

Character Area 6: Coastal suburb and railway resort

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

Character summary

This area represents an affluent suburb of the town and an important part of its development as a 'railway resort'. The large detached houses, villas, town-house terraces and grand hotels are amongst the most imposing architectural statements in the town designed on a grand scale and set within large spacious gardens. The quality of materials, architectural design and generous scale and spacing emphasises the sense of quality and prestige of this area. Its splendid views, overlooking the stunning Porthminster Beach and town below, also include bay-wide panoramas. This area is the subject of views out of town where the tiers of development are highly visible stacked up the coastal slope. The mature planting and trees of the well stocked large private grounds and gardens make a positive feature in wider town views.

Issues

- The railway and bus stations both currently offer unwelcoming, confusing and poor quality arrival points to the town.
- Some late 20th century development and extensions have been unsympathetic and damaging to the built environment and character of the area and there is a continuing threat of loss of historic architectural detail and degradation of quality of character.
- There is potential pressure for an increased density of use involving the subdivision of large garden plots for the development of further houses and apartment blocks.
- There is a threat of loss of trees and shrubs if not properly managed and replanting programmes are not established.
- The area is highly visible in town-wide views and so changes here have a wide impact.

Regeneration opportunities

- Enhance the train and bus stations as important arrival points and explore the possibility of an integrated public transport interchange
- Enhance the Malakoff as an important public open space
- Respect and celebrate the architectural quality of the area
- Counter the threat of plot subdivision and increased development
- Recognise, respect and enhance the importance of planting in the area



The area includes some of the largest hotels of the town including Porthminster Hotel and Tregenna Castle Hotel. Spectacular views overlooking Porthminster Beach.



Prestigious town houses along the Terrace housed the town's 19th century elite.



The area retains elements of its former fishing and maritime significance including the Baulking House, a Huer's Lookout and the Coastguard Cottages and their Lookout.

Trees and large gardens are an important part of the distinctive character of this area.

The Malakoff is currently displayed as an urban garden and offers the best views of the Harbour and old town and Porthminster Beach and the wider bay.

**Character area 6:
Coastal suburb and
railway resort**

- 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

CCC licence No. 10019590. All material copyright © Cornwall County Council 2005.

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

