

Character area 1:

Church, Carn Thomas and Buzza Hill

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

Character summary

Substantial houses and institutional buildings in their own grounds around the low ridge forming the eastern extent of Hugh Town. Trees, garden greenery, open spaces and prominent landforms contribute a strong 'natural' element.

Regeneration opportunities

Maintain the strong natural boundary to the historic settlement area

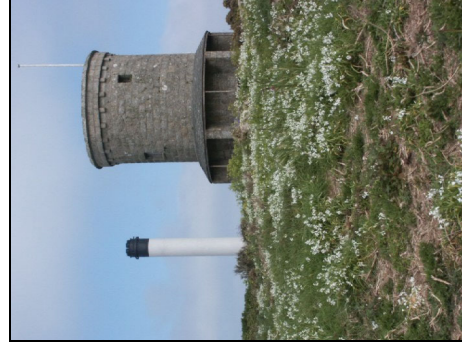
- Future development in this area to avoid further interruption or masking of the natural landforms and consequent erosion of their role in providing a strong visual break between Hugh Town and the area to the east.
- Develop a programme of new and replacement planting to ensure long-term continuity of the area as a 'green gateway' to Hugh Town; work with property owners to plan and carry out appropriate planting, maintenance and management.
- Avoid future development which divides or infills large gardens.

Create public realm improvements

- Enhance the eastern gateway to Hugh Town through additional landscaping and / or creation of a distinctive feature at the entrance to the Porthmellon industrial estate (immediately outside the character area boundary).
- Create a new public access vantage point on the summit of Jackson's Hill in any future redevelopment of the secondary school site. This would be a worthwhile amenity but will also reinforce the area's identity and enhance perceptions of it as the formal 'edge' of Hugh Town.

Provide comprehensive development briefs for major sites






- If and when the present secondary school and / or SWEB power station sites become available for redevelopment, preparation of comprehensive development briefs will ensure that replacement enhances the character of the area. In this respect, the scale, particularly the height, of future developments will require careful consideration. Both sites could beneficially incorporate a strong landscaping and planting element to reinforce the green natural component in the character area.



Maintaining the visual prominence of greenery and natural landforms is crucially important for the area's character.

**HUGH TOWN
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Key

-  Character Area boundary
-  Scheduled Monument
-  Listed Building
-  Other Historic Building
-  Historic Plot