

Character Area 2: Late 19th 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 19th 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 18th and early 19th 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 (open)



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 19th 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

