

**Character Area 4:  
Dennison Road –  
Berrycombe Road**

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

**Character summary**

Formerly occupied by a mix of residential, industrial and communications uses, this area has been subject to major change since the mid twentieth century, resulting in substantial loss of historic fabric and topography. It is traversed by a busy main through route and service uses associated with cars and traffic predominate.

**Regeneration opportunities**

- This area offers the most significant regeneration opportunity for Bodmin, with potential to recreate it as an urban quarter of quality and significance. A master plan is required to co-ordinate the process.
- Improve the quality of public realm provision.
- Seek improvements to the appearance of commercial premises and service areas at the rear of plots on the north side of Fore Street.
- Extend the Conservation Area to incorporate those parts of the Area which retain significant historic character.
- Apply robust conservation management to the surviving historic structures, 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: view from Dennison Road to Bodmin gaol site; Dennison Road – view east to church; Pool Street, west end; service areas to the rear of premises on Fore Street; Dennison Road car parking; car sales area adjacent to Mill Street and Pool Street; south end of Chapel Lane.*

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