

**Character Area 3:**  
Top Town: Lower and Higher Bore Streets and St Leonard's

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This sheet summarises the comprehensive assessments of character and regeneration opportunities in Section 7 of the report.

**Character summary**

A very long and wide, predominantly residential street of strong urban character. It fossilises the site of a medieval fair on one of the major historic routes into Bodmin.

**Regeneration opportunities**

- Bore Street should be perceived and treated throughout its length as a principal urban street rather than as a major through road.
- Improve the quality of public realm provision.
- Explore potential for additional street trees along the length of Bore Street.
- Ensure that new development maintains the characteristic tight street frontage of the Area.
- Promote appropriate redevelopment around the junction of Lower Bore Street with Robartes Road and Finn VC estate.
- Extend the Conservation Area to incorporate historic buildings at the southern end of Robartes Road.
- Apply robust conservation management to historic buildings, backed if necessary by new Article 4 directions.



- Primary study area (1907 urban extent)
- Conservation Area
- Scheduled Monument
- Listed Building
- Other Significant Building

Photographs, clockwise from top left: Bodmin library; former Bible Christian chapel, Dennison Road; Higher Bore Street, north side looking west; Lower Bore Street and Town Wall, north side looking west; rear access, 4 Higher Bore Street; early nineteenth century houses, St Leonard's; later nineteenth century terrace, Higher Bore Street.

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