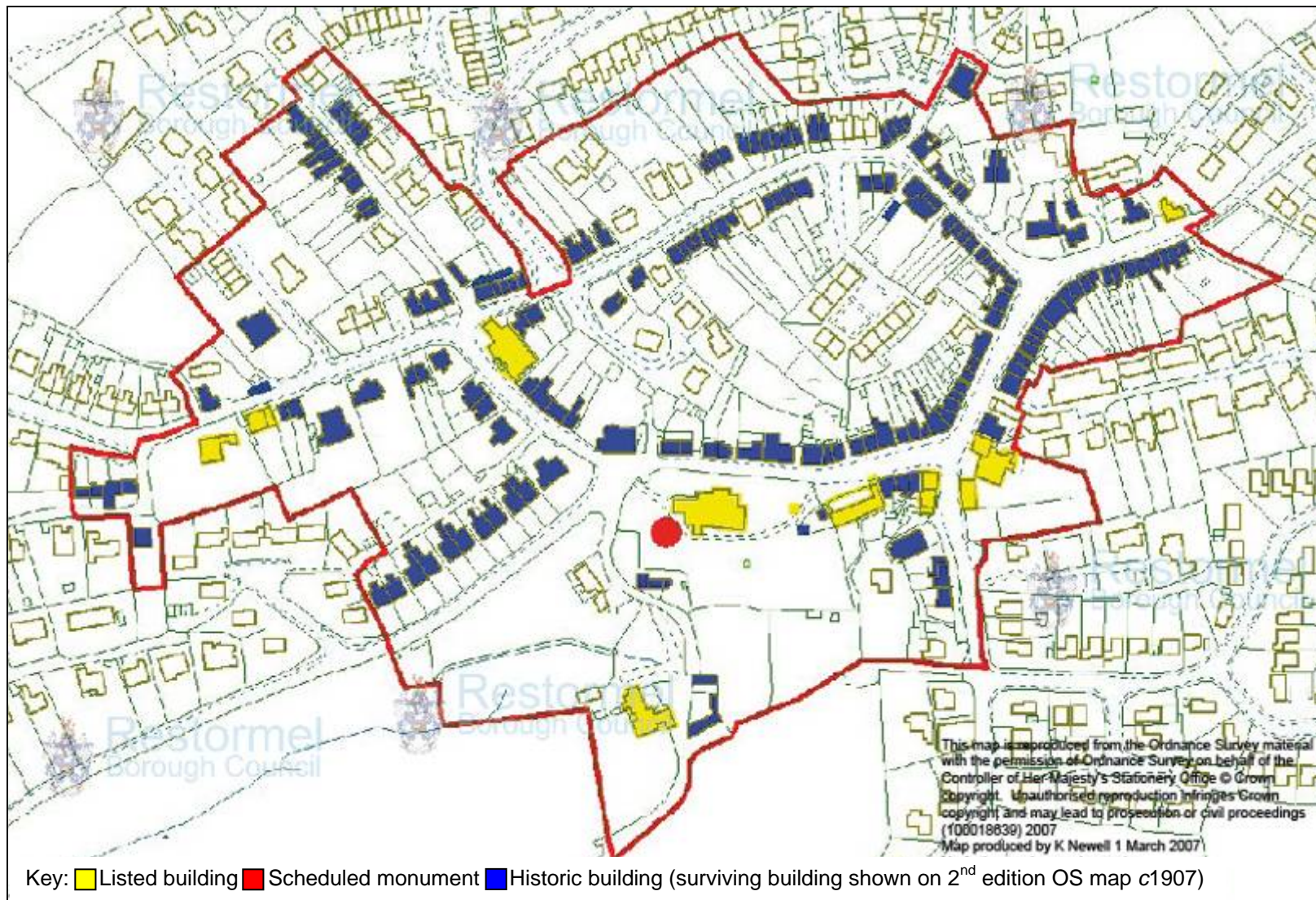


Views to the surrounding countryside are important. View south west from Fore Street

Activity and use

The historic functions of the settlement as a churchtown, home to Tywardreath Priory, and subsequently as a mining town have shaped the character of the present settlement. Today Tywardreath is perceived as a village and is dwarfed by the growth of neighbouring St Blazey and Par. The village has a strong sense of identity and a lively community enjoying a range of facilities including the primary and junior school, churches, pub, and a range of shops including an award winning butcher, post office, convenience store and fish and chip shop. The former National School is now converted as a Village Hall and there is a Royal British Legion club and Freemason's Hall.

Set close to the coast within a busy tourist area, the settlement has a number of bed and breakfast guesthouses and hotels. The Saint's Way footpath and Du Maurier related 'House on the Strand' signage from the main road encourage visitors to explore the village.



Built environment
analysis

Standing historic fabric

Architectural characteristics

The built environment of the conservation area is dominated by 18th and 19th century domestic structures. Common building types are:

- high density cottage rows of plain architectural detailing
- double fronted houses set direct on the pavement edge, of both asymmetrical and symmetrical facades with central doorways
- later 19th and early 20th century villa-type terraces and semi-detached pairs with high levels of decorative architectural detailing including bay windows, panelled doors, porches, pent canopies, ornate barge boards, bracketed eaves, decorative ridge tiles, finials and ranks of decorative chimney pots on brick chimney stacks
- larger, more architectural residences set within larger garden plots.

Civic and institutional buildings, mainly of 19th century date, are landmark structures set against this residential backdrop:

- the church, now largely dating to the 19th century restoration but retaining its 14th century tower
- the former market house and subsequent Police Station
- non conformist chapels
- public houses
- halls and
- schools.

More unusual buildings in the conservation area include 9 Mount Bennett Road, an early 18th century cob built cottage and, at the other extreme, a 20th century art deco inspired building on North Street.



Simply detailed cottage rows with important granite steps



Double fronted houses, Fore Street



Villa-type terrace development, North Street



'Granite House' an impressive town house, Woodland Avenue



Former Bassett Arms public house, Church Street



20th century art deco inspired building, North Street

Outbuildings add interest to the streetscape, for example the outbuilding at Wood Lane and former privy row at the rear of 1-9 North Street.

Architecture that has been lost in the conservation area includes:

- the medieval priory structures in the Newhouse area
- small early-mid 19th century mining related cottage rows
- farm complexes – Trevance Farm demolished to create the entrance to the Trevance Park estate and Mount Bennett Farm
- industrial complexes – for example a Malt House on the site of the British Legion club, Fore Street
- shop fronts – associated with the booming economy of the 19th century mining town and documented in historic photographs have since removed. Some have left traces or indications of their former existence.

Relatively few of Tywardreath's buildings are listed. The 15 designated structures generally comprise the more

architectural examples of the village including many of the institutional buildings and the grander residences. Number 9 Mount Bennett Road is one of the few vernacular structures included in the list.

There are a large number of unlisted buildings that make a positive contribution to the character and appearance of the conservation area. Buildings that are depicted on the 2nd edition Ordnance Survey map of c1907 and survive today are highlighted on the built environment analysis map as 'Historic Buildings'.

Side and rear elevations throughout the townscape are highly visible and should, therefore, be considered as important as front facades.

Materials

The predominant building material is slatestone rubble (killas), probably obtained from nearby quarries including those at Chapeldown to the north east, at the northern end of Mount Bennett Road and in the Newhouse area (including the

robbing of the priory buildings). Pentewan stone is also used, for example, as the dressings of the church.

Irregular rubble is teamed with dressings of granite, red and buff coloured brick or larger pieces of killas.

Higher status residences, civic and institutional buildings are commonly also of killas, although generally of larger sized, shaped and faced pieces laid in more regular courses. The 'Granite House' is an architectural exception in the village and, as its name suggests, features a granite ashlar façade.

Painted stucco is a common surface finish, and was historically more prevalent. Surviving architectural detail on some exposed rubble buildings stands well proud of the wall surface, suggesting an original stucco finish, for example 1-3 Well Street and 2-4 Church Street. A variety of historic surface finishes survives including scored stucco, for example on the façade of the Bible Christian chapel, Glen View and textured roughcast on some of the more modest cottage rows. Some highly textured recent surface finishes and spar dash coverings fail to reflect the character of these historic finishes.

Neutral shades, pastels and stone colours dominate the colour washed stuccoed elevations, with architectural detailing, such as window reveals, sills and doors, picked out in stronger colours.

The early 18th century cottage, 9 Mount Bennett Road, is of cob construction and was originally thatched. It is likely that these materials were once more common within the village. Some of the rear extensions to killas rubble cottages are of cob construction and other earth-built walls may be disguised behind later stuccoed surfaces. Slate-hung elevations may also have been more common, now with only very limited survival.

Roofs are of slate and commonly hipped or gabled. Some buildings retain dry laid Delabole slate roofs such as the former National School, elsewhere replacement roofs are of a darker slate teamed with red ridge and hip tiles. The majority of guttering is of modern fascia-mounted plastic replacement.

Local details

There has been an extensive loss of historic fenestration and architectural detail including door and window fittings, wall surfaces, roof coverings, railings and shop fronts. As a result the authentic character of the settlement, to an extent, has been eroded and some evidence of its booming mining town economy removed.

Windows are deeply set in the thick rubble walls, creating deep reveals, sometimes painted in strong colours adding vibrancy to the streetscape and a sense of depth to the elevations. Sash windows are common, with some projecting oriel windows to first floors. Both single and double storey bay windows are common in the villa-terraces and pairs. Generally windows and doors have shallow segmental arched heads but there is also a local detail of round-headed openings, such as the Town Hall and 3 Church Street. Windowsills are common with both painted stone sills (possibly granite) and unpainted thin slate examples.

There are some notable doorways within the conservation area featuring panelled doors, fanlight details, reeded architrave surrounds, exaggerated vousoirs and quoins and other architectural enrichments.

Porches are an important local detail in the townscape. The open porch canopy of the New Inn, supported on slender Doric columns contrasts sharply with the oversized, massive columns of the porch of the former Commercial Hotel, 2 Well Street. Glazed porches with decorative stained glass and margin glazing bars feature in some of the villa-pairs and a number of the villa terraces have veranda style open porches with glazed canopies and decorative fret-work timber panels. Others have simple pent canopies over bay windows and along facades.

Applied stucco architectural detailing is a common enrichment on both stucco fronted and exposed rubble elevations. Quoins and fenestration details are typical such as keystone vousoirs.

The current shop fronts are of recent date and generally of simple design, often representing alterations to originally



A number of outbuildings survive but are vulnerable to loss



Substantial columns survive from the former Commercial Hotel



Granite steps to raised front doors are a local detail in the Fore Street area



Notable doorways include this impressive example in Fore Street with applied stucco quoins and vousoirs, fanlight and panelled door



Elements of a historic shopfront survive, Church Street

domestic buildings. The majority of the historic shop fronts, documented in historic photographs have been lost, although elements survive at the butchers shop in Church Street.

An important local detail in the central core of the settlement are the flights of granite steps leading to the raised ground floor doorways necessitated by the sloping topography. Steps vary in layout with some set parallel to building and others at right angles. Many now featuring iron railings, although the modern railing designs suggest that this may be a recent adaptation.

Boundary walls are an important element of the built environment. Rear and side walls are often of high rubble built construction with front garden boundaries generally of a lower level often of granite with gateways framed by piers and decorative capstones adding to the strongly enclosed street frontages and clearly delineating private and public areas.

Historically iron railings have been a more prominent boundary treatment, as recorded in historic photographs. The churchyard, for example, was surrounded by ornate cast iron

railings set in the surviving low boundary wall. The lantern gateway to the west, with ornate gates and piers, is a survival from this earlier arrangement and to the east the historic gates and piers have been reset as part of the modern lych gate. The rest of the railings were removed as part of the war effort during the Second World War. Elsewhere, at 45 and 47 North Street, two houses in a villa terrace feature heavily ornate cast iron panels in the upper part of their front garden boundary, that make a positive contribution to the streetscape.



Historic photographs provide evidence of the former railings and boundary trees around the churchyard

Streetscape

Public realm

Tywardreath's public realm is generally uncluttered with minimal street furniture and signage. However, current items are of standard designs that often fail to respect the quality of the surrounding environment. Overhead cables are a prominent negative feature in many parts of the settlement. Extensive on-street parking also detracts from the qualities of the streetscape, although, to some extent, it has positive traffic calming effects.

Surviving historic public realm features include granite kerbs to many of the pavements that give a robust quality to the streetscape. In sharp contrast are the poor quality cast concrete pavements, edged by concrete kerbs along Belmont Street that provide a poor setting for the surrounding historic buildings and townscape.

Granite framed niches set within boundary walls are another historic survival throughout the townscape, originally holding water pumps.

Two historically important areas of townscape have been the subject of public realm enhancement schemes creating popular informal public open areas at Well Street and Butter Market. The Well Street area features a conduited stream fed by springs in the area and an important historic rubble wall with openings to the wells with keystone voussoir details.

Greenscape

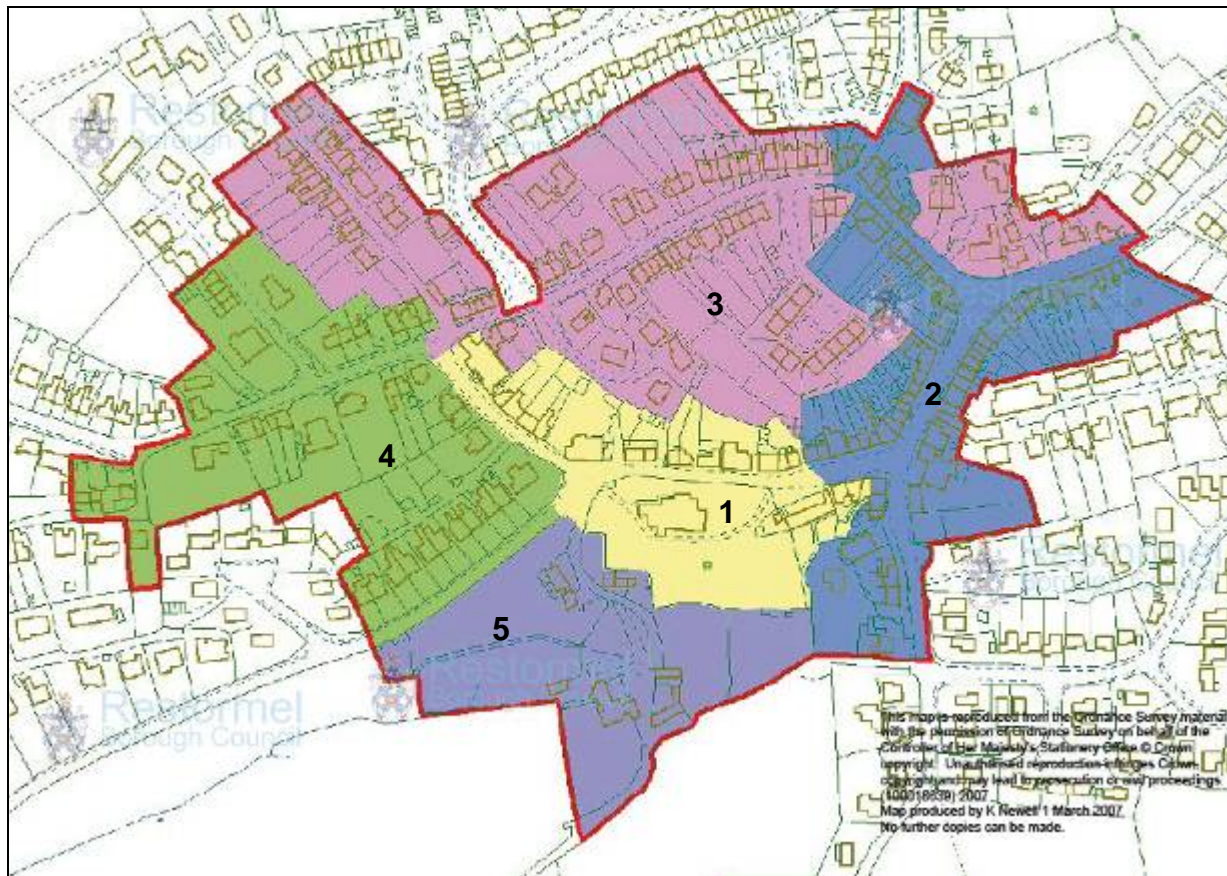
Much of the central core of the settlement is dominated by hard landscaping with very little greening. Elsewhere front gardens, trees, green spaces, such as the churchyard, and views to the surrounding countryside are important to the character of the village. The green valley of Newhouse forms an important green backdrop to the south side of the settlement.



Aerial view of Tywardreath
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Character Areas

In addition to identifying broad elements of settlement character that define Tywardreath as a whole, townscape analysis has identified five distinct character areas:



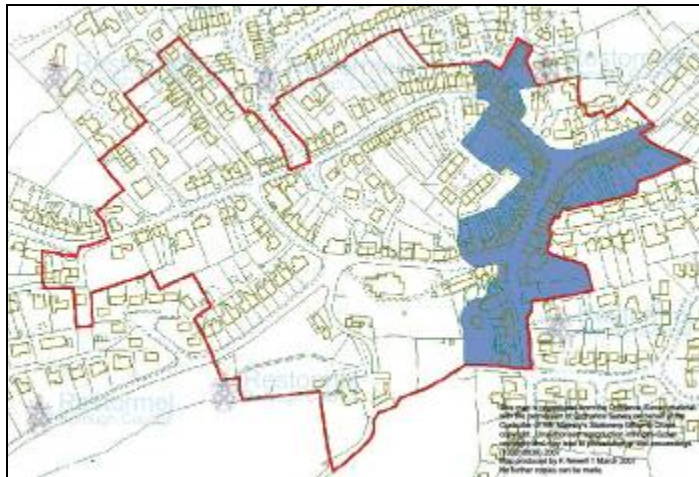
1. Church core
2. Commercial core
3. Residential suburbs
4. Leafy villa suburbs
5. Priory

Character area 1: Church core

- Church and churchyard
 - Forms the focal point of the settlement
 - The church tower is the focus of the most important townscape views
 - The churchyard is an important green space. Its mature trees form a significant element of the wider street scene. The condition of some of the tombs is an issue.
 - Loss of enclosure along Church Street – the boundary trees and ornate iron railings around the churchyard, shown in historic photographs, have been lost. The area is now open to the streetscape, bounded by a low stub wall with surviving ornate iron gates to the west gate, with lantern arch and modern lych gate to the east gate.
- Two open areas either side of the church are nodal points in the townscape:
 - the Butter Market to the east, with the former market house, is currently defined by the 1978 enhancement scheme and provides an informal seating area with water fountain.
 - the enlarged road junction of Tehidy Road and Church Street to the west, is on a sloping site with Hill House, a former pub, dominating the space with the war memorial to the east.
- Church Street is laid along the contour creating a generally level topography, rising to the west and falling away to the valley to the south
- Key buildings include the church, the National School now village hall and the former market house
- Buildings front directly onto the street, with wider plots compared to the more densely developed Character Area 2. Varied architectural forms and eaves levels add variety to the streetscape, as does the mix of exposed rubble and stuccoed elevations.

Character area 2: Commercial core

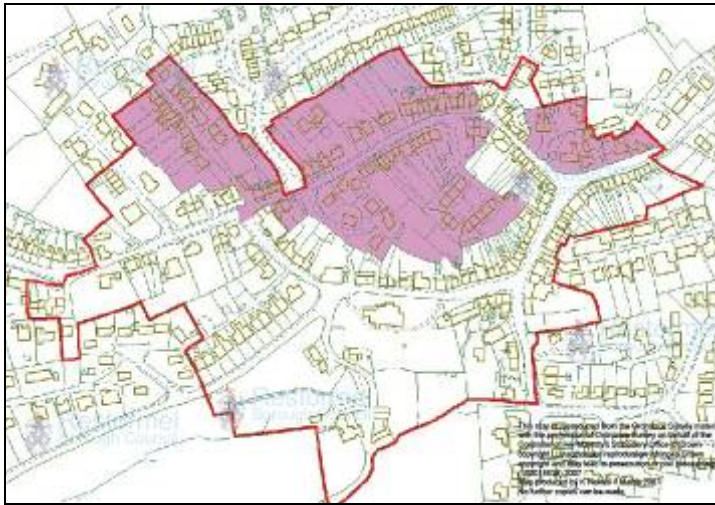
- The most densely developed part of the settlement - urban in terms of density and build form, and the focus of existing commercial activity.
- Key buildings include the grade II listed structures of 1-3 Well Street, formerly the Commercial Hotel, the New Inn complex including the former Town Hall and the unlisted non-conformist Wesleyan Chapel, Well Street and the converted Bible Christian Chapel, Glenn View.
- Urban cottage rows are the dominant build form, tightly packed in regular building plots, with a mixture of single and double fronted facades set directly onto the pavement edge, some with long, thin back garden plots bounded by high rubble walls. Dense, finely grained urban topography.
- The steeply sloping topography creates a staggered roofline emphasising the gradient. Elsewhere, the sloping topography is used to accommodate additional storeys with rooflines kept horizontal, for example 1-3 Well Street. The sloping gradient has led to a tradition of raised ground floors with granite steps to elevated front doors.
- Painted rendered elevations dominate, intermixed with some exposed rubble facades. Architectural detailing is generally minimal.
- The triangular road junctions of Mount Bennett Road / Belmont Street and Fore Street and Church Street / Fore Street and Well Street form focal points defining arrival points to the settlement core. Road widths are generous creating a sense of space and accommodating extensive on street parking.
- The Golden Jubilee Garden, Well Street was created as a public realm enhancement scheme in 2002. Two arched wells and the conduited stream form important historic survivals.
- The streetscape is dominated by hard landscaping, but window boxes and planters have introduced some greening. The New Inn pub garden is an important green space within this densely developed area.



**Character Area 2:
Commercial core**

Character area 3: Residential suburbs

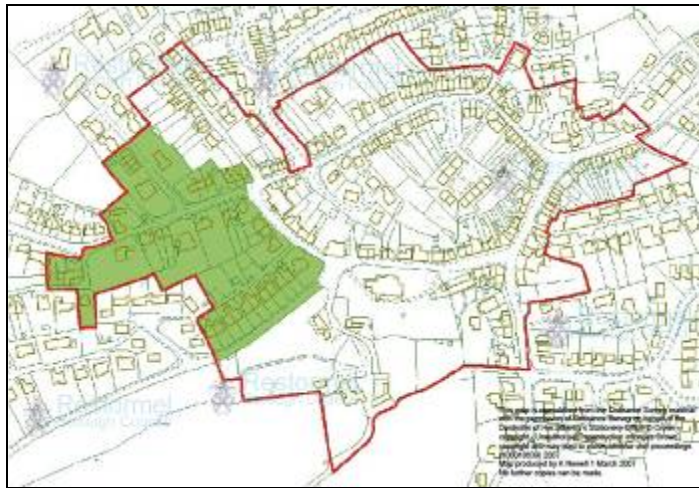
- A residential area less urban in character than the commercial core (Character area 2). More purely residential in use, with a less dense grain fostering a semi-rural character (especially in Wood Lane), intermixed with the suburban nature of the late 19th and early 20th century villa-terraces.
- Buildings are set back from the roadside behind walled front gardens, often slightly elevated above road level. Build-line is more varied than in the settlement core with a mixture of cottage rows and villa terraces, forming continuous linear frontages, combined with more irregularly placed semi-detached and detached houses.
- Important architectural forms include:
 - early to mid 19th century rows of mining-related cottages
 - later, larger rubble built cottage rows with front garden plots
 - late 19th and early 20th century villa-terraces with high levels of architectural detailing including bay windows, decorative applied stucco details, porches and pent canopies
 - detached villas set within garden plots
 - surviving historic outbuildings
- Key buildings include:
 - Grade II listed 9 Mount Bennett Road
 - A 20th century unlisted art deco inspired building, 26-28 North Street.
- Boundary walls and gateways are important character features. Front garden planting is also important to the area and the monkey-puzzle tree at 27 North Street is an unusual feature.
- Some of the infill development fails to respect the historic grain and character of its setting and there is a threat of further insensitive development of field and garden plots.



**Character Area 3:
Residential suburbs**

Character area 4: Leafy villa suburbs

- A residential area defined by the largest, most architecturally prestigious residential buildings in the settlement, set within large garden plots featuring mature trees and greenscape.
- Important architectural forms include:
 - Large detached villas set back from the road within private gardens, hidden behind high boundary walls and screens of planting. Refined architectural detailing includes Italianate styles and at the former Vicarage, a Tudor Gothic influence.
 - The Granite House is a unique building in the settlement. A town house in character, set directly onto the street front in contrast to the surrounding large villas, with a striking granite façade.
 - Villa-pairs and rows, especially on Tehidy Road.
 - Rubble built cottage pairs and short rows set immediately next to the grand villas.
- Key buildings include:
 - Grade II listed Granite House
 - Grade II listed former Vicarage
- Trees and greenscape are an important part of the character of this area.
- Boundary treatments and gateways are important features, often of high quality materials and detailing with extensive use of granite.
- The threat from insensitive subdivision and development of the large garden plots is an issue in this area, as seen at Red House Gardens and Swallowfield Close.



**Character Area 4:
Leafy villa suburbs**

Character area 5: Priory

- The rural character of this secluded valley area below the church contrasts strongly with the density of the built-environment of the settlement core.
- The area has a dramatic valley topography giving a strong sense of enclosure, with steeply sloping sides and valley floor stream draining to the west.
- Contained views across the valley are characterised by green fields bounded by Cornish hedges.
- There are a few, dispersed buildings, including the grade II listed Newhouse Farmhouse that may include medieval fabric relating to the Priory. Newhouse Cottages were church cottages built in what was originally part of the churchyard.
- The smallholding run from Newhouse and wider agricultural activity ties the settlement closely to its landscape setting
- As the site of the medieval priory this area is archaeologically significant.



5 Negative features and issues

There are a number of negative features and issues within the conservation area.

Loss of historic architectural features

Given the limited listed building coverage within the village, it is not surprising that incremental loss of historic architectural detail is an issue in the conservation area. Replacement of windows, doors, traditional wall surfaces and roof coverings with inappropriate materials and designs is a negative feature affecting individual buildings and the wider streetscape. Satellite dishes are often located in prominent positions, unsympathetic extensions, particularly attic conversions, and poorly designed conversions erode the special character of the area. Loss of front boundary walls to create car parking is also a negative factor.

Weak settlement focus and loss of enclosure along Church Street

The strong sense of arrival on entering the village core is dissipated by the lack of a clearly defined settlement focus. Although the church and the numerous road junctions act as focal points, the Butter Market area is currently underplayed.

The loss of the ornate iron railings and boundary trees formerly lining the Church Street boundary of the churchyard, has reduced the sense of enclosure along this street. This has weakened the urban form of this part of the settlement.

Insensitive development and the threat of further inappropriate infill development

The majority of late 20th and 21st century development is sited on the edge of the historic core, however, some infill development has taken place. Such schemes are of mixed success but often fail to respect the historic grain and topography or be sympathetic to the form, quality of materials

and architectural scale, design and massing of neighbouring surroundings. As a result some of this infill development has eroded, rather than enhanced the special character of the conservation area.

The threat of further inappropriate infill development is an issue in the conservation area. The subdivision of the large garden plots of the detached villas is likely to be a development pressure in future, as is the development of remaining empty plots within the central oval hub.

Public realm

The public realm of the settlement is generally uncluttered and unobtrusive and features a number of historic elements that add interest and richness to the area's special character. However, some elements of the public realm fail to match the high quality of the surrounding historic environment and detract from its special character. For example, the use of standard street furniture items, the prominent overhead cables and areas of poor floorscape.



Incremental loss of architectural detail affects character



Unsympathetic conversion of former Bible Christian Chapel



Poor surfaces are a negative feature in some areas



Some infill development fails to respect the historic grain of the settlement

Traffic can have a negative impact on the ambience of the conservation area. Extensive on street parking detracts, to some extent, from the qualities of the village but also calms speed levels.

Climate change

Climate change has the potential to seriously affect the Tywardreath conservation area. The increase in the frequency of extreme weather conditions and flooding has the potential to damage buildings, landscapes and archaeology.

Equally, measures designed to address climate change may also have an impact on the special character of the conservation area.

6 Management proposals

Conservation area boundary review

The conservation area boundary has been reviewed and a number of extensions are recommended.

- Well Street – to include the former Wesleyan Sunday School that forms a group with the chapel to the north.
- Fore Street – to include two surviving historic barn / industrial buildings to the rear of the garage, possibly associated with a former malt house in the vicinity.
- Southpark Road – to include a number of villa-pairs, the Masonic Hall and two early 20th century school buildings that form a group with the former National School in Church Street. Distinctive boundary walls and mature trees also contribute to the special character of this area.

Recommendation: Extend the conservation area boundary to include all areas of special architectural and historic interest.



Former Wesleyan Sunday School, Well Street



Surviving barns or industrial buildings to the rear of Fore Street



Villa-pairs, boundary walls and planting, Southpark Road



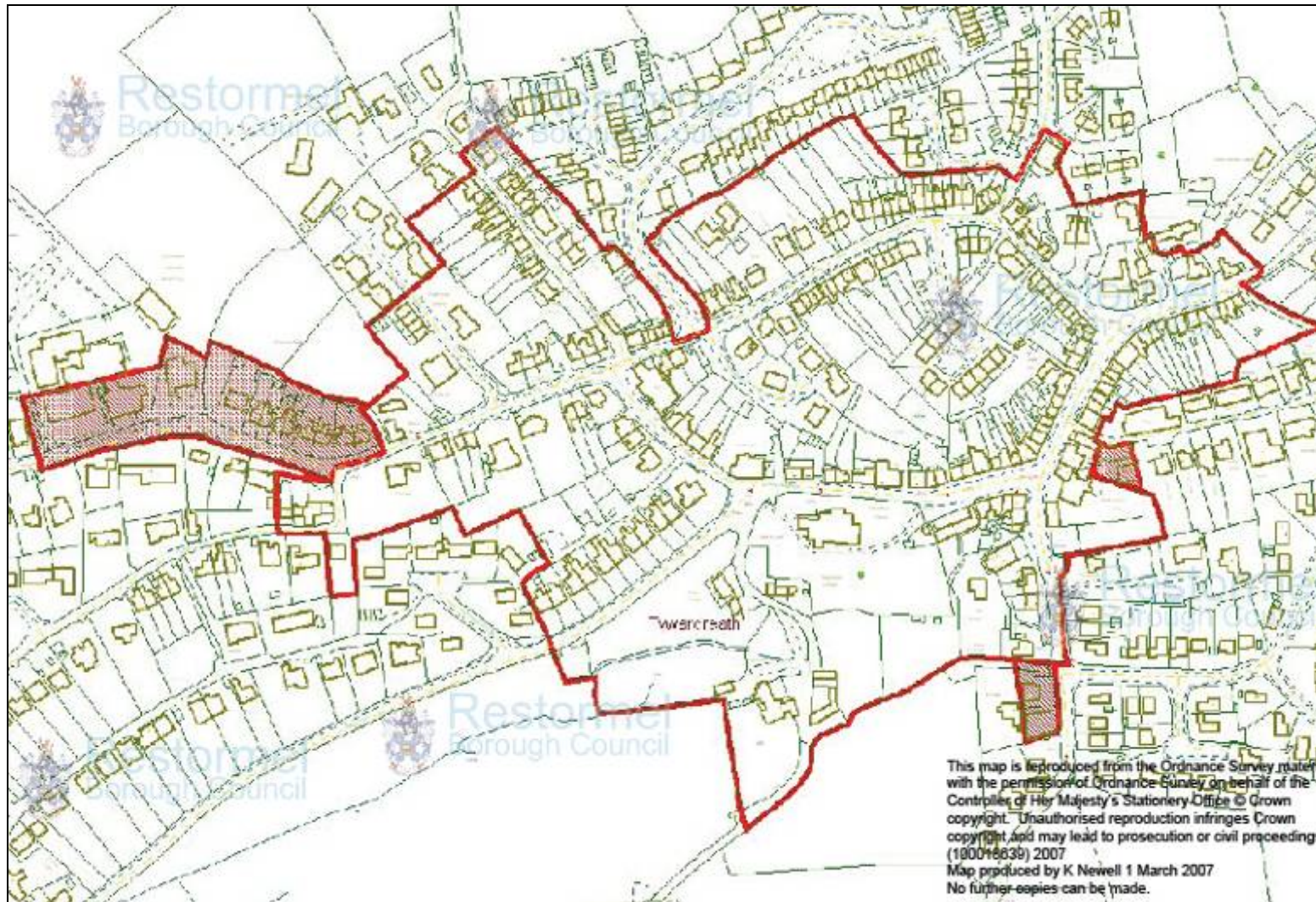
Masonic Hall, Southpark Road



School building of 1903, Southpark Road



Early 20th century school building, Southpark Road



Recommended
extensions to the
conservation area

Local list

The low percentage of nationally listed structures does not reflect the importance of much of the historic building stock of the conservation area. English Heritage, PPG15 and the Heritage Protection White Paper 'Heritage Protection for the 21st century' encourage local authorities to designate lists of locally important buildings and to formulate local framework policies for their protection, through normal development control procedures.

As part of the ongoing Heritage Protection reforms, English Heritage will produce standardised criteria and good practice guidance for such local listing. This appraisal identifies surviving unlisted historic buildings that are shown on the 2nd edition Ordnance Survey map of c1907 and could form the basis for the production of a local list.

Recommendation: The Council should consider establishing a register of locally important historic buildings in light of the recommendations made in the ongoing Heritage Protection reforms.

Article 4 (2) Directions

The incremental loss of historic architectural detail through inappropriate alterations to historic buildings has been identified as an issue affecting the special character of the conservation area. Very few of the settlement's historic buildings are protected by listed building designation and therefore the introduction of an Article 4 (2) Direction should be considered to protect the special character of the residential unlisted buildings within the conservation area.

Article 4 (2) Directions work by removing certain permitted development rights allowing greater control over changes to elevations, boundaries and materials. The Direction has to specify a prescribed range of development that materially affects some aspects of the external appearance of unlisted dwelling houses that may normally be altered under 'permitted development rights', for example:

- Removal or replacement of any door or window
- Replacement of painted finishes with stains on woodwork or joinery

- Erection, alteration or removal of chimneys or flues
- Addition of porches, carports and sheds
- Changes to wall surface treatments including the painting of previously unpainted elevations, the addition of renders or claddings
- Changes of roof materials and installation of roof lights
- Demolition or alteration of boundary treatments

Such Directions can only be used where there is reliable evidence to suggest that otherwise permitted development is likely to take place that would damage an interest of acknowledged importance and which would therefore be in the public interest to bring within full planning control. To designate such a Direction local authorities must consult local people and take into account public views. To become effective, notice of the Direction has to be advertised in a local paper and notice should usually be served to the owners and occupiers of all affected properties.

Recommendation: The Council should consider the introduction of an Article 4 (2) Direction to protect significant historic features and details on unlisted dwellings within the conservation area.

New development

It is important that new development within the conservation area and its setting should be mindful of the local character of the village, in terms of its urban design (eg layout and density) and its architectural design (eg scale, form, quality of materials, design and building methods). In particular subdivision of larger plots, so called 'garden snatching', has been highlighted as a potential negative issue affecting the special character of Tywardreath. To be appropriate such proposals should demonstrate that they could be achieved sensitively, without compromising the character or appearance of the conservation area and its setting. Subdivision of plots will be assessed on a case-by-case basis.

Recommendation: The Council will ensure that all new development in and around the conservation area respects and responds positively to its historic context.

Public realm enhancements

Although generally uncluttered and featuring a number of significant historic features, the public realm of the settlement

offers a number of enhancement opportunities. Including the following:

- Strengthening the definition of the Church and Butter Market as the heart of the village. The spatial quality of the open space and the landmark structures of the church and market house, should be the dominant factors in the public realm treatment.
- Reintroduction of the sense of enclosure along Church Street, for example through the reinstatement of boundary trees and iron railings to the churchyard boundary.
- Replacement of standard street furniture items with fittings more sensitively designed to respond to the quality and special character of the conservation area.
- Reduction of the impact of overhead lines through a programme of undergrounding.
- Improvement of poor floor surfaces.
- Enhancement and sensitive promotion of the route of the Saint's Way footpath.

Recommendation: The Council will work with its partners to promote public realm enhancements within the conservation area as opportunities arise and will ensure that future public realm works respect and enhance the special character of the conservation area.

Archaeological significance of the Priory

Antiquarian excavations on the site of the priory suggest that archaeological survival is relatively good. The discovery of human burials has also been recorded. The priory site is outside the settlement development envelope and unlikely to face any extensive redevelopment, however, its archaeological significance should be formally recognised and protected, such as through designation as a scheduled monument. A programme of archaeological evaluation would help to define the area to be included in the designation and provide a better understanding of the nature and condition of the archaeological remains.

Recommendation: Recognise the archaeological importance of the site of Tywardreath Priory and recommend it for designation as a scheduled monument to protect its national archaeological significance.

Heritage related opportunities

There are opportunities to make the interesting history of the settlement and its surrounding area more accessible through a village trail or guide leaflet promoting Tywardreath as an historic settlement, highlighting the past importance of the priory and highlighting surviving historic features. The literary associations with Du Maurier would also be of interest. Further promotion of the settlement through joint marketing with the Saint's Way footpath may offer future opportunities.

Recommendation: The Council will explore and encourage opportunities for the celebration of the special architectural and historic interest of the conservation area.

Responding to the challenge of climate change

Sustainable development lies at the heart of the Council's planning policy and Cornwall is committed to becoming one of the UK's most sustainable places.

Interventions such as the greater use of renewable energy technologies and eco friendly development, would need to be

evaluated on a case-by-case basis. However, ultimately the historic environment is made up of evidence of how we have adapted and evolved in response to new pressures and opportunities and it is likely that one of the defining features of 21st century development will be our response to climate change.

Recommendation: The Council will work with its partners, and establish itself as a community leader, in the response to the challenges of climate change.

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