

Character area 8: River Valley and St John's

This sheet summarises the comprehensive assessments of character and regeneration opportunities in sections 5 and 6 of the report.

Character summary

The character area lies across the major route from the west and includes what was originally a medieval suburb around a crossing point on the Cober. Much of it is low-lying, along the valley floor, and portions have served as the site for Helston's fairs and cattle markets, industrial activities and the town's major public open space.

Regeneration opportunities

This character area incorporates much of the land likely to be available for development within Helston's historic extent and is also a key area of 'first impressions' of the town for traffic from the west.

- Create a regeneration masterplan for the area, identifying potential development sites and significant constraints (including archaeological potential), together with opportunities for gateway enhancements and links to the countryside and SW Coast Path.
- Enhance gateway facilities, including improvements to car park on old cattle market site and steps to Bowling Green and Coinagehall Street. Review expansion of Conservation Area to incorporate St John's / Sithney Old Road area.



A key gateway into Helston: Potential for public realm improvements and brownfield development.



Coronation Lake, a valuable community amenity offering striking views towards the historic core of Helston (photo by Helston Conservation Society)



Looking north towards Helston from the Penrose amenity area



Looking south to the Penrose walk from the amenity area.



The disused cattle market. Its future is currently unclear but the site could provide a significant development opportunity

CSUS: Helston
Character area 8:
 River Valley and St John's

- Character Area boundary
- Scheduled Monument
- Listed Building
- Other historic building
- Other historic site

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