

Character Area 6: Large houses and extensive grounds

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

Character summary

The largest and most opulent residences of the town are set in suburban areas concentrated to the west of the town, but also the northern extent of Green Lane and the east end of Plain-an-Gwarry. These detached houses, set in sometimes extensive grounds, enjoy a privacy not seen in the rest of the town. The mature trees and planting of the grounds provide an important green backdrop for the town as a whole. The large land plots are also seen in the former Miner's and Women's Hospital and 19th century Fair Field set off West End.

Regeneration opportunities

- Counter the threat of subdivision and increased development by sensitive siting, scale and landscaping of any new build.
- Enhance the Fair Field by increasing its use as an important urban green space.
- Sensitive conversion of the former hospital buildings

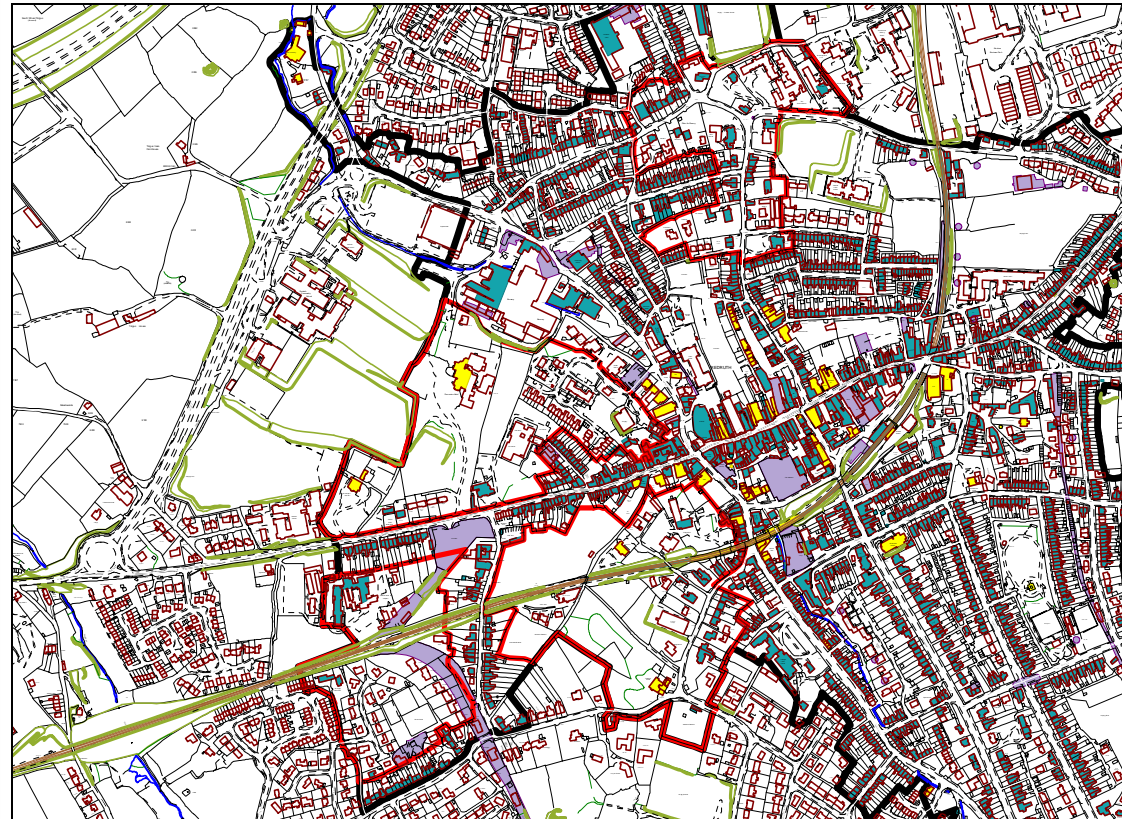


Mature trees form an important green backdrop to the town. Used with shrubs they form dense boundary belts, screening the impressive houses from roadside view.

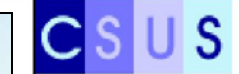
Regeneration of the 19th century Fair Field offers an exciting opportunity to reinforce this character element and develop a green-lung, leisure area for the town



The redevelopment of the former hospital site includes the construction of an urban village and sympathetic restoration of the historic hospital buildings. The scheme has the potential to breathe new life into the west end of the town

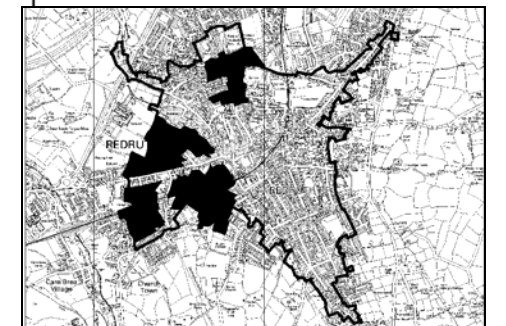


Boundary walls, gateposts and gates form important character elements underlining the importance of privacy in the character of the area



**Character Area 6:
Large houses and extensive grounds**

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



CCC licence No. 10019590. All material copyright © Cornwall County Council 2004.



Plot subdivision is a potential threat to the character of the area. The Elms demonstrates that this can be achieved without adverse loss of character



The Penventon Hotel

Historic Environment Service
Environment and Heritage
Cornwall County Council
(01872) 323603
cau@cornwall.gov.uk

