

Character Area 5:

The Berry area:
Church Lane, Castle Street
and environs

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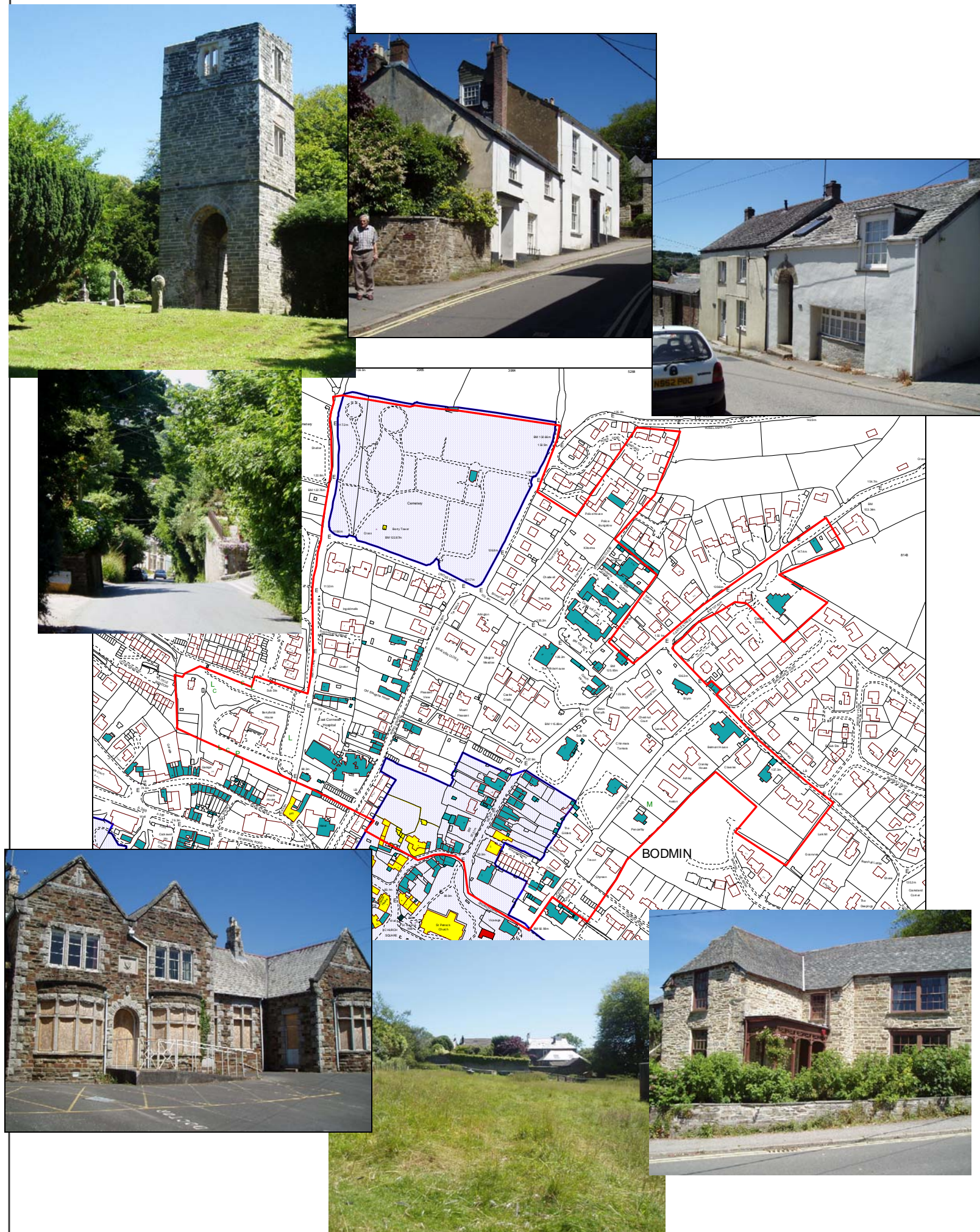
This sheet summarises the comprehensive assessments of character and regeneration opportunities in Section 7 of the report.

Character summary

A quiet suburban area of cottages, former farms and smallholdings, villas and larger houses and institutions, with trees, gardens and greenery, set around an historic grid of streets overlooking the centre of Bodmin from the hillside to the north.

Regeneration opportunities

- New development should be strongly guided by the historic character and avoid suburbanisation.
- Apply robust conservation management to the surviving historic structures and boundary features.
- Exercise care over conversion of large historic buildings to apartments; ensure that character is not eroded by additional parking, new access through historic boundaries, etc.
- Maintain surviving undeveloped plots as green spaces.
- Retain historic buildings and normal public access in re-development of the East Cornwall Hospital site.
- Extend the Conservation Area to include the whole of the Character Area.
- Provide direction signage for Berry Tower; promote the area as an historic part of Bodmin.
- Take steps to maintain the wooded character of the Area in the long term.
- Undertake limited tree management to achieve glimpses of Berry Tower.



Primary study area
(1907 urban extent)

Conservation Area

Scheduled Monument

Listed Building

Other Significant Building



*Photographs, clockwise from top left:
Berry Tower and cross; Tower Hill
(Church Lane); houses on Rhind Street;
Tower Hill farmhouse; meadow plot on
Rhind Street; East Cornwall Hospital;
view down Castle Street.*

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