

Character Area 4: Maritime and industrial Penryn – Gluvias

This sheet summarises the comprehensive assessments of character and regeneration opportunities in Sections 6, 7 and 8 of the report.

Character summary

This area is important in the maritime, industrial and commercial activities of the town. Much of the area is built on made-ground reclaimed from the estuary during the 18th and 19th centuries when the industrial activities of the town were expanding. It is now the most commercially vibrant part of the town and acts as an internal bypass relieving traffic pressure from the town centre. There is a relatively good survival of high quality 19th century warehouse structures, notably seen along the atmospheric waterfront elevation of Commercial Road. There is also a notable collection of early 20th century art-deco detailed commercial buildings.

Issues

- The estuary, river and leat are no longer prominent features in this area
- The southern side of Commercial Road suffers in places from a loss of enclosure
- The river currently makes little positive impact on the streetscape
- Uses of the area are changing and as a result the robust industrial character of the area is being weakened
- Pressure for conversion to new uses may make loss of industrial character more likely
- Islington Wharf and Church Beach are under used assets
- There are a number of poorly designed buildings which have a negative impact on the character of the area
- There are a number of brown-field sites suitable for reuse
- Commercial Road is dominated by the road. By traffic, excessive signage and road markings
- Commercial Road exists to some extent in isolation from the town centre

Regeneration opportunities

- Encourage greater awareness and appreciation of the town's important waterside location
- Restore levels of enclosure along the southern side of Commercial Road to repair the eroded urban grain
- Reintegrate the river into the surrounding streetscape
- Reinforce historic character and use
- Ensure that the industrial character of the surviving buildings is retained, even through conversions to new uses
- Encourage greater awareness and appreciation of Islington Wharf and Church Beach to promote the town's waterfront location
- When the opportunity arises replace inappropriate architecture and redevelop vacant brown-field sites with high-quality architecture distinctly of its place and time
- Reclaim Commercial Road as a 'street' for pedestrians rather than its current status as a 'road' for vehicles
- Promote enhanced connections between Commercial Road and the town centre



Islington Wharf, Church Beach and Jubilee Wharf offer exciting opportunities to promote public access to and awareness of the waterfront areas



Connectivity between Commercial Road, the most vibrant economic part of the town, and the historic core is crucial. The side streets of New Street, St Gluvias Street and Truro Lane are important in this as is the treatment and signage of their junctions



The area holds an interesting group of art deco detailed buildings of early 20th century date

A number of unsympathetic buildings erode the quality of the townscape, for example the former telephone exchange, Commercial Road



Residential accommodation associated with the areas industrial use: Millers house adjacent to the Old Grist Mill, Tresooth Lane and industrial workers housing associated with the Laundry, The Praze



Public realm of the area offers scope for enhancement of the quality historic environment of the area



Grade II listed former Jenelite Warehouse

**Character area 4:
Maritime and industrial
Penryn - Gluvias**

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

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