

**Character Area 2: Late 19<sup>th</sup> century commercial core**

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

**Character summary**

The predominant character of this area derives from its development as the civic, institutional and commercial centre of the town during the late 19<sup>th</sup> century. Architecture here reflects this redevelopment with many formally designed urban buildings and polite architecture sited here. However, the area also retains some sense of the smaller-scaled and originally residential vernacular buildings of the late 18<sup>th</sup> and early 19<sup>th</sup> century period.

**Issues**

- Royal Square is an uninspiring arrival point to the historic town centre, dominated by the road and poor public realm
- The area contains a number of inappropriate, mainly modern buildings that detract from the quality of the streetscape
- The forecourt of the PDC offices is an unfortunate tear in the urban fabric on Street-an-Pol
- Traffic levels have a negative impact on the pedestrian experience of this area
- Area has a number of impressive parks and gardens
- Area has few open ways

**Regeneration opportunities**

- Celebrate, repair and maintain the surviving historic shop fronts and replace inappropriate late 20th century examples
- Address the negative impact of certain poorly designed modern buildings
- Create a better functioning urban space at Royal Square
- Enhance the forecourt of the PDC offices
- Reduce the negative impact of traffic and increase pedestrian priority
- Promote the use of the impressive and publicly accessible sub-tropical gardens
- Enhance the Guildhall Passage (ope)



Attractive subtropical gardens are an important feature; Trewyn gardens, Memorial gardens and Hepworth's garden



Bedford Road Methodist Church



Royal Square: an important public space with great potential for enhancement



High Street and Tregenna Place  
Civic and institutional architecture aside smaller-scaled originally residential vernacular buildings



**Character area 2:  
Late 19<sup>th</sup> century commercial core**

- Character area boundary
- Conservation Area
- Article 4 Direction
- Scheduled Monument
- Listed Building
- Other Significant Building
- Historic Plot
- Registered park and garden
- Important green space & gardens

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