Bodmin Conservation Area Character Appraisal and Management Plan

Consultation Draft
December 2012
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and
Management Plan

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Cornwall Council
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Abbreviations
CCC Cornwall County Council
NCDC North Cornwall District Council
SMR Scheduled Monument Record
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1 Introduction

The purpose of a Conservation Area Appraisal
The purpose of this Conservation Area Appraisal is to clearly define the special interest, character and appearance of the conservation area, and to suggest any possible amendments to its boundary. The appraisal should then inform development control decisions and policies and act as a foundation for further work on design guidance and enhancement schemes.

Scope and structure
This appraisal describes and analyses the character of the Bodmin Conservation Area and the immediately surrounding historic environment. The appraisal will look at the historic and topographical development of the settlement, analyse its present character and identify distinct character areas. These areas will then be further analysed, problems and pressures identified and recommendations made for its future management. More detailed advice on the management of the Conservation Area can be found in the Bodmin Conservation Area Management Plan, which is designed to stand alongside this appraisal.

General identity and character
Bodmin is a town of great historic importance. A medieval monastic centre, its early origins are still evident in the street patterns, surviving burgage plots, magnificent parish church and chapel ruins. The town came to great prominence in the late eighteenth/early nineteenth century as the county town when it was home to the courts, asylum, gaol and garrison for the county and many of the principal buildings from this period still survive. Despite losing some of its status during the late nineteenth century when the town was superseded by Truro as the County’s capital, Bodmin’s strategic position has meant it continues to be an important local centre. The town expanded a great deal during the late 1960s/early 1970s with a large amount of public housing built as a part of the Greater London Council’s overspill scheme. In the mid 1970s the building of the A30 bypass allowed the town to develop further, with light industry on its southern edge adjacent to the new road. Bodmin today is the district service centre providing a full range of social and community facilities relating to health, shopping, leisure, recreation and public transport. Tourism is an important part of the local economy with attractions including the Bodmin and Wenford Steam Railway, Bodmin Gaol Museum, the military Museum, the Camel trail and the Town museum.

Date of designation
The Conservation Area was first designated in September 1991. An additional conservation area covering the old cemetery and land surrounding Berry Tower on the northern edge of the town was designated in 1994. The boundary was extended again in May 1999 to include three further areas: the St Lawrence’s Hospital site, Bodmin Barracks and Eye Well, Bell Lane.
The Conservation Area within the wider settlement

The original Conservation Area designation included the centre of the town, with the above significant historic sites added subsequently.
2 Planning Context

**National**

In 1967 the concept of protecting areas of special merit, rather than individual buildings was first brought under legislative control with the passing of the Civil Amenities Act. Whilst listed buildings are assessed nationally with lists drawn up by the government on advice from English Heritage conservation areas are designated by local authorities. The current Act governing the designation of ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’ is the Planning (Listed Buildings and Conservation Areas) Act 1990. Under this Act local planning authorities are required to designate conservation areas, to keep them under review and if appropriate to designate further areas. Designation remains the principal means by which local authorities can apply conservation policies to a particular area.

**Regional**

Broad policies relating to the protection and enhancement of the natural and built environment is currently contained in the Cornwall Structure Plan (2004). The policy emphasis is that development should respect and consolidate local character. In 2008 the Structure Plan will be replaced as part of the statutory Development Plan by the South West Regional Spatial Strategy. The contained policy approach in respect of the built and natural environment will be maintained in accordance with national guidance.

**Local**

The adopted North Cornwall District Local Plan (1999) contains detailed policies relating to Listed Buildings and Conservation Areas. For this reason, anyone considering making an application for development or demolition within a Conservation Area or which would affect a Listed Building should consult the Local Plan. The document is available for inspection at the Council’s Offices and online [www.cornwall.gov.uk](http://www.cornwall.gov.uk). Pre-application advice can also be sought from the Council’s Development Management team as well as guidance from the Council’s website.

The Planning and Compulsory Purchase Act 2004 introduced changes to the planning system that will result in the North Cornwall District Local Plan replacement by a Local Development Framework. A portfolio of Development Plan Documents will set out the spatial planning strategies for Cornwall and provide detailed development control policies including locally distinct policies relating to listed buildings and Conservation Areas.

The saved policies of the North Cornwall District Local Plan will remain part of the statutory development plan until replaced by adopted Development Plan Documents.
3 Summary of Special Interest

The definition below seeks to provide a succinct picture of the overall Conservation Area as it is experienced today by evaluating its key characteristics and identifying its ‘special architectural or historic interest’.

One of the significant factors contributing to Bodmin’s special character is its location situated within a steeply sided valley. These slopes give dynamism to the streets, allow for views across much of the historic core and form a green skyline for most of the town.

The present day plan of Bodmin with its distinctive character areas, urban hierarchy and street patterns all reflect the town’s development over time. The medieval street pattern still survives at the settlement’s core with subsequent development taking place along the roads radiating from the centre. Nineteenth century suburban development leads to satellite sites containing late eighteenth and nineteenth century county institutions including the barracks, asylum, convent and prison (the last of which is outside the Conservation Area).

There are two significant areas of open green space the Priory Grounds and St Petroc’s churchyard both legacies of the town’s former ecclesiastical prominence.

Priory Park preserves the former medieval priory grounds as an open green space in the heart of the town

As indicated on the accompanying Surviving Historic Fabric map and the Townscape map the majority of buildings in the centre of Bodmin are of historic interest. A great deal of the surviving fabric dates from the town’s era as the county town in the late eighteenth and nineteenth century, and displays an attendant degree of grandeur and distinction appropriate to its status.

Remnants from the town’s earlier history still survive, some within the structure of later buildings, along with one of the most significant parish churches in Cornwall. The only major historic loss occurred in the nineteenth century when the remains of the former friary buildings were demolished to make way for the handsome group of civic buildings on Mount Folly Square. The majority of buildings are constructed from local slatestone; some with granite dressings, some rendered and nearly all the roofs are local slate leading to a great sense of visual homogeneity.
High quality early and late nineteenth century development on Folly Square

Most historic buildings in Bodmin are constructed from slatestone – many of the domestic buildings are rendered, but on some the walls remain uncovered.

Although Truro is now the county town, Bodmin still retains the character of a busy town of quality and status. The nature of its historic built environment, natural setting and surviving medieval elements are unique to Bodmin and could be further celebrated.
4 Location and Setting

Bodmin is situated in a highly strategic position near the geographical centre of Cornwall. The two principal routes in the region the A30 and A38 converge on the outskirts of the town and the A389 linking to the A39, the principal road along the north Cornish coast, can be found to the north. The nearest town is Lostwithiel 9 km to the south along the B3268 an old ridgeway. Another former ridgeway, the B3266, links Bodmin to Camelford 20 km to the north. The town lies roughly midway between Plymouth 51 km to the east and Truro 40 km to the west - the main commercial and administrative centres of the region. 5 km to the southeast is the town’s station which provides a direct rail link to London.

The settlement lies either side of a valley which leads to the wooded, steeply sided valley of the River Camel approximately 2 km to the west of the church. Bodmin is surrounded by hills the most significant: The Beacon and Castle Canyke lying to the south and southeast respectively. Major areas of woodland lie to the north, east and south of the settlement, some of which are associated with two major historic estates: Pencarrow and Lanhydrock. To the northeast c. 8 km away lies the southern fringes of Bodmin Moor.

Looking north from Market Street the tree lined valley hilltop is clearly visible

Historic Landscape Characterisation

Prior to enclosure the majority of land around the town was open rough ground mainly used for grazing. Consequently under the historic landscape characterisation survey carried out by Cornwall County Council Historic Environment Service in 1994 the land to the east, west and south of the settlement was characterised as recently enclosed land. The fields close to the town on its northern side, enclosed parcels of former strip fields, are described as anciently enclosed land. This description also applies to a swathe of similar land to the north towards Helland and Pencarrow, which also includes ancient woodland.
5 Designations

Scheduled Monuments
There are two scheduled monuments in Bodmin–Berrycombe Cross and the Chapel of Thomas a Becket in the churchyard.

Historic Buildings
There are over 100 listed buildings and structures in Bodmin the majority of which are listed grade II. The Church of St Petroc is listed grade I and St Lawrence’s Hospital, Shire Hall, Shire House, St Guron’s Well, the Chapel of Thomas a Becket, several crosses in the churchyard and the preaching cross in Old Cemetery are listed grade II*.

Historic Area Designations
The historic core of the town and the historic development around St Lawrence’s Hospital and Bodmin Barracks lie within the Conservation Area. There is a separate Conservation Area covering the Old Cemetery and the land surrounding Berry Tower on the northern edge of the town – (ENV13)

The central historic core of Bodmin is designated an Historic Settlement – (ENV 14)

Other Designations
(All policy numbers refer to North Cornwall Local Plan adopted April 1999)

The open land surrounding The Beacon and Castle Canyke to the south and east of the settlement, and the site of the Camel Trail to the north are designated Open Areas of Local Significance (OALS) – (ENV2)

The land to the east of the settlement comprising the western fringes of Bodmin Moor is designated an Area of Great Landscape Value (AGLV) – ENV1)

Part of the land around The Beacon is designated as a Local Nature Reserve (LNR) – (ENV5)
6 Historic and Topographic Development

An excellent and highly detailed history of Bodmin appears in the Cornwall County Council Historic Environment Service’s report on Bodmin as part of the Cornwall and Scilly Urban Survey produced in September 2005 which can be found on the website www.historic-cornwall.org.uk. Below is a summary of this history.

This section should be read in conjunction with the historical development map - Figure 1. The coloured sections refer to areas that were developed by this period and do not necessarily refer to buildings extant.

Prehistory -

The earliest evidence of human settlement in the area dates from the Mesolithic period (c.8,000-4,000 B.C.), in the form of worked flint heads which were discovered in the Castle Canyke area. Bronze Age (c2,000-1,2000 B.C.) barrows were located at Bodmin Beacon, Bodmin Downs (south of Barn Lane) and within the barracks area.

Evidence from later prehistory includes a hill fort from the Iron Age (c1,200-200 B.C.) at Castle Canyke, the largest Iron Age hill fort in Cornwall, and a sizeable enclosure in Dunmere Wood to the north west of the present town. During the Romano-British period (c.43-410 A.D.) there was a Roman Fort at Nanstallon 4 km to the west of the present day settlement and Roman coins have been found in the area around St Petroc’s.

Medieval -

According to the Lives of St Petroc, written in the eleventh and twelfth centuries, the saint moved inland from Padstow (where he had landed from Ireland in the sixth century) and took over the dwelling of the hermit Uuron, subsequently founding a monastery. No archaeological or documentary evidence exist to support this theory and it is more likely that the connection with St Petroc took the form of a monastic order associated with the cult of the saint, rather than the saint’s actually physical presence in the area. A document of between 833-870 AD mentions a monastery named Dinuurrin, the seat of Bishop Kenstec. The site of this early monastery may have been on the hill to the north of the centre of Bodmin in the area of Berry Tower. This structure is a remnant of the church of the Holy Road, which may well have been constructed on the earlier religious site.

Although the early religious foundation may have been located in this northern area, at some point a further centre was developed around the site of the present St Petroc’s church. The name Bodmin is likely to be derived from the Cornish bod and meneghi meaning ‘dwelling by church-land’.

An important factor in the development of the early settlement was the presence of tin
in the surrounding area. Evidence of tin streamworking activity from the period AD 635-1045 at Boscarne to the west of Bodmin was discovered in the nineteenth century.

By 1086 the Domesday Book records Bodmin as a significant settlement with 68 houses and a market, one of only three towns in Cornwall at the time.

At some point between 1120s - 1130s St Petroc’s was re-established as a foundation of Augustinian friars. A new priory was built a short distance to the south-east of the earlier monastic site, which in turn became the parish church. The new priory was supported by some substantial surrounding estates, which would have included a number of deer parks whose locations are unknown. Bodmin continued to develop as a religious centre with a Franciscan friary built at some point between 1239-60 on a site to the south of Mount Folly Square. In addition to the priory, friary and parish church a number of chapels were also constructed at this time including the Chapel of St Thomas a Becket to the east of the present day St Petroc’s church. The other chapels were built along the major routes into the town. The Chapel of St Anne was built close to Dunmere Bridge on the north-west approach, St Margaret’s at the eastern end of the town, the chapels of St Nicholas and St Leonard to the west and south east respectively and St Anthony’s chapel and lazar house (leper colony) to the north of the west end of Fore Street. A lazer hospital, known as St Lawrence’s, was built to the south west of the town. Bodmin gained great status from its importance as a religious centre and the tin industry continued to be an important factor in its economic success. By 1198 Bodmin was one of the few coinage towns in Cornwall, trading as far afield as southern France. Unlike many other Cornish towns, crops were not a significant source of revenue as the surrounding rural hinterland consisted of unimproved downland and heath, but there was extensive grazing for cattle ad sheep.

By 1306 Bodmin’s coinage accounted for a fifth of the tin coined in Cornwall. Signs of a
wealthy population living in the town included a number of shops and nine wine sellers. There were one or two goldsmiths and guilds for skinners, glovers and cordwainers. The growing importance of the town encouraged Earl Richard to move some of the county courts from Launceston to Bodmin.

However the Black Death in 1348 saw a huge decline in the population. At around this time Bodmin lost its coinage town status and the courts were moved on to Lostwithiel.

By the fifteenth century the town’s fortunes had begun to revive. Building programmes saw the rebuilding of the parish church of St Petroc’s, a new tower added to the priory and by 1492 there were almshouses associated with the Chapel of St Anthony.

There is a theory (see the CSUS report) that the area at the eastern end of the town, including Pound Lane, Castle Street, Rhind Street, Berry Lane, Cross Lane and Pool Street, was the earliest part of the town to develop and represented the Anglo Saxon settlement - the distinctive grid pattern of streets being similar to other known Anglo Saxon settlements. The first written references to the streets are much later: Castle Street was first recorded in 1313 (although there is no castle its name could refer to an earthwork), Rhind Street (Reynestrete) in 1400, Berry Lane and Pool Street in 1468.

Following the early eastern development the centre of the town shifted to the west around a triangular market place bordered by Honey Street, Turf Street and Mount Folly overlooked by St Petroc’s to the north, with the priory boundary walls to the east and the friary on its southern side. The first written records of Honey Street date from 1566 and Turf Street was first recorded in 1470 (originally known as Back Lane). Leading west from the market place was Fore Street. The date of this street is unknown, but excavation works preceding the building of the car park concluded the boundaries of the burgage plots which bordered the street probably dated from the twelfth century. The medieval town extended west of Fore Street to the Bore Street area, which was probably the site of the annual fair. The burgage plots may have extended through this area as far as the lazer house of St Anthony which marked the western extent of the town.

There were two watermills in the settlement built in the medieval period: one on the western side of the priory grounds, the other in the vicinity of Mill Street (first noted in 1468). The mills were fed by a stream, which rose close to Prior’s Barn and ran west via the Priory fishponds along Berrycombe to join the Camel at Dunmere. The stream has now been almost entirely culverted, apart from a short length in the yard of the Hole in the Wall public house.

The medieval settlement was therefore essentially a linear development stretching west from the priory. It seems likely no further development took place to the east due to the presence of the priory and its grounds. Its distinctive topography was later noted by the writer Leland c1540 who observed the ‘showe and
the principale of the Toun is from west to est along in one streate. There is a Chapel at the west ende of the toun. The paroch chirch standith at the est end of the town, and is a fair large thing’.

**Sixteenth Century** -

Further ecclesiastical projects continued to take place in the early sixteenth century with a chantry chapel dedicated to the Holy Rood (now Berry Tower) built in 1501 on the northern side of the settlement and a spire added to the tower of St Petroc’s. By the early sixteenth century the burgesses of Bodmin claimed the town accommodated 1,800 people, and when the Cornish rebellions took place in 1497 and 1549 the town was an important place of assembly.

Between 1538-9 the Friary and Priory were both surrendered to the Crown as part of Henry VIII’s dissolution of the monasteries. The priory buildings were turned into secular use and the town’s chapels used for secular purposes or allowed to decay. The leper hospitals, however, continued to function. The Dissolution did not lead to an obvious economic downturn and Leland described ‘the most famous market in the whole of Cornwall’. The market took place weekly and there were town annual fairs. Civic works at his time included the building of a water shute in Church Square with a datestone reading 1545.

The Corporation of Bodmin was created in 1563 with a charter granted by Elizabeth I for a mayor and 36 burgesses, which provided for a mayor. The new Corporation of Bodmin acquired the former friary buildings using the church as a ‘house of correction’ and some of the ancillary buildings as sources of stone for building projects throughout the town.

**Seventeenth Century** -

By the early 1640s the population of the town stood at c. 1,600 making it probably the largest urban settlement in Cornwall. Bodmin was now the shared venue with Truro for the County quarter sessions. During the Civil War the town was mainly in Royalist hands, was taken briefly by the Parliamentarians in 1644 before being retaken by the King and then finally falling in the Spring of 1646.

In addition to the continued revenue from tin streaming, the wool and cattle industries became an important factor in Bodmin’s growing wealth. The first reference to a fuller and dyer in the town dates from the early seventeenth century, but it is likely that wool and its manufacture was an important part of the economy of Bodmin since the medieval period. A
charter of 1563 restricted tanners to use only hides from within the borough, thus protecting the market and by the 1670s the Corporation had provided funds for a yarn market. The trade continued to develop and a seventeenth century record refers to Bodmin as having ‘a great many tanners’. In response to the availability of hides boot and shoe making became a significant part of the local economy along with other small-scale crafts which took place in workshops constructed close to the domestic buildings.

Further commercial activity took the form of a butter market built in 1679 at the junction between Fore Street and Honey Street, and a malthouse and tanyard constructed within the former priory buildings.

The developing prosperity of the town is reflected in surviving buildings dating from the seventeenth century: these include a number of timber frame merchants and town houses such as 8 and 33 Fore Street and 20 Lower Bore Street.

Eighteenth century

By the early eighteenth century Bodmin’s status had risen sufficiently that it was chosen to share the Assizes with Launceston. From 1716 (except for the period 1727-36) the Summer Assizes were held at Bodmin bringing not only judges and lawyers to the town, but a wider social circle including the nobility and gentry. Races were held at a site 3km to the north east of the settlement. Further high quality town houses were built and older houses renovated and refurbished. New houses for the more prosperous residents and the summer visitors were built on Castle Street, Church Square, Honey Street, Fore Street and Lower and Higher Bore Streets. Part of the new development included Priory House built between 1766-72 on the site of the former prior Great House.

In c.1730 Hals related how Bodmin ‘for number of inhabitants far exceeds any other town in Cornwall’. He described how the market ‘equals if not exceeds the markets of Tavistock and Exeter’.

8 Fore Street – a seventeenth century town house with later windows and shopfront

Priory House – eighteenth century town house built in the former priory grounds
There were four annual fairs and Angerstein describes in 1754 the ‘great supply’ of cattle and sheep from the ‘extensive moors and wastelands’ of Bodmin Moor. As trade continued to flourish it necessitated in 1744 the opening of Bodmin’s first bank. Other projects in the town included the building of the Eye Well on the northern side of Fore Street in 1700, a parish workhouse on Crinnick Hill in 1756 (which later became the first premises of the East Cornwall Hospital), Bodmin Gaol on a site to the west of the town centre in 1779 and a brewery on Church Square in 1792. A metalworks was operating from within the old Priory church and the old friary church had been converted into a market building.

The eye well dug in the eighteenth century to provide water for the expanding town

Bodmin was chosen as the venue for the Court of Probate of the Archdeacon of Cornwall in 1773. The town was visited by John Wesley in 1774 and saw the formation of the Cornish Agricultural Society in 1793.

In 1769 access to the town was greatly improved by the creation of a road across the moor linking Launcesto directly to Bodmin. By the end of the eighteenth century Bodmin enjoyed an important strategic location, in addition to its county court role and healthy economy. Curiously, however, the rate of population had slowed and in 1785 William Marshall observed that Bodmin ‘though one of the county towns, is much inferior (to Liskeard) in size and respectability’.

**Early Nineteenth century** -

At the beginning of the nineteenth century Bodmin appeared to be rather in the doldrums: the church was in a bad state of repair, the public buildings were limited and small-scale, and there were no paved footways. At this point the town compared unfavourably with many of the other towns in Cornwall.

However, Bodmin was about to begin a significant building programme. It started in the first decade with the construction of two meeting houses: one for the Wesleyans at the upper end of Fore Street and an independent chapel in a yard off Honey Street. John Clift writing in 1805 commented ‘what vast number of houses there have been built in the course of a few years’. The Lysons remarked in the early 1810s that there was ‘still a very considerable market for corn, fish, and all sorts of provisions, and well attended’. They also observed that shoes were made ‘in great quantities’. The Bodmin races were revived in 1807 and during the 1810s the church was repaired under the patronage of Lord de Dunstanville.
The real renaissance of Bodmin, however, began with the building of the Cornwall Lunatic Asylum in 1820. Built on a site to the west of the town the asylum was designed by the eminent architect John Foulston to an innovative design known as panopticon with six wings radiating from a central polygonal hub. Soon after a grammar school was built in the town and the gaol was upgraded to the county prison in 1829 following the closure of Launceston gaol.

In 1836 Bodmin became the sole venue for the Assizes achieving primary county town status. There followed a considerable wave of public building. A purpose-built granite-fronted assize court was built on the north side of Mount Folly (this replaced the old friary church where the assize court had previously been held sharing the building with the corn market). Immediately to the east an imposing Judge’s Lodgings was constructed to the designs of the local architect Joseph Pascoe. A new purpose built market including a fish market was built in Fore Street in 1839. The architect George Wightwick designed two further buildings for the asylum complex – the High Building in 1842 and the New Building in 1847. During the 1840s Wightwick was also involved in the rebuilding of part of the gaol. Other public projects within the town included - the Bodmin Union Workhouse constructed in 1839-42; a new Methodist church in Fore Street and a three-storey bank (53 Fore Street) both built in 1840; a clock tower built on the site of the former butter market in 1845; a United Methodist chapel on the south side of Pool Street built in 1842; the East Cornwall Hospital and dispensary converted from the former parish workhouse on Crinnick’s Hill in 1844 and a Catholic Mission Chapel at West End opened in 1846.

Bodmin’s transport links also greatly improved during this period. In 1834 one of the earliest railways in the south-west of England opened between Bodmin and Wadebridge bringing seasand as fertilizer for the agricultural land and coal, and allowing for the export of granite and china clay. In the 1830s a new turnpike route to Liskeard via the Glynn valley was constructed and in 1834 the link between the town centre and the turnpike to Launceston was realigned to run east from Church Square, rather than up the steep slope of Castle Street.
Between the 1820s-30s the commons which extended around the west, south and eastern fringes of the urban area were enclosed with only a relatively small area at the Beacon deliberately set aside for public benefit. The town was an important venue for public meetings and sporting events. Games known as Bodmin Riding referred to as ‘an ancient festival’ were revived in 1824 and the Bodmin Races were started once again in 1833 and continued until 1842. Large crowds attended the public executions held outside the south walls of the prison. An execution in 1846 was said to have attracted 25,000 who arrived by road and rail.

By 1841 the population of Bodmin reached 4,200 having more than doubled in the previous 30 years. Most of the additional population were housed in the increasingly densely populated central area, although development had spread further along some of the approach roads such as St Nicholas Street and St Leonard’s. The north side of Fore Street was particularly intensively developed with courtyard arrangements accessed by alleys and lanes. Whilst the backplots of Higher and Lower Bore Street were infilled with buildings. The town centre cottages and courtyard developments would have been home to the workers involved in the tanning, shoemaking, market and other artisanal and commercial trades. The more affluent members of the community built a series of villas and substantial houses set within their own grounds on the town’s outskirts including St Petroc’s, St Nicholas Street; Berrycombe House north of Pool Street; Rounceville Cottage and Barn Park to the east; Plasnewyd, Lostwithiel Road; Windsor, Pound Lane; Coomberry on the west side of Chapel Street and the Friaries south of Mount Folly Square.

Later Nineteenth century -

The development of Bodmin’s institutional buildings continued into the second half of the nineteenth century. The gaol complex was extended considerably in the 1850s with the addition of new wings; in 1859 a militia keep was constructed for the 32nd Regiment of Foot (later renamed the 32nd Cornwall Light Infantry), on one of the principal approach roads to the south-east of the town; at St Lawrence’s a further substantial building was added in 1867, along with a new waterworks and reservoir system installed in c.1870; a new police station opened in 1867, becoming the headquarters of the Cornwall Constabulary on a site east of St Petroc’s, extending the settlement for the first time further east, and a new fire station was constructed in 1870 at the north end of Crockwell Street. In 1877 the militia keep was developed to
form a new regimental depot for the combined 32nd and 46th Light Infantry (renamed the Duke of Cornwall’s Light Infantry in 1881). The development included, by the early 1880s, substantial ranges of barrack buildings, and ancillary facilities around a tree-lined square.

Other public projects included the erection of a decorative fountain in 1872 as a focal point in Mount Folly Square, donated by the organizing committee of the Royal Cornwall Agricultural Association to mark the staging of the first Royal Cornwall Show at Bodmin; a town gasworks was established before the mid 1850s; a large new cemetery was laid out around the Berry Tower c.1860; a 144-foot granite obelisk was raised to the memory of Lieutenant General Sir Walter Raleigh Gilbert in 1857 and the surrounding landscape of The Beacon reserved for public use; in 1891 Public Rooms were constructed on Mount Folly, requiring the demolition of the final standing remains of the medieval friary church; a pair of lodges were added to the prison in 1892; and in 1897 a public library was built to designs by the eminent Cornish architect Silvanus Trevail; a further public school was constructed on Robartes Road in 1894 and the Elizabeth Barclay Home, an ‘industrial home for girls of weak intellect’ was built on the corner of Love Lane and Pound Lane in 1898.

Further religious buildings were erected during this time including a Bible Christian Chapel erected close to Town Wall in 1851; a new Anglican church dedicated to St Lawrence constructed at West End, adjacent to the asylum site in 1859 (enlarged in the late 1860s); an Anglican school for ‘Boys, Girls and Infants’ was opened in 1865 on the southern side of the town; an Anglican mission chapel, St Leonard’s, built in Higher Bore Street in 1871; a Congregational Chapel and schoolroom erected at the west end of Fore Street, also in 1871; a new rectory was erected in 1872 for St Petroc’s converting an earlier building, in 1881 an Augustinian priory with a Catholic chapel was established on a site south of the asylum complex; in 1884 a substantial Sunday school was built adjacent to the Methodist chapel on Fore Street; the Methodist chapel itself was enlarged and remodeled in 1885 and a Nonconformist mortuary chapel was added to the cemetery at Berry Tower in 1893.
Church of St Lawrence built in 1859 and extended in the late 1860s

The town’s commercial core continued to develop including a bank (now Lloyd’s TSB) erected c.1870 opposite the Market House in Fore Street and many premises were rebuilt or refronted. By the 1870s the boot and shoemakers had ceased to operate in such large numbers, and Bodmin’s urban economy in the absence of this specialization had developed into that of a market, commercial and service centre for a wide hinterland. The cattle fair held to the southwest of the town was noted in 1856 as ‘one of the largest and best attended in the county’. Dr T Q Couch referred in 1866 to the ‘mixed mining and agricultural neighbourhood of Bodmin’. Mining continued to play an important part in the local economy with Bodmin United operating nearby at Kirland between 1851 and 1862, Bodmin Wheal Mary near Bodwannick, Mulberry and Boscarne. Granite quarrying and china clay working on the western side of Bodmin Moor continued to develop with output going by rail to Wadebridge.

Some expansion of the residential extent of the town also took place around this period including Robartes Road, which provided direct access to the Beacon from the town, laid out c. late 1850s; new terraces extended the built-up area at the west end of Higher Bore Street, c. late 1860s; development took place on the site of the former burial ground of the medieval chapel of St Leonard and new villas were built in the Berry area to the north of the town core. Within the developed core of the town further domestic development took place: the most significant structure being the town house for the Robartes family (now Barclay’s Bank) on Mount Folly Square, adjacent to the Judges’ Lodgings.

Robartes Road was developed during the late nineteenth century

In 1887 a branch line was opened connecting Bodmin to the main line at Bodmin Road. The station was built at the southern end of St Nicholas Street, and the following year was connected to the Bodmin-Wadebridge line at Boscarne Junction. Almost immediately development occurred in the surrounding area including villas and terraces, and in 1895 a grammar school.
By 1881 the population of the town stood at 5,000 persons.

**Early Twentieth century –**

At the beginning of the twentieth century the western end of the town continued to develop. A convent was added to the Augustinian priory in 1902, with an orphanage in the following decade. Further terraces were built in this area and Bodmin’s earliest public housing; Corporation Terrace was built on St Mary’s Road in 1905, followed by Coronation Terrace in 1910. Higher status houses were built along Dunmere Road: Quarry Park Terrace and similar developments took place in Higher Bore Street, Robartes Road and Bore Lane (now the west end of Dennison Road). In 1902 the former Robartes town house on Mount Folly Square was converted into a bank.

Although greatly scaled-down further public and institutional development continued to take place at the start of the century including the Silvanus Trevail designed Foster Building at the St Laurence’s site in 1904; the Regimental Homes, built on Beacon Lane in 1905; the Robartes Pleasure Gardens and Church Institute built in 1905 off Church Square on the former brewery site; a Masonic Lodge, constructed on a prominent site on St Nicholas Street in 1910 and the East Cornwall Hospital built in the same year on a site overlooking the town from the northern slope of the valley.

Although Bodmin began the twentieth century as Cornwall’s county town it began to lose its status not least through the decision in 1876 to make Truro the location for the county’s diocesan seat and venue for a new cathedral. The building of a County Hall in c. 1912 adjacent to Truro’s railway station confirmed the city’s status as the ‘capital’ of Cornwall. Bodmin, however, was still the venue for many of the county’s institutions.
By 1911 the town had a population of 5,700, several hundred more than 30 years earlier, many of whom were employed at the county institutions which continued to play an important role in the life of the town. This began to change however in 1922 when the gaol was closed and its buildings and site redeveloped for a variety of low-intensity small business uses.

Relatively few public and commercial buildings were constructed during the post World War I period, in common with the rest of Cornwall. However new development within the town centre included the Turret Cinema on the eastern side of the junction of Crockwell Street and Fore Street in 1919, the post office, St Nicholas Street in 1924 and substantial war memorials at the barracks and West End built in 1924 and 1925 respectively. There were, however, a number of significant housing developments including a number of villas on Westheath Avenue built in 1921; terraced housing at Berrycoombe View (now Dennison Road), 1927; Flora Terrace, Beacon Road, built at around the same time and Jubilee Terrace, Dunmere Road, built in 1935. In 1936-7 work began on a new Catholic church on the St Mary’s site at West End, but this was abandoned during World War II, and a new Catholic school was built on Barn Lane in 1938.

As early as 1930 the CPRE in its ‘Survey of Cornwall’ noted a ‘serious problem has arisen in dealing with the congestion of summer traffic’, and suggested that a by-pass running south of Beacon Hill might be necessary.

During World War II the Walker Lines extended the barracks to the southeast. Part of the former prison complex was used to store national treasures. After the war part of the Walker Lines became the Armed Services college, before during the Cold War being used for training in Russian by the Joint Services School of Linguists.

**Late Twentieth Century –**

Bodmin began the second half of the twentieth century still regarded as one of Cornwall’s more significant settlements. The Ward Lock Red Guide ‘Newquay, Perranporth and North Cornwall’ of around 1950 states ‘So far as appearances go, probably no town in Cornwall has such opulent dignity’. The early post-war years saw some public housing development including the fields south of the burgage plots on Fore Street. For over 600 years the
priory and later the grounds of Priory House had effectively prevented development from taking place on the eastern side of Bodmin. However in 1948 Priory House and its grounds were acquired by the town and a public park was created. A small-scale development of private sector housing took place around Launceston Road.

During the 1950s in response to increased traffic congestion a direct link was formed between Bore Street and Pool Street avoiding the narrow Honey Street. The new road was completed in 1959 and named the Dennison Road ‘ringway’. The road necessitated the demolition of a substantial number of buildings and a significant alteration to the historic street pattern. During the period other changes to the road network included the re-alignment of Priory Road into Church Square, which required the partial demolition of the Church Institute and Turf Street was widened and driven through to Church Square to create a link from St Nicholas Street to the new ‘ringway’. The former Robartes Gardens opposite St Petroc was redeveloped for commercial uses.

In 1961 the population of Bodmin stood at 6,200, but by 1971 had risen to 9,200 and then 12,200 in 1981. This virtual doubling of size was primarily due to major public housing developments undertaken through the London overspill scheme. These extensions took the form of the Finn VC estate and Ringway flats, Berrycombe Hill and Bosvenna View off Beacon Road in the mid 1960s, developments off Barn Lane, Priory Road and to the north of Higher Bore Street in the later 1960s, and Tanwood View and the Berryfields estate in the early 1970s.

1960s light industrial development occurred on the site of the former Walker Lines. New public infrastructure took the form of a new telephone exchange on Crinnick’s Hill in 1959, a secondary school on Lostwithiel Road in 1960, a swimming pool in 1967 and a town landscaping scheme was carried out in 1969. In 1972 a junior school opened on Barn Lane and in the same year a police station was opened off Priory Road. The Catholic church conceived before World War II was finally completed in 1965.

A number of Bodmin’s remaining institutional complexes were closed or adapted during this period. From the early 1960s the military use of the barracks was wound down and its former buildings used to house a swimming pool, museum, public housing, a pub, office space and industrial businesses. At the St Lawrence’s site the three storey ‘High Building’ was demolished and the residential mental health complex wound down. Much of the historic fabric was retained and converted into private sector housing.

Between 1967-8 the rail links to Bodmin were closed, but Bodmin General station survived and is now the centre for the preserved Bodmin and Wenford Railway, a significant visitor attraction. The Bodmin North station site was redeveloped for commercial and retail use. In the mid-1970s the A30 was rerouted onto a bypass south of the town, which led to an easing of the traffic problems, but also a reduction in trade.
The former Bodmin General Station is now the visitor attraction the Bodmin and Wenford Railway.

Within the town centre the Royal Hotel was substantially rebuilt for retail use, with only part of its original façade retained, and in the same year major alterations were carried out on the former Town Arms Hotel on the north side of Fore Street. In the early 1980s the Palace cinema was closed and the main elevation on Fore Street rebuilt as retail premises. In the late 1980s the county assize courts were removed to Truro and Bodmin lost the last of its former attributes as a county town.

Present Day –

From the early 1990s a number of townscape regeneration measures have been carried out around Bodmin’s commercial core. These include the pedestrianisation of Honey Street in 1993 and the designation of the Beacon as a Local Nature Reserve in 1994. From the late 1990s a Townscape Heritage Initiative has led to the successful refurbishment of a number of privately owned derelict and dilapidated buildings in the town centre. Town centre enhancements were carried out between 1998 and 2002, which included new car parking provision, streetscape improvements and traffic calming in Fore Street.

The former Assize Courts building, renamed the Shire Hall was comprehensively repaired, and was formally opened by Her Majesty the Queen in June 2000 as part of Bodmin Town’s Millennium Celebrations. The building has been equipped as a museum and tourist information centre, and a major public realm initiative led to the landscaping of the important open space fronting the building at Mount Folly which is used for public gatherings, markets, exhibitions and concerts. The former gaol is now a visitor attraction and the former buildings at St Lawrence Hospital converted into residential use and the grounds developed for housing. The most substantive addition to the town has been a monumental commemorative cross at Town Wall, erected in 2002.
7 Archaeological Potential

In addition to the scheduled monuments the long and many layered evolution of Bodmin gives the whole area developed up to the early twentieth century potential for standing or buried archaeological features. The CSUS survey includes a map (Figure 6), which indicates areas of archaeological potential. This potential is based on the extent of historic development as depicted by the 2\textsuperscript{nd} edition 1:2500 Ordnance Survey map of c.1907. Also indicated are the extent of development by c.1840 and an outline of the medieval settlement: as this area is considered to be of particular archaeological sensitivity.

Archaeology does not refer solely to buried remains. Information on the historical sequences embodied in standing buildings and other above ground features could be extremely valuable and a building survey of the town would be likely to yield significant new information. Opportunities for investigation and recording should be sought when buildings are refurbished or undergo substantial alteration. Archaeological remains are an important and non-renewable resource and as such are protected by national and local planning legislation. One component of future investigation of both buried archaeological remains and standing buildings may be through more extensive targeted implementation of PPG15 and PPG 16 legislation as part of the development control process.

Numerous fragments of architectural stonework can be found dispersed throughout Bodmin, many deriving from the town’s medieval religious buildings. The CSUS survey suggested these remains should be carefully recorded and all the fragments identified and collated in order that the results could be interpreted.
8 Present Settlement Character

Topography and settlement form

The first settlers in Bodmin were attracted by the water supply provided by Carn Water and the protection afforded by the steep slopes of the river valley which rose to the north and south. The medieval town focused on the level site around St Petroc’s church and on the well drained land on the southern side of the valley. The protected nature of the site means that the historic area of the town is not readily visible from a distance, other than from the facing slope to the north. The town then developed west forming the historic axis of Honey Street, Fore Street and Lower and Higher Bore Streets – essentially one long ribbon development along the southern side of the river valley. Other major routes through the settlement – St Nicholas Street, Priory Road and Castle Street all focused on the church.

The presence of the church, chapels and priory and their surrounding grounds formed a buffer against further development at the eastern end of the settlement until the mid twentieth century when the council purchased the Priory House and gardens.

The overall footprint of Bodmin remained remarkably unchanged until the eighteenth century when the major institutions – prison, asylum, workhouse and barracks were built. All of these developments required surrounding land and so sites were chosen on major routes away from the town centre. Over the following years suburban infilling took place physically linking the institutions to the town.

The early railway almost followed the route of Carn Water taking advantage of the level ground of the river valley. In order to link the railway to the southern side of the town avoiding the steep slopes a vast loop was formed bringing the railway from the west to a level site on St Nicholas Road.

The steep slopes around the Beacon prevented any early development on this land, and its status as a country park, now preserves this important green site.

Modern development has been essentially suburban or ‘out of town’ and consequently the historic core of Bodmin with its medieval street pattern has been essentially preserved.

Standing historic fabric - summary

See figure 2 - which shows the approximate date of the surviving historic fabric and figure 3 – which analyses its nature.

Bodmin has a remarkably high survival of historic buildings with most structures within the Conservation Area dating from before 1900. In common with most Cornish towns the earliest surviving structures are the religious buildings – the twelfth and thirteenth century priory and friary remains and remnants, the fourteenth century chapel of St
Thomas a Becket, the fifteenth century church and the sixteenth century Berry Tower. A number of buildings survive from the seventeenth century including timber-framed houses in Fore Street, one with a sixteenth century rear wing, and it is likely that other buildings in the town incorporate earlier fabric within their structures – 20 Lower Bore appears to date from the eighteenth century, but detailed analysis found evidence for it having originated around 1600. The prosperity of Bodmin during the eighteenth century was reflected in the number of significant town houses that were built, and many of these still survive including Priory House; St Leonard’s House, Higher Bore Street and a number of examples on Fore Street, Honey Street, Higher and Lower Bore Street.

The largest component of Bodmin’s historic fabric dates from the nineteenth and early twentieth century in the form of civic and institutional buildings, commercial structures (particularly in Honey Street and Fore Street), villas and terraced housing. Inter-war twentieth century development includes the Post Office, St Nicholas Street and the 1920s clock tower at West End.

There is no one period or architectural style dominant in Bodmin. The town’s character is formed from an assortment of elements which have emerged over the many centuries of its development, this has added to its interest and quality. In the town centre the commercial buildings of the mid to later nineteenth century stand amongst seventeenth and eighteenth century town houses. The institutional and public buildings are in a variety of architectural styles, as are the churches and chapels.

There is a wide mix of housing as one would expect in a town of this size ranging from large town houses, to villas, terraced housing and cottage rows.

**Local and traditional building materials**

- Slate - The majority of historic roofs in the conservation area are constructed from local Delabole slate. There are examples of both rag and scantle roofs. Some of the roofs are concealed behind cornices, but most are visible either from the street or from the slopes around the town. There are a number of replacement roofs in modern materials, but the traditional slate roofs still predominate. Some of the earlier buildings have steeply pitched roofs and windows close to the eaves, suggesting they may
originally have been thatched. Delabole Slatehanging can be found on some of the buildings, particularly on exposed rear elevations and on the cheeks of dormer windows. Some of the roofs have slate verges where there is a change in roof heights and on end buildings. Some of the simple cottage-type buildings have slabs of slate forming canopies above the doors.

- Slatestone/killas – Nearly all the buildings in the area are constructed from local slatestone/killas. The walls which have remained uncovered are usually constructed from coursed killas, and on some buildings the stone has been cut into blocks. Those buildings constructed from random rubble have been rendered, apart from some lower status buildings such as outhouses and stables, and the cottage rows where, in some cases, the stone walls have been painted.

- Other stone – Although most building walls are of slatestone construction, in many cases other materials are used to provide ornamentation and dressings. Granite is used for plinths, columns and dressings for a number of properties. Other dressings include brick, terracotta and freestone.

- Brick – Brick is used mainly for chimneys and dressings. However, there are a few buildings entirely constructed from brick – some of these buildings use bands of different coloured bricks to decorative effect. A few of the later nineteenth century
buildings have brick garden walls.

- Iron – Throughout the Conservation Area can be found historic cast iron gutters, downpipes and hopper heads. There are also examples of cast iron railings, balconies, gates and balustrades.

- Timber frame construction – Some of the earlier houses in the area have timber framed upper floors including 8 and 33 Fore Street.

- Terracotta – In addition to the terracotta decorative panels to be found on Fore Street, Honey Street and St Nicholas Road, many of the later nineteenth century houses have terracotta ridge tiles. On some of the buildings these ridges are crested and pierced.

**Local details –**

- Roofs – Most of the buildings are constructed abutting their neighbours and have gable roofs, but some of the higher status detached buildings such as the Shire House and the Shire Hall have hipped roofs. There are a few instances, particularly in the more residential areas outside the centre of the Conservation Area, of dormer windows inserted into the roof pitch to provide loft accommodation.
Windows – There is a good survival of historic windows, particularly above ground floor level. The majority of these are rectangular vertically sliding sash windows. Early nineteenth century examples have windows divided into smaller panes such as the twenty pane hornless sashes on 11 Honey Street, whilst later examples tend to be six over six or four pane.

A number of the buildings with classically influenced design have round headed windows. Other variations to be found include mullion and transommed windows. The eastern elevation of the Public Rooms has an oriel window.

Some of the windows have decorative glazing bar treatments such as tipartite and margin glass arrangements. Stained glass windows can be found on the Public Rooms, the former Methodist Chapel and on 90 Fore Street. The Market house has diamond paned glass.

On the residential streets there are a number of houses with bay windows which have both straight and canted sides.

Wall treatments- Moulded decoration on surrounding window openings is a feature of many of the stuccoed buildings in the area. Other decorative wall treatments include the terracotta panels on 26 Fore Street and 15 Honey Street.

Joinery – In addition to the surviving historic windows, there are also a number of historic paneled doors in the area. A significant number of historic shopfronts still survive,
although some have been obscured by modern additions, and others only survive as fragments. Some of the buildings have decorative carved porches, balconies and bargeboards. A number of the later nineteenth century buildings have conservatories with coloured glass.

Archways – Another feature of the area is the archway giving access to the opes and alleyways which lead off the main streets. These openings tend to have square or segmental heads and in some cases are large enough to provide carriage access.

Spatial Analysis

The streets in Bodmin offer a variety of different experiences. In the centre of the town around Fore Street, Honey Street and the southern end of Crockwell Street the tall, buildings which directly front the street and the narrow highway give a great sense of enclosure. This contrasts with the open piazza style of Mount Folly Square, the less developed Turf Street and the open space around Church Square.

The early suburban development of Lower and Higher Bore Street, whilst still very urban, feels less enclosed due to the width of the former fair place and the lower height of the buildings. The wide suburban streets away from
the town centre have a very leafy feel emphasized by front gardens and grass verges, and the lanes around the church are almost pastoral in character, with hedges giving the feel of country lanes.

Whilst modern development has occurred on the institution sites over the years, partly obscuring their original form, they still retain an air or importance and separateness emphasized by their encircling stone boundary walls and the survival of some of the original lawns.

The open spaces of the churchyard, Priory Park and the playing fields beyond bring a natural green element right into the heart of the historic settlement.

Within the core of Bodmin there are some memorable views including looking both east and west along Fore Street, along Higher Bore Street, and looking towards St Nicholas Street from Mount Folly Square. A number of key buildings play an important part in the views within the Conservation Area such as St Petroc’s church viewed from across Church Square, The Shire Hall and Public Buildings from within Mount Folly Square and the DCLI museum building from the southern end of St Nicholas Street.

The wide pavements and lower building line of Higher Bore Street feels less enclosed than the densely developed town centre.

**Views and vistas**

*See figure 3*

The topography of Bodmin allows for long vistas across the town from its northern and southern slopes. St Petroc’s Church tower is clearly visible in views from the south and the northern slopes give striking views of the Gilbert obelisk. Looking directly into the town from northern and southern vantage points the dominance of trees and greenery is particularly striking. Similarly looking outwards to the north and south from within the town centre the skyline is thickly tree-lined providing the town with a green backdrop.
9 Character Areas

8.1 Understanding character

In addition to the broad elements of settlement character identified in the previous chapter the Bodmin Conservation Area can be divided into distinct character areas first identified in the CSUS report (figure 4). They are:

- Down Town: Fore Street, Honey Street and Mount Folly
- Church Square, Turf Street, St Nicholas Street, Crinnick’s Lane and Priory grounds
- Top Town: Lower and Higher Bore Street and St Leonard’s
- The County Institutions: St Lawrence’s, Bodmin barracks
- The Old Cemetery - Berry Tower, Roseland Road (which has its own separate Conservation Area)

These character areas are differentiated from each other by their varied historic origins, functions and resultant urban topography, by the processes of change which have affected each subsequently and the extent to which these elements and processes are evident in the current townscape.

The special interest of each character area will be defined in order to assess its value or significance both as an individual area and as part of the settlement as a whole. This understanding can then form the basis for maintaining and enhancing Bodmin in the future – to ensure that its special character is sustained and enhanced.

8.2 The Character Areas

Down Town: Fore Street, Honey Street and Mount Folly

Statement of Significance –

Bodmin’s commercial, retail and civic centre, with high-quality historic buildings set along a busy, narrow and strongly enclosed principal street and around the town’s focal public space. The character area includes much of the medieval core of the town from which it derives its layout. Historically this was the major road route through Bodmin and this status is reflected in the quality and range of the architecture.

Historic development – key events

- 1239-60 – Franciscan friary on a site to the south of Mount Folly Square
- 1700 – Eye well
- Early 19th century – Wesleyan chapel at the upper end of Fore Street
- 1836 – Venue for the Assizes
- 1839 – Market Building, Fore Street
- 1839-42 – New Methodist church, Fore Street
- 1845 – Clock tower, Fore Street/Honey Street junction on site of former Butter Market
- 1871 – Congregational Chapel and school room, Fore Street
- 1897 – Silvanus Trevail designed library
- 1919 – Turret Cinema
Activity and use –
Fore Street is a busy commercial street with relatively high traffic levels. The numbers of pedestrians diminishes significantly west of Chapel Lane, where there are fewer shops and a number of empty buildings. Honey Street was pedestrianised in the 1990s and is now a popular meeting place with a number of cafes. Mount Folly Square with its landscaped piazza and distinguished historic buildings is used as place for public gatherings and also as a venue for markets and events.

Building types –
The predominant building type in this area is the retail unit. However, many of the current commercial premises have been converted from earlier buildings with a variety of former uses, reflecting the town’s long period of development. There are a large number of former town houses with shopfronts inserted at ground level. Many of these houses date from the eighteenth century or earlier. They are often three storeys tall and have projecting service wings at the rear, which can be accessed through archways leading to opes. A number of the shopfronts inserted in the late nineteenth and early twentieth centuries still survive.

There are a number of purpose-built commercial premises including some eclectic single storey structures: the Market House, 3 Fore Street and 81 Fore Street, as well as taller and highly decorative structures: 26 Fore Street and 15 Honey Street.

A defining feature of this area is the number and quality of the civic and institutional buildings. Built in a variety of architectural styles (see below) their mass and grandeur of design add to the status and quality of the area. With the exception of the former market hall these are mostly sited on the fringes of the area – there is a cluster around
Mount Folly to the east and the public library and Methodist Chapel lie at the western end of Fore Street.

The town’s historic importance as the venue for the Assizes is reflected not only in its civic buildings, but also in the number of hotels and public houses, some of which have been converted into shops.

**Side street development:** The side streets are generally a mix of residential and working buildings although there are also a small number of prestigious houses set back from the principal streets. These include –

- The Friaries
- The Public Rooms
- Coomberry

Other domestic accommodation in the area includes the terraced housing on Robartes Road and a number of cottages rows which can be found at the western end of Fore Street.

**Architectural styles –**

A good proportion of the buildings in this area have been designed in a polite architectural style or with some architectural embellishment, reflecting the status of the area as the commercial and civic heart of Bodmin.

The dominant stylistic influence is **Classical.** Many of the former town houses have applied classical detailing such as pilasters, consol brackets, rusticated ground floors, pediments, balustrades, cornices, entablatures, keystones, round-headed windows and dentilled eaves, in addition to regular symmetrical facades. On a number of buildings the whole façade is designed in a Classical idiom: The Market House designed in the Greek Revival style by William Harris has Doric pilasters supporting a frieze with distinctive carved bulls’ heads; the façade of 81 Fore Street is composed of Doric columns supporting a frieze; the Shire House designed by Joseph Pascoe of Bodmin has giant order Tuscan columns; the Shire Hall was designed by Henry Burt of Launceston in the Neo-Classical style as was the Clock Tower.
The Neo-classical style Shire Hall designed by Henry Burt

The former Sunday School and Methodist Chapel on Fore Street were designed in the Italianate style. 36 Fore Street incorporates Baroque style volutes into the design of its window surrounds and 15 Honey Street has Rococo style decorative panels. The Public Rooms on Mount Folly Square were designed by Ralling and Tonar of Exeter in a Free Gothic style. Other Gothic influenced designs include the library designed by Silvanus Trevail in the Gothic style with Dutch Renaissance features and 26 Fore Street designed in a Ruskinian Gothic style.

Key buildings and structures – these are structures which play a key part in the surrounding townscape and in the views and vistas.

- Shire Hall, Mount Folly, Square- grade II*, 1837-38. Former Assize Court
- Assembly Rooms, Mount Folly Square – grade II, 1891. Public rooms
- Shire House, Mount Folly Square – grade II*, c.1840. Former judges’ lodgings
- Clock Tower, Fore Street – grade II, 1845
- Market House, Fore Street - grade II, 1839
- Methodist Chapel, Fore Street - grade II, 1840
- Library, Fore Street – grade II, 1897
- The Guildhall – grade II, 17th century, remodelled in mid-19th century
- Former Town Hall – grade II, mid 19th century
- 84 Fore Street – late 19th century former Sunday school
- 81 Fore Street – late 19th century shop
The Guildhall – one of the key buildings in this area

Other listed buildings (all grade II) –

24, Fore Street – 17th century merchant’s house, remodelled in 18th century
33 Fore Street – 17th century merchant’s house, remodelled in 19th century
7 Honey Street – 17th century town house with later shop
11 Honey Street – 18th century town house, now a public house
4, 10, 12, 16, 18, 38, 67, 69 Fore Street – 18th century town houses with later shops
80, 96 Fore Street – 18th century town houses
17 Fore Street – early 19th century frontage to 18th century building
4, Mount Folly Square, The Friaries, Mount Folly Square, 83 Fore Street, 7 Lower Bore Street – early 19th century town houses
7, 9 Honey Street, 23, 49, 51, 53 Fore Street – early 19th century town houses with later shopfronts
The Barley Sheaf, Lower Bore Street – early 19th century public house
64 Fore Street – early to mid 19th century town house now a club
1 Mount Folly Square, 71 Fore Street – mid 19th century town houses
3 Mount Folly Square, 12, 13 Honey Street, 2, 55, 57 Fore Street – mid 19th century town houses with later shopfronts
36 Fore Street – mid 19th century shop
42 Fore Street – mid 19th century and earlier town house with attached former stables and barn
15 Honey Street – late 19th century warehouse with shop

Public realm and streetscape (see figure 3) –

Streets and lanes –

Mount Folly Square – This area has medieval origins and was probably part of the medieval market place. Historically it was an important focal space, as the medieval friary stood on the site of the Shire Hall. The area has retained its historic character as a focal point and significant open space. In contrast to some of the surrounding streets Mount Folly Square is less confined, but the height and mass of the surrounding buildings maintains a
sense of enclosure. A major environmental scheme was carried out late 1990’s to reinstate the pedestrian domination of the space which had been dominated in the twentieth century by car parking. This enhancement with the area now totally pedestrianised, has significantly enhanced the setting of the surrounding buildings. The area is simply detailed with its robust local granite paving laid to reflect the nineteenth century pattern of paving. A slatestone wall with iron railings, granite steps and a line of tree separates the square from Fore Street; this adds to the formality of the space and reinforces the status and grandeur of the Shire Hall.

**Honey Street** – Honey Street was also part of the medieval market place; the narrow plot frontages reflect its medieval origins. The relatively narrow street, tightly packed buildings and the height of many of the structures on either side lead to a strongly urban sense of enclosure. Since the road was by-passed during the 1950s it has taken on a new character as a quiet shopping street with cafes. This new character has been reinforced in recent years following pedestrianisation.

**Fore Street** – Fore Street was a planned expansion of the medieval town. Its medieval origins can be discerned from its narrow plot frontages and surviving burgage plots which lie behind the buildings on the southern side of Fore Street. These burgage plots are a rare example of complete sets of surviving town burgage plots in Cornwall, the remodelling of some of the plots to create the Mount Folly car park is regrettable but as a car park devoid of any buildings the interest and quality of the burgage plots as open spaces is still legible and of great importance. The narrow street and tightly packed buildings gives a similar sense of enclosure to Honey Street; an effect emphasized by the narrow pavements and carriageway.

Leading off from these main arteries there are a number of opes, minor streets and lanes particularly on the north side of Fore Street. Courts and yards lie behind the main frontages – those on the southern side of Fore Street are accessed by arched openings in the street frontage.

A View into one of the rear yards to the south of Fore Street

Traditional paving – Little historic surfacing survives in the area, the major exceptions being a short length of fine granite slab paving outside 71 Fore Street, short lengths at the north end of Crockwell Street (west side) and
in Town Arms Passage. There is a cobbled gully bridged by granite slabs outside the terrace of houses on the eastern side of Robartes Road and the passageway behind 44 Fore Street is paved with slabs of granite.

Slabs of granite paving on Crockwell Street

Cobbled gully with granite slabs on Robartes Road

Boundary and garden walls – As the buildings are so tightly packed in this area, most garden and boundary walls are only visible from the side streets and opes. The exception is the slatestone boundary wall to the east of 87 Fore Street. The walls bordering the steps to the Methodist chapel and the retaining wall below Mount Folly Square are both local killas.

Steps –
- Imposing curved granite steps lead from Fore Street into Mount Folly Square
- A listed flight of dressed granite steps lead from Fore Street to the former Methodist Chapel. The steps are bordered by rubblestone walls with granite copings and piers with moulded granite caps.
- Granite steps outside 64 Fore Street

Granite steps leading to Mount Folly Square

Street Ephemera –
- The Eye Well – rubble and dressed granite with a sunken granite trough accessed by steps.
- Stone column, Honey Street – Re-sited stone column from the former priory. Now a memorial to the author Sir Arthur Quiller-Couch.
- Slate plaque above the door of 10 Fore Street – commemorating John Arnold, horologist b. 1736, Bodmin. Perfector of ship’s chronometer.
• Royal Coat of arms – above the door to the former Guild Hall, Fore Street.

Stone column remnant of the former Priory

Greenery and green space (see figure 3)-

This area is characterized by its densely developed streets, with no front gardens or visible rear gardens. However, in some areas the hard landscaping is softened by trees and planters. There is a row of mature trees marking the border between Mount Folly Square and Fore Street. Trees have also been planted further west on the southern side of Fore Street. In summer there is an effective scheme of planters and hanging baskets along Honey Street and there is some planting at the foot of Honey Street adjacent to Church Square.

Loss, intrusion and damage –

Loss –

• The demolition of two listed buildings: the seventeenth century 76 Fore Street and the early nineteenth century 78 Fore Street.

• The demolition of rear and side elevations to create service and parking areas

• Gap sites at the western end of Fore Street

• Incised stucco wall coverings mentioned in several of the list descriptions have been replaced by modern render.

• The Listed Building Chestnuts, Fore Street was demolished in recent years.

• 1 Lower Bore Street demolished.

Intrusion –

• Cluttered street signage

• Insensitively placed light brackets

• Modern infill buildings on recessed sites causing interruptions to the streetline

• Some of the buildings have fixed Dutch blinds obscuring the shopfronts

• The modern porch on the western façade of Shire House is not of the same standard of design or
materials as the rest of the building.

The porch on the façade of the Shire House does not echo the quality of the building onto which it has been added.

Damage –

- Poor quality shopfronts of inappropriate materials and insensitive design have seriously impacted on the character of the area. In some cases historic shopfronts have been lost to modern replacements which make no reference to the symmetry and style of the building onto which they have been imposed. In other instances historic shopfronts still survive but are obscured by over-scale modern insertions.
- Poor shop signage, there are several cases of shop signs being mundane by virtue of their inappropriate design, choice of materials, size, positioning, illumination and general lack of respect to the character of the Conservation Area.
- The visual quality of a number of significant historic buildings has been eroded by the installation of inappropriate replacement windows and doors.
- On some buildings historic slate has been replaced with non-local or man-made slate (including slate-hanging on elevations) in some cases the slates have been fixed with nails and not clips, which is a non-traditional detail. This has resulted in the appearance of the buildings appearing brash and alien to the character of the surrounding historic buildings.
- The removal of timber joinery particularly windows. Poor replacements such as using PVCu do not replicate the finesse of traditional crafted joinery. The manufacture of such units means that the hollow sections and internal metal structure makes the frames more bulky, consequently the replacement frames are significantly different to timber windows; this is made worse by different glazing patterns and opening mechanisms being used. The result of such unnecessary changes is that the overall historic character and quality of the place is diminished.
- Poor quality modern street surfacing.
- Poor quality public realm including street furniture (to parts).
- Some of the modern infill buildings are of very utilitarian design and materials which do not reflect the quality of the area.
From street level this late nineteenth century building appears to be modern due to the insensitive design of its shopfront.

23 Fore Street is a listed early nineteenth century town house. Its recessed shopfront gives the building a modern appearance at ground level and in no way reflects the design and quality of the structure above.

This poorly designed modern infill building stands between a listed early nineteenth century town house and a late nineteenth century terrace, but makes no reference to either in terms of design, materials, or positioning.

Neutral Areas - *(see figure 3)*

- The Eye Well could be better presented.
- The entrances to some of the opes and side streets have poor quality surfacing and street furniture.
- A number of buildings on Fore Street are currently boarded up. Some are undergoing repairs, but others are empty.

General condition and Buildings at Risk -

- There are significant issues of maintenance in the area, particularly evident on the rear elevations of some premises on the north side of Fore Street where they are easily visible from the opes.
- Some of the upper floors of the buildings in this area are either disused or underused, resulting in a lack of maintenance.

There are no buildings at risk.
Church Square Area

Statement of Significance –
This area fringes and is secondary to Bodmin’s commercial and civic core. It includes St Petroc’s church, one of Cornwall’s most important parish churches; the historic former priory grounds, now a popular public park; a collection of listed buildings, including large town houses and medieval remains, and pleasant residential streets.

Historic development – key events
- Roman coins found in the area
- 1120s-30s St Petroc’s re-established as Augustinian foundation
- 13th century chapel of St Thomas a Becket
- 1469 rebuild of the church of St Petroc
- 1766-72 Priory House built on the site of former Prior Great House
- 1792 Brewery, Church Street
- 1872 Rectory built
- 1905 – Robartes Pleasure Gardens and Church Institute
- 1924 – Post Office
- 1948 – Creation of public park in Priory grounds

Activity and use –
Lying on the fringes of the commercial core the southern part of this area is busy with pedestrian and vehicular traffic. The car park to the south of the Priory Grounds is used by many visitors to the town and Priory Road is one of the main access routes. In contrast the area to the north of the church is much quieter with the bulk of St Petrock’s Church lessening the impact of heavy traffic around the busy junction in Church Square. Castle Street is used mainly for access by those living in the locality. St Nicholas Street is less busy than Priory Road, with much of the through traffic going via Dennison Road. However it is still a fairly busy route, not least as it provides access to the school to the east of the town.

Building types –
Ecclesiastical buildings and associated structures – These are an important element in the character of the area, the most significant being the parish church, often claimed as the finest in Cornwall. The ruins of the chapel of Thomas a Becket (whose 14th century east window was judged the ‘best in the county’ by the architectural historian E.H. Sedding), the gravestones, wells and other abbey remains and fragments all add richness and a reminder of the town’s ecclesiastical past.

43
Octagonal ashlar column in the churchyard probably from the former friary

**Town Houses** – There are a number of substantial town houses mainly from the eighteenth and early nineteenth centuries found mainly in the area around the northern side of the church, except for the magnificent Priory House on the southern side of Priory Road. Closer to the centre of the town can be found a number of impressive two and three storey town houses dating from the 19th century on St Nicholas Street and Turf Street. These houses are usually set within their own grounds or have front gardens. The majority of houses on Turf Street have been converted into offices.

**Semi-detached villas and terraces** – This suburban building type can be found on the roads leading away from the centre of the town on Castle Street, St Nicholas Street and Crinnick’s Hill. Although only two or two and half stories high they usually stand taller than neighbouring early nineteenth century cottages, and frequently have architectural embellishments.

**Cottage Row** – These two storey structures mainly date from the early nineteenth century and can be found on Castle Street, Crockwell Street, Turf Street and St Nicholas Street. Built in the simple unadorned local vernacular they are usually two storeys high with steeply pitched roofs, and front directly onto the street.

**Commercial Buildings** :

Public Houses – There are two early nineteenth century public houses in the area 4 Castle Street (which is now a domestic building) and 3 St Nicholas Street – the George and Dragon. Both were built in the Classical style and The George and Dragon still retains its late nineteenth century shopfront.
Shops – The majority of commercial premises in the area today are offices converted from former domestic buildings. However, in the nineteenth century there were a number of shops scattered amongst the houses servicing local needs. Remnants of these historic shopfronts still survive – 6 Dennison Road, 14 Crockwell Street.

Former farm site – On Castle Street a former farmhouse and its associated outbuildings still survive. Tower Hill Farmhouse is surrounded by an apple loft, stables, carriage houses, barn and pigsty. Many of these structures have now been converted into domestic use.

School Room – On the west side of Castle Street the former single storey schoolroom has now been converted into domestic use.

Architectural styles –

This area includes important ecclesiastical buildings and a number of distinguished town houses. As a consequence the architectural interest is high.

Gothic – The primary Gothic buildings in this area are the fifteenth century church of St Petroc, built in the Perpendicular style and the fourteenth century remains of the Chapel of St Thomas, built in the Decorated style. These two structures influenced the design of surrounding buildings including the former police station on Pound Lane, which has pointed windows, tracery and corbels; the steeply pitched roofs of the Rectory and the former schoolroom on Castle Street. Rosecrea on St Nicholas Street was designed in the Gothic style with gables, pointed windows, mullions and a hood mould above the door. On the opposite side of St Nicholas Street No. 37 has Gothic label moulds around the windows and doors.
House on St Nicholas Street designed in the Gothic style

Classical – Many of the houses in this area ranging from the large detached houses to some of the terraces incorporate Classical details into their design including columned porches supporting entablatures, rustication at ground floor level, modillion eaves brackets, quoins and windows surmounted by keystones or entablatures. Priory House and Windsor House are particularly notable examples of this style – built symmetrically and with Classical proportions.

Key buildings and structures –
- St Petroc’s Church – grade I, 1469-72
- Priory House – grade II, 1766-72
- The Rectory, Church Lane – 1872
- 25 Honey Street – grade II, 18th century
- The Post Office, Crinnick’s Hill – 1924
- 1 St Nicholas Street (former West Side Press building) – early 19th century

Other listed buildings (all grade II unless otherwise stated) –

Column in the churchyard of St Petroc from former friary – consecrated 1352
Ruins of St Thomas a Becket Chapel – grade II*, licensed 1377
Stub of cross shaft, St Petroc’s churchyard – 14th century
St Guron’s well, St Petroc’s churchyard – grade II*, 15th century.
6 coffin stones, St Petroc’s St Petroc’s churchyard – late medieval
Fountain, walls and steps, Church Square – 1545 datestone, mid 19th century steps
Tower Hill Farmhouse and attached walls and gate piers, Castle Street – 17th century, remodeled c.1700 and early/mid 18th century
Windsor House, Castle Street – mid eighteenth century town house
Carlton House, Church Square – late 18th century town house
Berry House, 1 Dennison Road – late 18th/early 19th century town house
2 Castle Street – Late 18th/early 19th century town house
4 Castle Street formerly known as The Five Bells – early/mid 19th century former public house
21, Castle Street, 4,5,6 Church Square, 4 Dennison Road, 2 and 3 Chapel Lane – early 19th century town houses
Former kitchen garden walls to Tower Hill Farmhouse – early 19th century
The George and Dragon Inn, St Nicholas – early 19th century
School Room, Castle Street – mid 19th century
Farm buildings west of Tower Hill Farmhouse – mid and late 19th century
21 and 23 Crockwell Street – mid 19th century
14 Crockwell Street – mid 19th century town house with later shop

Public realm and streetscape (see figure 3)–

Streets and lanes – The character of this part of the Conservation Area has greatly altered due to the changes in the street pattern that have occurred over the years. Until the 1950s Priory Road, formerly known as Priory Avenue, curved upwards towards the Rectory and was bordered by the church, pleasure gardens and former priory. It is now part of the main artery through the town bringing traffic from the A30 via Launceston Road, and has the character of an inner by pass.

Church Square has also undergone a radical alteration. Pre-1950s the square had a more enclosed feel - at it southeastern corner the border of Robartes Garden reached further north and only three roads converged there; Priory Avenue, Honey Street and Church Square. Now it is a very busy road junction with attendant visibility splays on its eastern side.
Turf Street was effectively a back road to Honey Street, which it joined north east of 14 Honey Street. Following the 1950s road re-alignments Turf Street became a major route through the town. The disparity of scale between the height of the buildings and the now much wider road is a hint of its former nature.
Castle Street still retains much of its historic character - densely developed at its southern end, it soon develops the rural characteristics of a country lane as it climbs northwards.
Church Lane curves around the churchyard, possibly the following the outline of the original churchyard site. At its eastern end the lane has a pastoral character bordered by walls and the trees of the churchyard. The western end
is more developed, with predominantly nineteenth century housing obscuring to a degree the seventeenth century farm site.

Apart from the urban-looking street lighting, Church Street has maintained a pastoral character.

Crockwell Street like its surrounding streets is medieval in origin, but unlike Honey Street and Fore Street many of the densely packed buildings with narrow street frontages have been replaced by modern structures. Remnants of its historic character still remain at the northern end of the street.

Along Crinnick’s Hill the houses are built in stepped formation due to the steep gradient on the western side of the road and are built along the gradient abutting the street on the eastern side. The houses along St Nicholas Street are similarly stepped due to the gradient. At some point the road has been re-engineered as 9 Mount Folly Square is situated below the streetline. The later nineteenth century building follows a similar pattern to the earlier nineteenth century development of frontages addressing the street until 34 St Nicholas Street is reached. After this point the housing is set behind front gardens giving a more suburban feel.

Traditional paving –
- granite paving slabs in front of 14 Crockwell Street

Boundary and garden walls – Slatestone rubble garden and boundary walls are a feature of this area including -
- long wall separating the back gardens of Turf Street from Priory Park
- kilias revetment wall around the raised churchyard
- boundary wall to former police station with granite copings
- boundary wall to the vicarage gardens
- stone wall to the front of Priory House
- slatestone block walls to St Gurons
- garden wall to 16 Castle Street
- garden wall to 1 Denison Road
- retaining slatestone wall to 23 St Nicholas Street

Slatestone block wall to 16 Castle Street with brick piers and buttresses

Gates and gateways –
- granite gate piers to Priory House (with ball finials), the churchyard, St Gurons, Tower Hill Farmhouse, 1 Dennison Road (with rock faced blocks)
Granite gate piers to 1 Dennison Road with rock faced blocks

Railings –
- 23 St Nicholas Street

Steps –
- granite steps to churchyard
- steps with balustrade 3 Castle Street
- granite steps to St Nicholas Street

Street Ephemera –
- Priory remains adjacent to Priory House
- K6 telephone box in front of Post Office
- St Guron’s Well
- Fountain, walls and steps, Church Square

Greenery and green space – (see figure 3)

Greenery is a very important element in this character area. Priory Park with its pond (part of the original Priory fishponds) provides a semi-formal parkland setting to the south of Priory House. This area includes a number of mature trees, a bandstand and a children’s play area. The parkland character continues to the south with green slopes bordering the southern side of the car park. Whilst to the west the parkland merges into the football ground continuing the green theme. The churchyard provides a green setting for St Petroc’s church, along with some sizeable yew trees, and gives the eastern end of Church Lane a pastoral feel.

The pond in Priory Park lies on the same site as the former Priory fishponds

There is a small triangle of grass at the northern end of Crockwell Street, otherwise the rest of the area is fairly intensively developed. Most of the structures are built directly onto the street, although there are some front gardens along Turf Street and St Nicholas Street.
**Loss, intrusion and damage –**

**Historic losses –**
- Building to the south of the former police station
- Outbuildings and stableblock to Priory House
- Part of the former Church Institute
- Robartes Pleasure Gardens
- Row of buildings on the northern side of the green triangle at the northern end of Crockwell Street
- Buildings on either side of Crockwell Street including a public house
- Buildings at the northern end and on the western side of Turf Street

**Intrusion–**
- Due to the high levels of traffic in Church Square its character has undergone a fundamental transformation from urban square to a major traffic junction. This altering of character has resulted in the semi-industrial development of buildings opposite St Petroc’s church. This development is detrimental to the historic character of the area and inappropriate in the context of the surrounding high quality historic fabric and historic gateway into the town.
- Semi-industrial development, gap sites, heavy traffic and poorly maintained buildings have eroded the character of Church Square
- The treatment of Priory Road in terms of street lighting, signage and street furniture compounds its character as a major highway/inner by-pass and has a very detrimental effect on the historic buildings; some of the most significant in Bodmin.
- Throughout the area sensitive views are disrupted by the wirescape.
- Satellite dishes have been erected on highly visible front elevations
- Although just outside the Conservation Area Boundary to Priory Road, the redevelopment of the former police station site with a supermarket has had impact upon quality of the Conservation Area. The recent building is mundane in quality and its brash illuminated signage together with poor boundary treatment overall has been a missed opportunity for the site.
Satellite dishes on prominent facades on St Nicholas Street

Damage-

- A number of buildings in the area have poor replacement windows, large openings inserted, render stripped to expose stonework on buildings which were historically stuccoed, inappropriate porches and extensions which distort the historic form.

- Some historic buildings in the area have been rendered in inappropriate modern materials including pebbledash.

- A number of the commercial buildings have poor signage.

- Removal of historic joinery and replacement with poor choice of windows and doors in inferior detailed timber or PVCu with different glazing patterns.

- On some buildings historic slate has been replaced with non-local or man-made slate (including slate-hanging on elevations) in some cases the slates have been fixed with nails and non clips, which is a non traditional detail. This has resulted in the appearance of the buildings appearing brash and alien to the character of the surrounding historic buildings.

Neutral Areas – (see figure 3)

- The area of grass at the junction of Church Lane and Priory Road is rather desolate and could provide a better setting for the chapel remains and the church beyond.

- Access to the Chapel of St Thomas could be better.

- The priory remains outside Priory House could be better presented.

- The large car park behind Shire House would benefit from a landscaping scheme.
Car parks often give the first impression of a town and this car park would benefit from a landscaping scheme.

General condition and Buildings at Risk –

The fabric in this area is generally in good condition, although some of the houses along Dennison Road appear neglected.

There are no buildings at risk.

Top Town

Statement of Significance –
A very long and wide, predominantly residential street of strong urban character. It fossilizes the site of a medieval fair on one of the major historic routes into Bodmin. The area’s distinctive ‘cigar-shape’ is similar to other medieval towns which grew up around fairs. Although it is clearly secondary in Bodmin’s urban hierarchy, it nevertheless forms an impressive space, and is more visually striking and extensive than the principal streets of many other Cornish towns. It is more like the main street of a market town than a subsidiary component of a larger centre.

Historic development – key events
- 12th/13th century – St Anthony’s chapel and lazer house
- 1851 Bible Christian Chapel, near Town Wall
- Late 1850s – Development of Robartes Road
- 1871 – St Leonard’s Anglican Mission chapel, Higher Bore Street
- 2002 – Millennium Cross

Activity and use –
Although there are some commercial premises in this area its overall character is residential. There are a number of former shops, which have been converted into domestic use and the majority of buildings are houses. The area of Lower Bore Street is fairly quiet as most shoppers do not walk further west than the converted Methodist Chapel, and traffic for Higher Bore Street and the western end of the town by-passes this area. There is however a certain amount of activity around the library and the various housing developments. Similarly the pedestrian traffic along Higher Bore Street mainly consists of those who live locally, but the road by contrast is very busy receiving the through traffic from
Dennison Road. St Mary’s Road is a very quiet residential street.

**Building types –**

Due to the piecemeal development and redevelopment of Bore Street there is a variety of building types, forms, functions and social status. Significant town houses are intermixed with cottage rows and terraces of ‘industrial’ appearance. There are a few pubs and a small number of commercial and institutional buildings including former chapels, and a former post office. Much of the standing historic fabric is 19th century, but there are some 18th century structures, some of which include features from an earlier date. St Leonard’s, St Mary’s Road and the side streets off Bore Street are almost entirely made up of 19th century terraces and rows. The buildings at Town End may once have served an agricultural purpose before being converted into domestic accommodation. The houses behind 4 Higher Bore Street have been converted from former stables.

![Former post office on Higher Bore Street](image)

Almost all the buildings are two storeys (the major exception being the public house on the northern side of Higher Bore Street). There is, however, a variation in building heights reflecting the different styles and periods of the buildings, and the mix of social status.

**Architectural styles –**

The early nineteenth century cottages and cottage rows are built in the local vernacular style with no architectural adornment. In contrast some of the later terraces include Classical detailing in their design such as doorways framed by pilasters with console brackets supporting entablatures. Some of the larger town houses were built with Classical proportions and symmetry such as 6 Higher Bore Street whose design includes keystones above the window and an entablature above the door; 4 Higher Bore Street which has vermiculated quoins, a triangular central pediment, and a modillion eaves cornice and 7 Lower Bore Street which has a Tuscan porch with granite columns and a moulded entablature. The public house The Cat and The Fiddle has a moulded cornice, modillion brackets and quoins. 45 Lower Bore Street was designed in an eclectic style with Classical symmetry and a porch with a moulded entablature but windows with Gothic tracery.

Both the chapels in the area were designed in the Gothic style. The mission chapel on Higher Bore Street has Gothic gables and a bellcote whilst the former chapel at the junction between Higher Bore Street and Dennison Road has a Gothic porch and gables, but Classical round headed windows.
The façade of 4 Higher Bore Street is enriched with Classical detailing

The Gothic style former Mission Chapel on Higher Bore Street

28 Lower Bore Street – 18th century or possibly earlier town house with later shop
4a and 4b Higher Bore Street – 18th century former coach house

Public realm and streetscape – (see figure 3)

Streets and lanes – Lower and Higher Bore Street is a strikingly long, wide road where the extent of space is emphasised by the near-continuous building line. The Town Wall constructed in the 1950s to provide an easier gradient for traffic from Dennison Road marks the change in levels between the higher southern and lower northern sides of Bore Street. St Mary’s Road and Bore Street have the character of quiet suburban residential streets.

Key buildings –

- St Leonard’s House, Higher Bore Street – grade II, late 18th century town house
- 45, Lower Bore Street – grade II, early 19th century town house
- Former Bible Christian Chapel – 1851
- St Leonard’s Mission Chapel, Higher Bore Street - 1871

Other listed buildings (all grade II unless otherwise stated) –

20 Lower Bore Street – c. 1600 town house remodeled in 18th century
22 Lower Bore Street – early 19th century town house

28 Lower Bore Street – 18th century or possibly earlier town house with later shop
4a and 4b Higher Bore Street – 18th century former coach house

Traditional paving –

- Stableblock paving in front of the terraces on the western side of Dennison Road

Boundary and garden walls –

- Slatestone retaining wall divides the higher southern
side of Lower Bore Street from the lower northern side.
- Slatestone retaining wall to terrace on western side of Dennison Road

Gates and gateways –
- The front garden to 6 Higher Bore Street is entered through granite gate piers with carved caps.

Railings –
- The millennium cross at Town End is surrounded by cast iron railings of a ball and rod design.
- Cast iron railings border the former chapel site on the junction between Dennison Road and Higher Bore Street.
- Cast iron railings surmounting a slatestone wall in front of the terrace on the eastern side of Dennison Road

Steps –
- A number of houses along Higher and Lower Bore Street are reached by flights of granite steps, or have granite slabs for door steps.

Street Ephemera –
- Modern granite cross commemorating the millennium stands on the town wall.

Greenery and green space –
(see figure 3)

In general this area is densely developed with very little greenery and no open areas of green space. The hard landscaping is softened to a degree by planting and trees at the eastern end of Higher Bore Street. Planters can also be found on the corner of St Leonard’s and Midway Road. The majority of houses give directly onto the street, but the large Georgian houses 2, 4 and 6 Higher Bore Street and 45 Lower Bore Street all have front gardens as do the terraced houses at 85-101 Higher Bore Street. The former Bible Christian Chapel is set within its
own land, which is now somewhat overgrown.

Planters on Higher Bore Street help to soften the otherwise rather hard landscaping

**Loss, intrusion and damage –**

Loss – On the crossroads between Lower Bore Street, the Finn VC estate (formerly Downing Street) and Robartes Road the library building is the only surviving historic corner building. All three other corner sites were redeveloped as part of the 1960s-70s overspill housing scheme. The west side of Robartes Road and the whole of the former Downing Street were also redeveloped as part of this scheme.

Some buildings were demolished on the western side of Dennison Road at the junction with Town Wall as part of the road widening scheme when the ‘ringway’ was created in the late 1950s. The front gardens along Higher Bore Street no longer have railings.

Intrusion –
- Clutter of street furniture and signage around junctions.
- Over prominent traffic management features.
- Unnecessary bollards.
- Street lighting over-scale tailored to the needs of through traffic flows rather than as appropriate components of a significant urban space.
- Complicated overhead wirescape in Lower Bore Street.
- The design of the modern flats at 13-24 Lower Bore Street does not reflect the high quality of the surrounding buildings including the listed library and 20 Lower Bore Street. The flats have been partially set back causing an interruption in the streetline.
- A number of houses have satellite dishes on their main facades.

Damage -
- Inappropriate alterations including modern wall coverings including spar dashing and inappropriate renders.
- Removal of historic joinery and replacement with poor choice of windows and doors in inferior detailed

The modern flats on Lower Bore Street make no reference to the surrounding historic fabric in their design and their recessed positioning causes a break in the streetline.
timber or PVCu with different glazing patterns.

- On some buildings historic slate has been replaced with non-local or man-made slate (including slate-hanging on elevations) in some cases the slates have been fixed with nails and not clips, which is a non-traditional detail. This has resulted in the appearance and the quality of the roofspace being eroded and alien to the character of the surrounding historic buildings.

- The former garage building adjacent to the Cat and Fiddle on Higher Bore Street has been converted into stores. The structure is very prominent and of a utilitarian design which detracts from the quality of the surrounding historic fabric.

Modern wall coatings, plastic windows and replacement doors compromises the character of an historic building

Neutral Areas – (see figure 3)

- There is a gap site enclosed by a hoarding between 46 and 50 Higher Bore Street.
- The central reservation on Lower Bore Street would benefit from some planting or a stand of trees.

- The street furniture and benches in Higher Bore Street are looking tired and in need of maintenance or replacement.
- The corner site at the junction between St Leonards and Midway Road is rather open and desolate, dominated by the street lights and signs.

General condition and Buildings at Risk -

The buildings are in the main in good condition in this area and there are no buildings at risk.

County Institutions

Statement of Significance –

Two discrete areas on the outer edge of Bodmin’s historic extent are characterized by the presence of large complexes of well-designed nineteenth century institutional buildings set within strongly bounded grounds.

Historic development – key events

- Bronze Age barrows in the barracks area
- 13th century – St Lawrence’s Lazar Hospital
- 1820 St Lawrence’s the County Lunatic Asylum designed by Foulston
- 1846 Catholic Mission chapel, West End
- 1859 St Lawrence’s Church of England chapel
- 1859 – Militia keep
- 1860s – Further building at St Lawrence’s Hospital site
- 1880s – further development at military site
• 1881 – Augustinian priory and Catholic Chapel
• 1887 – Branch line connecting Bodmin to the main line at Bodmin Road
• 1902 – Convent added to the Augustinian priory
• 1910 – Masonic Lodge

Activity and use –
The former St Lawrence’s hospital site has been redeveloped for housing. The historic buildings have been converted into homes and new housing built in the grounds. Situated as it is within the former asylum walls the site is very quiet and generally only accessed by those living in the flats and houses. The church of St Lawrence is run independently from the Truro Diocese. The former convent site of St Mary’s on the other side has been redeveloped in a similar fashion to the hospital site. The conven is now converted into flats and a number of new houses have been built within the site. Its character is similar to that of the St Lawrence site. The church continues to be used for Roman Catholic services. The former barracks site has a wider mix of use including a museum, nightclub, offices, light industry and housing. Consequently this part of the area is fairly busy throughout the day.

Building types –
This area has the typical domestic building types that one would expect to find given its suburban location away from the town centre: terraces – such as 44-52 and 54 a-f St Nicholas Road, 2-13 Plas Newydd Terrace, 1-16 Quarry Park Terrace and detached and semi-detached villas including 41-47, 56, 58-66 St Nicholas Street, St Nicholas House, 1-5, 6, 8,9 Harleigh Road all of which date from the town’s expansion during the late nineteenth and early twentieth century. Earlier domestic development in the area includes a surviving early nineteenth century cottage row opposite the clock tower and the sizeable early nineteenth century detached suburban house St Petroc’s.

Semi-detached villas on St Nicholas Street

Dominating the area are the three institution sites, specifically sited away from the town centre in the case of the barracks and the asylum. Each site has been redeveloped but a significant number of historic buildings still survive. The site of the former Barracks of the Devon and Cornish Light Infantry on St Nicholas Street includes the militia keep (now a Regimental Museum), the married quarters (now offices), officers’ quarters (now offices), a hospital (now a public house), two barrack blocks (now flats) and a sergeants’ mess (now housing). At the eastern end of the town the former convent site includes a school, a Roman Catholic chapel – dedicated to St Mary, a church hall and the convent.
building. All these buildings, apart from the chapel which continues in use, have been converted into domestic accommodation in recent years and the remainder of the site has been developed for housing. On the other side of Westheath Avenue stands the former County Assylum site – St Lawrence’s hospital. Surviving institutional buildings on this site include two buildings which abut the perimeter wall on the southern side, Townsend House the former hospital manager’s house, St Lawrence’s Hospital and Williams House – former hospital buildings, and the church of St Lawrence. The church still continues in use, but the rest of the buildings have been converted into domestic accommodation and the site has been redeveloped for housing.

The militia keep behind the war memorial, both listed grade II, on St Nicholas Street

Other public buildings in the area include the Masonic hall on St Nicholas Street and the former late nineteenth century school on Harleigh Road, which is now a business centre.

Architectural styles –

This area is rich in architectural detail, mainly due to the large number of institutional buildings. Each of the three institutions has its own specific architectural style.

The Barracks –

The prominent and impressive Keep was designed in 1859 in the French Renaissance style with a tall, hipped roof, symmetrical façade and central roof dormers. The rest of the buildings on the site were all designed centrally at the War Office in 1881 by Major H C Seddon, who was involved in the designs for a number of barracks. Major Seddon’s designs used a combination of Gothic and Elizabethan elements including gables on kneelers, hood-moulds, mullion and transom windows, typanum with plate tracery and arched doorways.

Gothic plate tracery on one of Major Seddon’s barracks blocks

St Lawrence’s Hospital –

The buildings designed for the asylum were designed by some of the south-west’s most eminent architects. The central hospital building was designed in 1818 by John Foulston in a Classical style with a revolutionary panoptical plan. Classical elements of the design include moulded architraves, segmental arch windows, fanlights and pediments.
The building was extended in c.1838 by George Wightwick, and again in the later nineteenth century.

George Wightwick designed Townsend House in 1838 in a symmetrical **Classical** style with a hipped roof and projecting eaves supported by brackets. In 1898 the building was extended by Sylvanus Trevail in a similar Classical style with a rear extension and a porch with a moulded cornice.

Williams House was designed in c.1845 by George Wightwick in the **Classical** style with tripartite windows, eaves corbels and a porch with a triangular pediment supported by Doric pilasters.

St Lawrence’s church was built a few years later between 1859-61 in the **Early English Gothic** style with geometrical tracery and a bellcote.

**Early English Gothic** style with intersecting tracery in its pointed east window.

The former convent building built in the early twentieth century was designed in an eclectic **medieval** style incorporating a tower with turrets, mullion and transom windows and a cross surmounting one of the gables.

Other public buildings –

The Masonic hall on St Nicholas Street has an eclectic design including **Classical** elements - such as the door surround of pillars supported by a pediment, and panels with **Art Nouveaux** decoration.

The former school on Harleigh Road is designed in a **Tudor Gothic** style typical of many late nineteenth century school buildings in Cornwall.

The late nineteenth century railway station design has **Classical** influences with two symmetrical projecting bays either side of a pyramid roof.

**Domestic buildings –**

The higher status domestic buildings in the area incorporate
polite architectural details and proportions in their design. Houses are designed in both the **Classical style** – St Petroc’s and St Nicholas House, St Nicholas Street and **Gothic style** – 41-47, 56 St Nicholas Street, and a mixture of the two – 58-66 St Nicholas Street.

**Key buildings –**

- The Keep (Regimental Museum Devon and Cornwall Light Infantry), St Nicholas Street – grade II, 1859, now museum
- The Bodmin and Wenford Railway – 1887
- St Petroc’s, St Nicholas Street – grade II, early 19th century town house
- St Lawrence’s Church, Westheath Avenue – grade II, 1859-61
- St Lawrence’s Hospital, Westheath Avenue – grade II*, 1818, extended c.1838 and late 19th century, former hospital wards, now domestic
- The Clock Tower, West End - 1925

Other listed buildings in the area (grade II unless otherwise stated) –

- Townsend House, Westheath Avenue – 1838, former hospital manager’s house
- William’s Building, St Lawrence’s Hospital site – c.1845, former hospital wards, now domestic
- Perimeter wall, gate and former stables, St Nicholas Road – 1859
- Hartnell’s North-West barrack block – 1881, now domestic
- Hartnell’s South-East barrack block – 1881, now domestic
- Former officers’ married quarters – 1881, now offices
- Sir John Moore House – 1881, now offices
- Former barracks hospital – 1881, now public house
- War memorial, St Nicholas Street - 1922

**Public realm and streetscape – (see figure 3)**

Streets and lanes – The Streets in this area, with the exception of Castle Canyke Road are all routes out of the town. St Nicholas Street and Dunmere Road most typify the character of major routes with the flowing traffic taking precedence. However Westheath Avenue, Lostwithiel Road, Harleigh Road and St Marys Road with their grass verges, lines of trees and wide pavements feel more like suburban avenues.
Number of streets in the area are tree-lined with wide green verges

Traditional paving –
- Traditional block paving bordered by granite kerbs in front of station.

Boundary and garden walls – The substantial stone perimeter walls to the St Lawrence’s hospital site, the convent site and the former barracks are a key component of the area. The Barracks walls with their hogs back coping, rifle loops and gateway with regimental coat of arms are listed. Many of the houses have low slatestone garden walls, and slatestone walls form retaining walls to the gardens on the higher land to the south of St Nicholas Street and Harleigh Road. Imposing slatestone boundary walls can be found around some of the higher status domestic buildings including St Petroc’s, where a moulded archway, possibly from the former friary, is incorporated into the wall and St Nicholas House, which has lumps of quartz for coping stones and the remnants of a formal medieval archway.

The very tall perimeter walls around the former asylum site are a reminder of the site’s historic use

Gates and gateways –
- The gate piers to the Masonic Hall are granite with vermiculated panels.
- 58-66 St Nicholas Street – slatestone gate piers with moulded granite caps
- Cast iron gate to station yard
- Hospital site gateposts – slatestone blocks with moulded granite caps and ball finials. Elaborate decorative cast iron gates with central iron pier with scroll work dome.

Railings –
- Cast iron railings around St Lawrence’s church

Steps –
- Granite steps to station
- Granite steps lead down to the former convent site
Street Ephemera –
- George V post box, St Nicholas Street
- War memorial, junction of St Nicholas Street with Castle Canyke Road and Lostwithiel Road – commemorating the Duke of Cornwall’s Light Infantry lost in World War I. 1922 bronze case sculpture by L S Merrifield surmounting a granite plinth.

Greenery and green space – (see figure 3)

Trees are a major component of the streetscape and greatly add to the quality of the area. The topography of Bodmin with its development hugging hills above the core of the town allows for many vantage points where the town appears very green with trees. The tall avenue of trees which border Westheath Avenue and Lostwithiel Road give the streets the character of a boulevard. The trees along Harleigh Road give a pastoral impression, whilst the trees and bushes along St Nicholas Road give a pleasant suburban feel. The mature cedars on the barracks site are an important component in the surrounding views and form a green backdrop to the barracks. Both the convent and the St Lawrence’s Hospital site still retain a number of mature trees within their grounds.

Mature trees are an important component of all the former institution sites

A number of houses in the area have front gardens, which include
small lawns, flower beds, shrubs and trees. Many of the roads including Westheath Avenue and Harleigh Road have mown grass verges.

The war memorial on St Nicholas Street is surrounded by mown lawns, and the large former hospital buildings are surrounded by lawns.

**Loss, intrusion and damage –**

Loss –

Historic losses include – Eastpark Cottages behind the former convent, a building directly behind St Lawrence’s Hospital and the former laundry. Railings – many of the low front garden walls were originally surmounted by railings, as was the Masonic Hall.

Intrusion –

- Many of the streetlights in the area are over-scale and of a design not in keeping with the surrounding historic and natural environment.
- The traffic system at the junction between Dunmere Road and Westheath Avenue is very complicated.

Damage –

- Some historic buildings in the area have been rendered in inappropriate modern materials including pebbledash.
- Removal of historic joinery and replacement with poor choice of windows and doors in inferior detailed timber or PVCu with different glazing patterns.
- On some buildings, historic slate has been replaced with non-local or man-made slate (including slate-hanging on elevations) in some cases the slates have been fixed with nails and not clips, which is a non traditional detail. This has resulted in the appearance of the buildings appearing brash and alien to the character of the surrounding historic buildings.

**Neutral Areas – (see figure 3)**

The area around the light industrial estate off Lostwithiel Road has an unresolved character. The site should be landscaped in order that it does not detract from
the surrounding mature trees and high quality historic buildings.

**General condition and Buildings at Risk**

The buildings in this area are generally in good condition and there are no buildings at risk. There are buildings on both the former barracks site and the St Lawrence’s hospital site which are still undergoing conversion.

**The Old Cemetery, Berry Tower, Roseland Road**

**Statement of significance –**

A quiet green area on the northern outskirts of the town fringed with suburban development on its eastern and southern side. The tranquil nature of the cemetery and its mature trees make it a haven for wildlife. In addition the significant structures make the area of great interest historically – its significance was recognized in 1994 when the area was designated a Conservation Area.

**History**

Little is known about the historic origins of this area, but it is possible elements of the early monastic settlement and early medieval town were located here. Evidence of early activity is provided by a preaching cross. Located on Cross Lane at the junction with Berry Lane the cross was erected during the Anglo Saxon period to mark a place of congress for Christian services. Between 1501-14 the area was chosen for a chantry chapel dedicated to the Holy Rood and built by the Guilds of the Holy Rood, St Christopher and the New Guild. Holy Rood chapel had a graveyard and appears to have had more than chapel status.

After the medieval period the area remained undeveloped until in the 1860s a cemetery was established. The surviving tower of the former Holy Rood Chapel was incorporated into the design of the cemetery and the preaching cross was re-sited within the cemetery grounds. In 1893 a Nonconformist mortuary chapel was built within the cemetery grounds.

In the 1950s an extension to the cemetery known as the New Cemetery was built on the other side of Berry Lane.

Berry Tower (as the Holy Rood Chapel tower is now known) underwent extensive restoration work during 2004/2005 which included geophysics/ground probing radar survey work to assess the archaeology in the surrounding area and to build a picture of the relationship between the tower and the remnants of the former Church of the Holy Rood. This survey work was carried out by the School of Conservation Sciences, Bournemouth University.

**Activity and use**

Today the Old Cemetery is a very quite oasis for people and wildlife. Most burials today take place in the New Cemetery, but a number of reserved plots still exist within the Old Cemetery site. An area to the south of Berry Tower has been set aside for the interment of ashes. The northern part of the Old Cemetery has been
designated a Living Cemetery, and is managed as a wildlife site. Information on the wildlife in the cemetery can be found in a report written by the Cemetery Administrator, Grace Cory, held in the town library.

As part of the conservation works to Berry Tower a viewing platform, accessed by a spiral staircase was created allowing visitors to enjoy the views from the top of the Tower. Berry Tower is now included on the route of guided walks of Bodmin’s historical points of interest, attracting visitors and residents.

**Buildings –**

The Preaching Cross – Listed grade II*. Constructed from one piece of granite: the shaft is surmounted by a wheel-head with a flared Greek cross relief on both faces.

Berry Tower – Listed grade II. Constructed from coursed, squared local stone with granite window dressings. The tower is three stages high with windows in the Perpendicular style and arched openings at ground level on its eastern and western sides.

The Mortuary Chapel – Built from local slatestone blocks with freestone dressings. The chapel was designed in an Early English Gothic style with an apsidal southern end. The window tracery is now lost, as the window openings have been filled with concrete blocks.

**Environmental features –**

Walls – The cemetery is surrounded by dry slatestone retaining walls constructed in alternate horizontal and vertical bands. The walls have become overgrown over the years with vegetation and ivy, and in places resemble Cornish hedges.

Gates and gate piers – There are four separate gateways into the cemetery.

- Eastern gateway – granite gate piers with pyramidal caps, original iron railings surmounting curved low stone wall with granite caps, granite stile on southern side.
The eastern gateway to the Old Cemetery

- South eastern entrance – splayed slatestone dry stone walls, granite gate piers with pyramidal caps, iron gates.

- South western entrance (main entrance) – double iron gates with central granite gate piers and pyramidal caps flanking granite steps leading to a granite coffin stand.

The granite coffin stand at the south western gateway

- Western gateway – curved stone blocks with granite monolith gate piers.

Greenery – The cemetery is an important habitat for flora and fauna. There is a significant avenue of yew trees on an east west axis starting at the eastern gate and reaching three quarters of the way across the cemetery. Mature trees can be found throughout the area with significant groupings in the south eastern corner and in the northern part.

Granite stile
Avenue of trees forming an east/west access in the Old Cemetery

Views and vistas – The above mentioned yew avenue forms a significant view within the cemetery. There are far reaching views of the obelisk from the south western gateway. Berry Tower itself is a significant component in both short and long range views. Panoramic views can be experienced from the viewing platform on Berry Tower.

View of the obelisk from the south western corner of the Old Cemetery

Loss, intrusion and damage –

- The mortuary chapel is no longer in use. As a protective measure the windows have been blocked with concrete slabs which has resulted in the loss of tracery.

- Panels are missing from the railings on the eastern entrance and the surviving railings are in need of attention.

- Panels of railings are missing from the eastern gateway

- Many of the graves have unfortunately been vandalised with vertical crosses being particularly vulnerable.
A number of the tombs and graves have been vandalised
10 Problems and Pressures

Buildings

The historic character of Bodmin (in common with so many other communities) is at risk from inappropriate repairs, replacements and extensions. These conservation issues include –

- The loss of historic windows and doors with poor choice of windows and doors in inferior detailed timber or PVCu with different glazing patterns.
- The loss of decorative wall treatments such as window surrounds, plat bands and historic plasterwork to modern wall coatings including spar dashing. Render stripped to expose stonework on buildings which were historically stuccoed.
- Original slatehanging replaced with non-local or man-made slate, often inappropriately clipped rather than being nailed.
- The loss of decorative features such as carved bargeboards, roof finials and keystones.
- The replacement of existing local slate roofs with substitute materials, often inappropriately clipped rather than being nailed.
- Poor quality modern additions including porches and extensions.
- Satellite dishes on prominent elevations.
- Fixed Dutch blinds obscuring historic shopfronts.
- Many of the buildings in the centre of Bodmin have neglected rear elevations and upper floors.
- A number of buildings are currently unused and boarded up.

Shopfronts

The poor quality of many shopfronts poses a major threat
to the character of the conservation area. Whilst some historic shopfronts still survive, and in some cases new shopfronts have been designed in a sympathetic manner, all too often the shopfronts are made from poor quality or inappropriate materials and to inferior designs which make no reference to the historic buildings which surround them and onto which they have been imposed. There are many shopfronts with over-scale fascia boards which obscure the first floor windows above. Many are standard modern designs, which have been crudely fixed over previous signage with no regard to the overall appearance of the building, often with plastic and sometimes internally lit fascia boards. In some cases the entire ground floor has been recessed leading to an interruption in the street line. As a result of these insensitive replacements the character of Fore Street and Honey Street in particular are compromised. Both streets have a very good survival of historic buildings, a significant number of which are listed. At street-level, however many of these buildings appear modern and unexceptional. It is only when the pedestrian looks up to first floor level that the quality of the building and its historic importance is apparent.

The shopfronts adjacent to the HSBC bank on Fore Street are entirely modern in design and materials and make no reference to the nineteenth century structures onto which they have been imposed.

Development
Over the years a certain amount of development has taken place within the Conservation Area. Whilst the development of previously occupied sites is to be welcomed too often new development has been of poor design which makes no reference to the surrounding historic environment. These structures of utilitarian design, built from non-local materials contrast with the high quality historic buildings and begin to dissipate the character of the area. This has resulted in buildings of non descript character which could be found anywhere in the country. In some instances the inappropriateness of the new development is exacerbated by the decision to recess the new building, leading to interruptions in street line. In recent years there have been missed opportunities, the development of the former Chestnuts building is mundane and the filling of the recessed frontage to the former Woolworths store now occupied by Iceland with a new shopfront has been undertaken with little understanding or thought resulting in a discordant and poor design which is alien to the street scene.

Much of the development which has taken place in the back land areas (with a few notable exceptions) has been of particularly low quality. Due to the nature of the landscape, most of the historic core of Bodmin is
highly visible including these areas of new development.
There are a number of gap sites in the centre of the town, particularly noticeable at the western end of Fore Street.

These sympathetically designed new buildings on Town Arms Passage blend in with the surrounding historic environment.

Public Realm
With the exception of the fine paving and public realm scheme in Mount Folly Square the quality of the public realm in Bodmin does not reflect the high quality of its historic built environment. The following issues need to be addressed: -

- Street lighting which in places is of poor design, over scale and insensitively positioned.
- Abundant overhead cables which are often sited with little regard to the surrounding historic fabric. As part of the Mount Folly Fore Street enhancement works in the late 1990’s there was a successful scheme to remove overground cabling throughout Fore Street by placing it underground. This has made a significant difference, however it is very disappointing that this has been ignored by one single cable being placed across upped end of Fore Street close to the junction with Chapel Lane.
  - Signage clutter – this relates to both commercial and street signs.
  - Some of the street furniture is poorly designed and positioned.
  - The opes have poor street furniture and an air of neglect.
  - The wells and medieval remains could be better presented though it is recognised that several of the wells were much improved in the late 1990’s.
  - The open green spaces at road junctions have an unresolved character, often with poor quality street furniture.
  - The car parks are uninviting, badly designed and have poor quality signage.

Unsightly overhead cables on Castle Street
The areas of grass adjacent to traffic junctions would benefit from landscaping and better quality street furniture.

The street surfacing and public realm work in Honey Street whilst successful in creating a safe environment for the pedestrian and allowing some of the cafes to provide outside seating areas, is now somewhat dated in appearance.

Designations
The current conservation area boundary excludes –

- the medieval burgage plots to the south of Fore Street
- nineteenth century buildings on Pound Lane

83 Fore Street, Chestnuts – is a new build replacing an early nineteenth century or possibly earlier town house that was demolished. The building should be de-listed.
11 Recommendations

Buildings

- Windows and doors in buildings in sensitive and highly visible locations should be of traditional materials and design. Historic windows and doors should be repaired where possible or replaced to match originals using painted timber traditionally details.

- Wallcoatings and spar dashing should be avoided on buildings with decorative wall treatments and paint should not be applied to buildings with natural stone walls or to slatehanging.

- Decorative features such as bargeboards should be preserved and replaced with like where repair is not possible.

- Local slate roofs and slatehanging should be retained and repaired with slate to match. The slates should be fixed with nails and non clips.

- Extensions should not be added to the facades of historic buildings. Extensions where they take place should be well designed, of suitable materials and of a suitable scale. Porches are often not appropriate on historic facades. However, those which are added should be of suitable design based on existing historic porches on similar buildings or the local vernacular, depending on what is appropriate.

- Satellite dishes should never be added to principal facades and should be placed discreetly on walls not visible from the public realm. In many cases satellite reception is possible to gain with dishes placed in gardens rather than on buildings.

- As so many rear elevations are highly visible they should receive the same care and attention as facades. Furthermore maintaining back elevations, extensions and upper stories makes good sense in terms of general building condition. Back extensions should be carefully designed as they are so much in evidence.

- Many of the buildings that are currently boarded up are undergoing renovation. Those buildings which are not should be monitored to ensure they do not become buildings at risk.

- Guidance relating to the care repair and replacement of elements to historic properties can be found on the Cornwall Councils Website.

Looking after your old building parts 1, 2, 3 & 4. How to understand and maintain character:

- Roofing. Camelford Heritage guidance number 1 roofing:

- Windows Camelford Heritage guidance number 2 windows:
Shopfronts

- Historic shopfronts should be preserved and shopkeepers should be encouraged to reveal historic features which still survive beneath modern insertions.

New shopfronts should follow the guidelines set down out NCDC’s Supplementary Planning Guidance October 1997 Design Guide Shopfronts and Signage. This includes information on the size and design of fascia boards, glazing bars, pilasters and stall risers. It also recommends that whilst doorways may be recessed, windows should not be. Suitable and unsuitable materials are also covered. Additional guidance which was originally written for Camelford on Shopfronts but is equally relevant to Bodmin and is titled Camelford Heritage guidance number 3 can be found at: - http://www.cornwall.gov.uk/default.aspx?page=18045

- Commercial signage should reflect in its scale, materials, colour and siting the sensitive nature of its surrounding historic environment. Fluorescent, plastic or perspex signs should be avoided.

Development

- New buildings should be sited with reference to their surroundings and to reflect existing historic street patterns. They should be of appropriate design, materials and scale. Designs should demonstrate an understanding of the immediate context as well as the area's overall character.

- Gap sites should be developed with new high-quality development that reinstates character where it has been eroded.

- The streets running north from Fore Street should be developed further to reinstate the historic high density and strong enclosure of this area.

Public Realm

- Street lighting should be designed to reflect the character of its surroundings. The design of the lighting should be sympathetic to the different character areas and should be sensitively sited.

- Overhead cables should be appropriately sited in order to impact less on the surrounding historic and natural environment. Opportunities should be taken to underground overhead cabling.

- Reassess the current street signage to ensure any redundant or over-scale signs are removed. New signage should be restricted to the minimum necessary, of good quality materials and design, and should be
sited sympathetically to the historic environment.

- Street furniture should be of a quality and design that reflects the nature of the surrounding historic fabric. Low grade and off the peg ‘heritage’ designs should be avoided.

- The opes should be enhanced through higher quality public realm works to encourage their use thus providing greater connectivity in the centre of Bodmin.

- The area’s historic monuments including the wells and medieval remains should be better presented and interpreted.

- Landscaping, planting schemes and better quality street furniture could be considered for some of the traffic islands and grass verges.

- The car parks should be landscaped and provided with higher quality street furniture and fittings in order to create a better first impression for drivers arriving in the town.

- Open spaces including the Medieval Burbage plots and their distinctive boundaries some of which are in private ownerships should be respected and celebrated as a rare survival.

When Honey Street next needs repaving consideration should be given to retaining its pedestrian status, but reinstating the pavement and highway. English Heritage’s streetscape manual *Streets for All* advises that towns should ‘retain the historic form of streets by maintaining kerb lines, using dropped kerbs where necessary’. The present flooring solution has a ‘fitted carpet’ character which alters the relationship between the buildings and the street. Consideration could also be given to planting trees along Honey Street which could help to visually link the street to the green of the churchyard which terminates its vista.

Consideration should be given in the future to replacing the iron hanging basket posts with trees, planted so as to reinstate the vista of the church from Honey Street

**Designations**

- Consideration should be given to extending the Conservation Area to include the historic buildings on Pound Lane and the burgage plots to the south of Fore Street.

- Chestnuts should be de-listed.
12 Opportunities

In recent years much has been done to enhance the character of the Conservation Area. Town Centre Enhancements which took place between 1998-2002 saw the successful landscaping of the Mount Folly area and a Townscape Heritage Initiative (THI) scheme resulted in the repair and re-use of a number of historic buildings – please see attached appendix. There are still, however, a number of significant opportunities for enhancement which would help Bodmin in its bid to recapture its former status as a town of prominence in the South West.

Buildings
- A new THI concentrating on shopfronts could allow for the repair and re-instatement of quality historic shopfronts in the town centre.
- A Living over the Shop (LOTS) scheme – this would allow for greater accommodation within the town centre, better repair and maintenance of the upper stories of historic buildings and increased security and vitality in the town.
- Further development of the gap sites between Dennison Road and Fore Street as recommended in the CSUS report – ‘There is potential to create here a new urban quarter of quality and significance, re-shaping the area in the form of enclosed ‘streets’ and re-instating an appropriate scale and intricacy’.

Public Realm
- As mentioned in the Conservation Area Appraisal of 2000 the Church Square and St Laurence’s roundabouts are key junctions and would benefit from enhancement.
- Throughout the town further tree planting would enhance the streetscape particularly at the western end of Fore Street, Honey Street, Turf Street and Bore Street.
- An environmental scheme to improve the presentation of the opes – including possibly re-surfacing them with granite setts if funding were available.
- If funding were available an environmental scheme in the Old Cemetery could repair the historic gate piers and railings. Consideration could also be given to resurfacing the paths in a suitably sympathetic material.

Archaeology
The town’s archaeological assets could be better celebrated in order to increase the understanding of the town’s history and to enhance the visitor experience
- The burgage plots on the south side of Fore Street are an important historic asset. They are currently heavily overgrown and their boundaries have become
• degraded through informal access, litter and dumping. They are also an important open area of green space in an otherwise very built up area. Access should be improved to the sites and they should be properly maintained and interpreted in order that their historic significance can be better understood and appreciated.

The burgage plots should be included within the conservation area boundary

• More could be done to present the town’s historic and archaeological features to better advantage. The archaeological remains of the priory site and the chapel of St Thomas a Becket could both be more effectively presented and interpreted.
Appendix – Summary of the THI scheme

The Townscape Heritage Initiative scheme was completed in May 2002. Under the scheme 16 buildings were repaired and enhanced, 10 reinstatements of architectural features to facades took place, vacant floor space in 6 historic buildings was brought back into use and 6 public realm works took place. The scheme is being monitored for ten years by Oxford Brookes University on behalf of the Heritage Lottery Fund.

The Completed Projects:-
5 Church Square – Repairs to the roof
21 Crockwell Street – Repairs to roof, stucco, joinery and reinstatement of railings
23 Crockwell Street – Similar repairs to No. 21
2/2A Fore Street – Reslating roof, repairs to render, joinery and shopfront
Turret House Fore Street – roof repairs
22 Fore Street – Reroofing, chimney and window joinery repairs
35 Fore Street – Roof and general repairs including slatehanging and joinery
51 Fore Street – Repairs to roof, joinery, render and gable
53 Fore Street – Roof, external and shopfront repairs
96 Fore Street – Roof, chimney and structural repairs
20 Lower Bore Street – Structural, roof and joinery repairs
2 Mount Folly Square – General repairs including, roof, rain water goods, render, and door hood mould repairs
4 Mount Folly Square – Roof, slatehanging, guttering, render and historic paving repairs
1 Salisbury Terrace – Gable wall, façade, chimney and joinery repairs
2 Salisbury Terrace – Chimney reconstruction
Springs and Wells Project – Under this scheme repairs were carried out to the Eye Well and St Guron’s Well
West Heath Avenue, St Lawrence’s Community Church – Roof and rain water goods repairs, repointing and work to the front boundary walls.
Sources

Strategic, policy and programme documents
Cornwall County Council Cornwall and Scilly Urban Survey Bodmin 2005
North Cornwall District Local Plan 1999
NCDC Bodmin Town Conservation Character Appraisal 2000

Historic maps
Tithe Map (c1840)
Ordnance Survey 1st edn 1:2500 (1880)
Ordnance Survey 2nd edn 1:2500 (1907)

Web Sites
www.genuki.co.uk
www.cornwall-online.co.uk

Cornwall County Council
Historic Environment Record
Sites, Monuments and Buildings Record
1994 Historic Landscape Characterisation
Bodmin Conservation Area
Management Plan

Introduction

This Conservation Area Management Plan (CAMP) is intended to stand alongside the Character Appraisal. The structure relates directly to that document for easy cross-reference. There is general guidance on the conservation and enhancement of the key elements that contribute to the quality of the townscape. At the end of key sections is a list of best practice bullet points to aid retention of historic character and architectural quality.

It is hoped that the document will act as a reference for all who make decisions which may impact on the special character of Bodmin—property owners, planners, developers, designers, local authorities and statutory undertakers. To this end it will be available via the internet and in print form through the library, Town Council etc.

Special character is derived from the overall effect of many components and is dependent for its survival on a great number of individuals making informed choices about the management of their own piece of the jigsaw. Some control may be applied by the Local Planning Authority through Article 4(2) directions—these bring certain types of permitted development, such as replacement of windows or roofs, under Council jurisdiction.

It is of fundamental importance that owners and contractors recognise that their actions can and do have a significant impact on the quality of Bodmin. Good decisions and sympathetic works take more thought and often cost more; but the rewards are great and will be appreciated in decades to come by future generations.

Article 4(2) directions

Under Article 4 of the General Permitted Development Order 1995, a local authority may bring certain permitted development rights under their control. There are two routes to serving such notice—the more usual relates specifically to conservation areas and is covered by Article 4(2).

There is a range of works that may need to be the subject of an application under an Article 4(2) direction—the most usual are alterations to windows, doors, roofs, chimneys and such like. Controlling the removal of enclosure that may otherwise be vulnerable to alteration, or the painting of certain buildings, are other examples which may be relevant in Bodmin.

If an LPA is minded to serve such notice they must specify the buildings that have frontages facing an identified location. That application needs to have been assessed and reasons for the Article 4 direction identified. The document and the Appraisal go some way to identifying issues and locations where Article 4(2) could be usefully employed to protect the special character of Bodmin. It is, however, beyond the scope of this document to actually specify exact buildings and areas that need to be covered.
General guidance

This guidance must be considered in conjunction with the Design Guide, which may be viewed at Council offices.

Archaeology

The history and nature of Bodmin means that there is archaeological potential virtually everywhere. Particularly sensitive areas include the area around the church and the former priory and friary sites. Any works that involve excavation may reveal interesting finds. Where work is subject to the planning process it will be considered within the context of the NPPF and may be subject to relevant conditions. If work is being carried out by private owners they should be alert to pieces of artefacts, wall footings and changes in the colour of the earth. If such finds are made they should contact the Council for advice. Significant finds ought to be recorded to add to our understanding of historic Bodmin. Statutory undertakers carrying out trench work ought to seek advice before starting and agree a watching brief where appropriate – for example if cable undergrounding is carried out. Where there are conditions attached to any planning, Listed Building or Conservation Area approval or any other relevant approval requiring archaeological investigation and recording then this work shall be funded by the applicant as it is not supplied by the local planning authority or County Council. Similarly outside the planning system any investigation will require funding.

Roofs

The topography and development pattern of Bodmin is such that the roofscape is of importance to the overall character of the place. Roofscape character is based on the quality and patina of the materials; the form, pitch and orientation of the roofs themselves. Sometimes there is order but most of the attractive roofscape are more jumbled and dynamic – changing depending on the vantage point.

Chimneys punctuate the roofscape and other quality details, in the form of rainwater goods etc, add richness on closer inspection.

Slate

Slate is the prevailing roofing material and a good deal of locally sourced historic roofing slate is in evidence. There are fine examples of rag slate roofs and others using smaller slates but also in random widths and diminishing courses.

Today there are a much wider variety of products available. Artificial slates should always be avoided as they inevitably cause serious harm to the quality of the roofscape. With natural slate being imported from Spain, South America and China, great care is needed when specifying real slate. Some of these are suitable replacements on non-prominent buildings or new-build, but they are never a satisfactory replacement for historic slate roofing. New slate ought to be
fixed using nails – clips are usually specified to compensate for poor slate that splits when holed as using a correct lap will prevent windlift.

Owners of buildings with rag slate must be aware that the slate will actually have a lot of life left in it but may be suffering from nail rot. Opportunistic contractors will often offer such owners an amazingly cheap price to re-roof in artificial or imported slate, knowing that the rag, sized or random Delabole slate they reclaim can be sold on or re-used for very high prices on much more lucrative work elsewhere. In many cases the inferior replacement artificial or imported slate will fail in a short time where as if the original Delabole Slate had be reused then it will continue to last for many many years.

**Chimneys**

Loss of chimneys is nearly always detrimental to the character of the roofscape. It is seldom necessary and ought to be resisted. Repair or reconstruction must be the first aim unless there are extenuating circumstances such as serious structural concerns. With the continuing increase in domestic fuel prices and concerns about diminishing fossil fuels in recent years chimneys then the retention of chimneys offer the potential for wood burning stoves.

Alterations can rob chimneys of their distinctive character by the application of smooth, crisp render that hides stonework or flattens a pleasingly uneven substrate. Removal of drip slates and historic pots also detracts from the area.

**Rainwater goods**

Most of the historic rainwater goods in the town are cast iron. Traditional gutter profiles – mostly half round or ogee add to the appearance of individual buildings and collectively enrich whole streetscenes. With proper maintenance these items can offer good service for well over one hundred years. When replacement is needed there are plenty of suppliers of historic profiles - many are available factory finished and some in cast aluminium. Plastic is an inferior product which will not last as well or look as good – especially if it has a modern box profile. It doesn’t take paint well but unpainted it soon develops a coating of algae and with age becomes brittle. In difficult to access locations this can then have a detrimental impact upon the fabric of the building causing damp if the cracked or dislodged section is left unattended. Such failure is less likely to occur with cast iron or aluminium guttering. Like other plastic building products, when it is replaced it has to go to landfill where it will not break down for centuries, so the environmental costs deserve consideration.

**Ridges, hips, eaves and verges**

Traditional ways of edging roofs are easily lost when roofing work is undertaken. Clay ridge tiles may be replaced by concrete, mitred slate or mortar fillet hips covered by tiles, box soffits replace open eaves or moulded fascias and slated or mortared verges can be lost to boards. All of these apparently slight changes
have a cumulative impact that is far greater than each individual act would suggest.

Lead details such as hips ought to be retained and where lead flashings have never existed they should only be added if that can be executed with subtlety. All new leadwork must be treated with patination oil to prevent oxidisation and leaching. Avoid using hip tiles.

**Dormers and rooflights**

In order to preserve Bodmin’s roofscape, the insertion of dormer windows should only be agreed where they are well justified and on roofslopes where the visual impact will be minimal. They must always be very well designed and carefully proportioned.

Rooflights can allow the use of valuable roofspace and there are good modern interpretations of low profile metal units available. Where they can be inserted with little impact to townscape views, especially on screened or rear roofslopes, this is acceptable. The smallest unit needed should be used and it ought to be a quality metal unit with a slender frame. Be careful in the choice of such units as there are some manufacturers suggesting that the rooflights are Conservation units, yet they are not but are simply slight adaptations of standard modern rooflights. In groups or terraces neighbours should try to use rooflights that are complementary in their size, type and location.

**Solar Panels**

Whilst the Council clearly would wish to promote sound, sustainable energy systems, the choice of such systems can seriously erode the historic integrity of listed and unlisted buildings in Conservation Areas. Therefore careful consideration should be given to their positioning to avoid compromising the character of the historic environment. Very often there are alternative locations away from the historic building where solar panels can be fitted. This may indeed result in such equipment being fixed to less sensitive buildings which are part of the curtilage. Alternatively there are less obtrusive solutions available such as ground source heat pumps. Although solar panels can be reversible they can be most damaging to historic rooftops. English Heritage has produced guidance on this titled, Small-scale solar thermal energy and traditional buildings it can be found at:— (*see web link below)*

**Roofing: A summary**

- Note and record detailing before starting works to enable reinstatement.
- If traditional details are missing look to similar buildings for inspiration.
- Repair local historic rag and random slate roofs or re-use in situ.
- Maintain or recreate authentic details to ridges, hips, eaves and verges.
- Repair chimneys and retain historic pot or cowl details.

- Repair or reinstate metal rainwater goods in traditional profiles.
- Avoid dormers unless there is strong justification.
- Only use rooflights and solar panels sensitively and consider impact on views.

**Walls**

The palette of materials used to construct and finish the buildings of Bodmin is varied and they combine to form interesting elevations and streetscenes. The choice of materials and how they are used is usually indicative of the age of construction and the status of the building.

The majority of buildings in the town are constructed from local slatestone. Many of the domestic buildings are rendered, but there are a number constructed from slatestone blocks or coursed slatestone. Random rubble slatestone walls tend to be confined to out houses and lower status buildings. Some high status buildings such as the Shire Hall, Shire House, the Clock Tower and the Market are constructed from granite, and granite is used throughout the town for dressings. Other materials used for dressings include brick and freestone. After the arrival of the railway brick was imported and some buildings from the late nineteenth century were built from this material, although the majority were still constructed from local stone using brick for window and door surrounds and quoins.

Great care and understanding is needed in the repair of all traditional materials in order to prolong their useful life and protect them from decay. Careful appraisal of prevalent materials in a particular locality ought to inform and inspire the designers of new buildings so that contemporary additions enrich the area.

Choice of colour is a matter of taste, but it is worth remembering that plain limewash was almost ubiquitous in the past and only natural pigments were available. Bolder colours like blues and greens were beyond the reach of all but the wealthiest; consequently these colours often seem unsuitable on humbler dwellings.

**Stonework**

As mentioned above many buildings in Bodmin are of local slatestone construction. Although most of the stone used in Bodmin is durable, these walls are still vulnerable to damage if poorly treated. All stonework must be pointed using lime mortar that flexes with the walls and allows them to breathe. Pointing should also be flush or slightly recessed, especially on wider joints, and should never project in front of the faces. A well-graded sand free of ‘soft’ (or fine clayey) particles is best for most work.

**Render**

Render covers rubble stone on a variety of buildings. Traditionally this render was always lime based and that remains the only sensible choice as cement based renders
are incompatible with all of these building types.

Generally speaking the finish of render is a reflection of the status of the building and/or its function. So functional buildings, humble cottages and the rear elevations of some higher status dwellings have roughcast or float finished render that follows the unevenness of the wall beneath. These renders were hand-thrown to achieve a better key and texture is derived from the coarse aggregate; modern ‘tyrolean’ type finishes take their texture from cementitious droplets and have a fundamentally different character. Grander and more aspirational buildings have smooth render, sometimes fine stucco; these renders may be lined in imitation of ashlar stonework below. Considerable skill is needed to achieve this type of finish.

The coating of lime renders with modern masonry paint will trap moisture over time and can cause failure of the render. This is often interpreted as the failure of an inferior old fashioned product, but it is in fact the result of conflicting technologies. Where possible historic renders ought to be repaired and retained, with masonry paint removed using specialist stripping products. Limewash remains by far the best and most effective surface coating on old buildings, but it is pointless applying it over paint.

Slate hanging

Slate hanging does occur on a number of buildings in the town usually where the building is in an exposed locations where penetrating damp has been a problem or on elevated side elevations of attached buildings where access is difficult and a durable, low maintenance solution was essential.

Brickwork

There are a number of late nineteenth century buildings in Bodmin constructed from brick, and it was also used extensively on the later buildings in the form of lintels, decorative window surrounds and quoins. The use of lime mortars for repair is equally important for brickwork.

Walls: A summary

- Traditional finishes should be repaired whenever possible, not replaced.
- Compatible materials and finishes are essential on historic walls.
- Authentic finishes should not be removed or covered.
- Where traditional finishes have been lost, sympathetic reinstatement is desirable.
- Limewash allows old walls to breathe; masonry paint traps moisture.

Joinery

 Authentic joinery adds to the historic character and visual quality of any Conservation Area. The extent of survival is often indicative of the percentage of listed buildings; but also of the value local people place on the historic fabric of their town. Like many other places Bodmin has a mix of original joinery and
replacements, some sensitive but much that is poorly detailed.

At present the replacement of windows and doors is not controlled on unlisted buildings. The Local Planning Authority (LPA) will consider Article 4(2)* directions to prevent harmful alterations in the future. It is always preferable, however, for owners to recognise that sensitive maintenance adds value to their own property and contributes to the sense of place.

Historic joinery ought to be seen as antique furniture that changes hands as part of a larger deal and can easily be overlooked. It only takes one inconsiderate owner to destroy the historic appearance of a building by ill-considered renovation; with property changing hands as frequently as it does today there is a steady stream of buildings whose luck has run out. There are few people who would throw a two hundred year old chair or table in a skip – their potential value is usually appreciated – yet it happens to windows and doors regularly. These artefacts are a finite resource that embodies the craftsmanship of earlier generations and records the materials and techniques they used.

Unless badly neglected over a long period of time, traditional joinery is rarely beyond repair. In many cases the timber used was so well sourced and seasoned that it is far more durable than any modern alternative. Detail may have been lost by years of painting but great care needs to be taken when stripping paint though as historic paints contained lead. If repair is not possible, replica replacement is the next best thing; though replacement requires the use of primary resources and energy that makes it a less sustainable option. The use of imported hardwood from unsustainable sources ought to be avoided and PVCu has significant ecological issues in production and disposal.

There is no product that is maintenance free. Timber needs painting every few years, but each time the result looks fresh and new. After a hundred years or more sash cords or hinges may need renewal; this is quite easily done and gives the unit a new lease of life. When modern opening mechanisms or double glazed units breakdown the answer is replacement of the whole unit – hence the piles of PVCu windows accumulating at recycling centres in the absence of satisfactory means of disposal.

**Windows**

The size, type and design of the windows in an historic building reveal much about its age or development, its use and the status of its occupants in the past. Humbler buildings often have casement windows that vary in design according to age, use and local custom. Sash windows also vary in size and detail according to age and use. The enduring popularity of sash windows reflects their versatility in providing controlled ventilation.

The intrinsic value of the view through an historic window is appreciated by many sympathetic owners. They enjoy the elegance of the glazing bars and enthuse about the distortion and play of
light in imperfect historic glass. With care, old glass can be salvaged and re-used; where it has been lost, modern equivalents can be sourced from specialist suppliers.

When new windows are needed there are a number of issues to consider:

- **Proportion and subdivision** – The glazing pattern of the original windows ought to be retained, (or restored if lost), as that is a critical part of the whole building. It indicates the size of glass available or affordable at the time of construction.

- **Mode of opening** – The introduction of top hung or tilt-and-turn opening lights is always visually jarring and harmful to historic character. Overlapping ‘storm-seal’ type details are an entirely modern introduction and are unnecessary if flush units are properly made. Spring loaded sashes are an inferior replacement mechanism compared with properly weighted double-hung sashes.

- **Glazing** – Traditional glazing bar profiles, properly jointed and glazed with putty, (or glazing compound), rather than beading, will give a genuine appearance.

- **Thermal insulation** – Double glazing cannot be achieved within traditional multiple pane designs without bars being either much too thick or fake. Beading is nearly always added which further detracts from the appearance. Attempting to introduce double glazing into a traditional design usually means a small air gap that hugely reduces the insulation properties anyway. The use of shutters and/or insulated curtains can greatly reduce heat loss without the need for window replacement.

- **Draught-proofing** – The most significant heat loss through old windows is due to poor fitting and lack of draught-stripping. There are proprietary systems that retro-fit draught excluders and greatly reduce the amount of air changes and so heat loss.

- **Sound insulation** – In noisy locations people often replace windows with modern double glazed units to reduce the problem. In fact secondary glazing is more effective than double glazing and allows retention of traditional windows.

- **Sills** – Traditional sills should be retained unless beyond repair.

**Doors**

Doors are just as vulnerable to insensitive replacement as windows. The conservation principles summarized above can be applied equally to doors. Most traditional door types allow for individual expression by painting and attractive ironmongery etc. Unfortunately many owners choose to express their individuality by replacing a serviceable vintage door with an off-the-peg unit in stained hardwood or PVCu.

**Shopfronts**

The survival of historic shopfronts around the town is a reminder of how economic activity, shopping and employment patterns have
changed over the years. Although some are now redundant the memory of these local shops needs to be retained – adaptation may not always be easy but it is seldom impossible.

Regarding the surviving shops still in use there are a number of issues that can have a profound impact on the character of the place:-

- Retention of features – There are many historic shopfronts in Bodmin that have had original features removed or obscured. Reinstatement or restoration of these can make a frontage more attractive to customers and boost business as well as allowing the building to be seen at its best.
- Signage – There was a time when the emphasis was on quality, legibility and illustration of function. Somehow the approach to shop signage has slipped towards achieving the cheapest, largest, brightest and most prolific advertisement. Over large fascias draw attention in the wrong way and detract from neighbouring businesses. Often original fascia boards have been covered over by larger poor quality signage, it will always be preferable to retain and refurbish historic timber fascias of which simple sign written lettering will add to the quality of the property.
- Design – New shopfronts and signage require planning permission and the LPA will expect these elements to be competently designed to suit their context. Shopkeepers cannot expect to go to a shopfitting contractor with a budget and expect that approach to achieve an acceptable outcome.

Joinery : A summary

- Historic joinery items add character and quality to the town and ought to be retained and repaired if at all possible.
- When replacement is necessary, this ought to be in exact replica using timber.
- Where joinery has been lost in the past and reinstatement is desirable, look at similar properties in the vicinity for inspiration.
- Design, mode of opening and colour of finish are the most important considerations on unlisted buildings.

Enclosure

In the past enclosure was about demarcation and also keeping out passing animals. Historic enclosure is threatened with change by the desire for greater privacy – leading to the addition of timber fence panels for example. Alternatively it may be removed to provide parking.

Walls or other means of enclosure more than 1m high fronting a highway (and 2m elsewhere) cannot be demolished without Conservation Area Consent. New walls of those dimensions cannot be erected without Planning Permission.

The tendency towards close-boarded fencing is one that is having a very tangible visual
impact. Apart from being a characteristically modern approach, these fences are quite expensive, require regular maintenance over the years and make it difficult to establish planting due to overshadowing and wind damage. Timber fences very often do not have a long lifespan. They also tend to be stained in eye-catching colours that are often unsympathetic to an historic setting.

Garden structures can also be jarring elements if poorly located, badly designed or brightly coloured.

**Walls**

Stone walls are the most common means of enclosure in the town. Appearance varies with age and function but the consistency of material gives a unity to the townscape that can be easily taken for granted. These walls are usually mortared and are both rubblestone and in some instances coursed. Most have simple stone caps, but there are also a number of brick caps and quoins. More decorative treatments include spar caps and decorative terracotta caps.

For new enclosure in much of the town stone walling is likely to be the most suitable option, provided the height and style relates to any established local trend.

There are few historic brick boundary walls in Bodmin.

There are a few rendered but these should not be seen as justification for rendered block walls.

**Railings**

Whilst not abundant there is clear evidence that cast or wrought iron railings were historically a more significant element of the townscape than today. Like so many places, a lot of ironwork was removed during wartime.

There are some buildings and locations which would benefit considerably from the re-introduction of carefully chosen railings. As well as being attractive items in their own right they also offer definition to the streetscene and can be a real enhancement to some types of property. The most common application is on properties with a minimal front garden or yard; in these locations they offer demarcation without visual weight and avoid shading windows or planting.

**Hedges**

In the more rural parts of the town and where property adjoins farmland, hedges are characteristic. A mixed deciduous planting of hawthorn, field maple, hazel, holly, beech and other indigenous species is most traditional. Within a few years such a hedge can be laid to form a dense and effective boundary that is a wildlife resource that can draw insects, birds and small mammals into gardens.

Single species plantings of beech, yew, laurel or box may be appropriate in some circumstances but are not a practical solution for most places and they demand more
maintenance than a rustic mixed hedge.

Modern coniferous hedges support little wildlife and can often be unattractive and not very neighbourly.

**Hurdles**

The traditional approach to fencing is making something of a comeback in recent years. Hazel hurdles would have been a familiar site in the past and can now be purchased in ready-made panels for quick and effective enclosure. Hazel and willow can also be bought bundled for the more enthusiastic person to weave their own fence.

As well as being made of more sustainable materials without chemical treatment and keeping an old craft alive, these fences are more permeable to wind making them less likely to blow over and allowing plants to establish more readily.

**Garden structures**

The siting of sheds, summerhouses, decking, gazebos or other structures should be sensitively located. If visible locations are unavoidable, good design and naturally painted materials should be used to make the structures less jarring.

Garden structures nearly always need planning permission within the curtilage of a Listed Building. There are also size restrictions for permitted development within the Conservation Area so it is wise to consult the LPA when considering such works.

**Enclosure : A summary**

- Retain historic enclosure wherever possible.
- If enclosure has been lost, consider the locality and use an appropriate replacement.

**Townscape features**

In addition to the buildings and walls that give Bodmin its special character there are other items that make a significant contribution to the overall appearance. There are attractive items that need to be cherished and retained; others are in need of repair or enhancement.

**Floorscape**

There are a few areas of surviving historic surfacing materials in the town: granite slab paving outside 71 Fore Street, at the north end of Crockwell Street and in Town Arms Passage; stable block paving and granite steps in Arnold’s Passage and gullies paved with water-worn cobbles on Beacon Hill. Fine granite kerb stones can be found throughout the town: on Lower Bore Street close to Town Wall the kerbs have chamfered edges, all these should be retained.

Carriageways are blacktop and it is better to use this honest and established surfacing rather than introduce manufactured paviours or similar. Road markings in sensitive areas should be kept to a minimum.
Seating

There are some thoughtfully located seats around the town where the pedestrian can stop a while and enjoy the views. Unfortunately some of these are old, mismatching and untidy. There is a need for enhancement of these minor spaces and renewal of seats where needed.

Opportunities for informal seating on steps, dwarf walls and the like should also be considered.

Signage

Business signage has been covered under shopfronts, but directional signage is also an issue in the town, for pedestrians as well as vehicles.

The road layout is such that it is difficult for drivers to attain speed in many locations. This is obviously beneficial for pedestrians, but it also means that directional road signs can be smaller and less assertive. There is also a need to avoid undue repetition of signs. It would be beneficial if parking control could be exercised without a plethora of yellow lines and signs.

Planting

Trees and hedges are an important element of many significant views and their retention is often of considerable importance. Work to trees in conservation areas is controlled and owners or contractors must contact the LPA for advice before embarking on felling, topping or lopping works.

Decorative planting has its place in the public realm, but needs to be well planned and maintained to be a positive feature. On private land owners can enhance their little bit of the town with suitable planting – it can often be the finishing touch that makes a location really special.
Guidance by location

The ideas offered here are intended to provoke discussion and debate. It is hoped that many more ideas will arise from local groups and individuals for inclusion in future versions of this document. Some may be obvious, others may be out of the question for a variety of reasons; a few may take years to achieve. It is important, however, for any ideas that may enhance the town and its economic well-being to be aired and considered.

Proposals are rated as follows:-

* * * High priority for action
* * Medium priority
* Long term aim or possibility

At the end of the day though, it is crucial that any proposals that are taken forward have been the subject of open public consultation and enjoy broad support.

Down Town: Fore Street, Honey Street and Mount Folly

This area is the commercial heart of Bodmin and includes the town's greatest concentration of historic buildings. However, despite many improvements in recent years, most notably the landscaping of Mount Folly Square and the repairs to key buildings, this area could still be better presented. The challenge for Down Town is to present itself as the focus of this important historic town and to employ its high quality historic buildings and townscape to attract further businesses and investment. In order to do this the following courses of action should be considered :-

(i) *** A shopfront scheme should be implemented to encourage the repair or reinstatement of historic shopfronts

(ii) *** The historic buildings should be kept in good repair, well maintained and used in such a way that any former historic functions can still be read in the surviving fabric.

(iii) *** The streetscape should be tidied up – this could include the rationalisation of road signs, the undergrounding of overhead cables and the repositioning of insensitively placed light brackets.

(iv) *** Gap sites should be redeveloped with buildings of appropriate design, materials, scale on plots which follow the historic street line.

(v) *** Further action should take place in the Mount Folly Square area to further reinforce this area as an important civic space. Repairs should be carried out to the Public Rooms and further use of the building explored to increase public access. The modern porch on the façade of the Shire House should be painted or preferably rebuilt to reflect the quality of the building.

(vi) *** A more subtle and traditional approach to shop signs and window
advertisements should be encouraged in order to heighten the impact and quality of the surviving historic shop fronts.

(vii) *** A Living Over the Shop (LOTS) scheme could encourage the greater use of the upper stories of buildings in this area leading to better maintenance and increased security.

(viii) ** A scheme to encourage increased use of the opes could include new street furniture and possibly resurfacing the opes with granite setts.

(ix) ** Good quality cast iron railings could replace the current modern railings around the Eye Well.

(x) * In the future, when the current environmental scheme in Honey Street is in need of refurbishment, consideration could be given to re-instating the pavements – with granite kerbs – and replacing the metal flower basket posts with trees (planted in such a way that they enhance the pedestrian character of the street but do not obscure the vista towards the church).

The Old Town/Commercial Core Church Square, Turf Street, St Nicholas Street, Crinnick’s Lane and Priory grounds

With its pleasant green park, impressive parish church, collection of listed buildings and medieval remains this area contains much of quality in terms of its built and natural environment. However the development of Priory Road from an urban street into a major artery and the transformation of Church Square from an urban space into the confluence of three major routes has severely compromised the area’s historic character. In addition to the heavy traffic the development of the roads has resulted in the demolition of historic buildings, the development of semi-industrial units, poor maintenance of buildings and over-scale street lighting and signage. A number of measures could take place to restore the character of an historic urban environment, rather than a busy car centred by-pass.

(i) *** Improve the public realm, particularly on the major roads, where signage, lighting and street furniture should be sensitive to the surrounding high quality historic environment.

(ii) *** Poor quality shopfronts and signage should be replaced with designs more suitable to the buildings and location.

(iii) *** The use of inappropriate replacement windows, doors, roofs, and wall coverings should be discouraged.
(iv) *** Satellite dishes should be confined to rear elevations which are little overlooked

(v) ** Consideration should be given to renovating and restoring the historic features of buildings which have been blighted by the busy roads.

(vi) ** Consideration should be given to undergrounding overhead cables in historically sensitive locations.

(vii) ** Owners of historic buildings with inappropriate modern renders should be encouraged to re-render in materials more appropriate to the historic building, and the future use of modern render should be discouraged.

(viii) ** Environmental schemes should be considered for some of the more desolate open areas of grass by the road side.

(ix) ** Access to the Chapel of St Thomas could be improved and the site better interpreted.

(x) ** The present interpretation of the Priory Ruins is looking a little tired and would benefit from some new panels.

(xi) ** The car park behind Shire House would benefit from a landscaping scheme

(xii) * If funding were available consideration should be given to reinstating the railings on Turf Street

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**Top Town: Lower and Higher Bore Street and St Leonard’s**

In modern times this area has undergone a significant transformation in terms of its use. Whilst there is still a high proportion of surviving historic buildings the historic commercial character of the area has significantly declined. Until the end of the twentieth century the character of the medieval fair still survived reflected in the number of shops and small businesses in this part of the town. Now, however, the area is predominantly residential. The challenge for the area is to maintain the quality of its built historic environment, to retain the legacy of its commercial past and to mitigate against the dominating influence of the traffic. The following measures should be considered :-

(i) *** Improve the quality of the public realm – including street furniture and reducing signage clutter

(ii) *** Street lighting should be placed with reference to the surrounding historic fabric and should be designed to reflect its domestic surroundings.

(iii) *** Any new build in the area should reflect the quality of the surrounding historic fabric in its design, positioning, use of materials and detailing.

(iv) *** The use of inappropriate replacement windows, doors, roofs and wall coverings should be discouraged.

(v) *** Satellite dishes should be confined to rear elevations which are little overlooked
The County Institutions: St Lawrence’s, Bodmin barracks

This character area has had to adapt over the years as the old institutions have closed and new uses have been sought. It could be argued that at the St Lawrence’s Hospital and former convent sites the degree of new build has somewhat compromised the character of the surviving historic buildings. Similarly the light industrial site at the old barracks sits rather uncomfortably amongst the original buildings now converted into domestic use. However both areas have retained their pleasant verdant suburban characters. In order that this character be maintained the following measures should be considered :-

i. *** The use of inappropriate replacement windows, doors, roofs and wall coverings should be discouraged.

ii. *** Further development on the Institution sites should be avoided, but repairs should take place and suitable new uses found for those historic buildings which remain unrepaiored.

(iii) *** Historic shopfronts should be retained where buildings are converted into domestic use.

(iv) ** New environmental schemes should be considered for Higher Bore Street, the central reservation on Lower Bore Street and the corner site at the junction between St Leonards and Midway Road.

(v) * If funding were available consideration should be given to a scheme to re-instate cast iron railings.

The Old Cemetery

This area continues to be an important place for quiet contemplation for the people of Bodmin. Although only a limited number of burials still take place, there is an area within the Old Cemetery where ashes are interred. The area is an important wildlife sanctuary and of interest to historians who come to visit its ancient preaching cross and sixteenth century tower. Despite the high quality of the natural and historic environment, and the successful restoration and interpretation of Berry Tower instances of vandalism and neglect lead to a slight sense of unease. In order to reclaim the area for the people of Bodmin and for interested visitors the following should be considered :-

i. ** The missing railings at the eastern entrance should be re-instated.

ii. ** Funding should be sought for repairs to the vandalised graves.
iii. ** An alternative use should be sought for the mortuary chapel – such as an interpretation area for the site, or simply as a shelter – in order that it can be brought back into use.

iv. ** Consideration should be given to form a group of friends or volunteers to keep the Old Cemetery free from litter and to discourage vandalism.
Glossary of Architectural Terms

**Aedicule** – a surround to a door, window, or other opening of columns or pilasters supporting a pediment.

**Almshouse** – charitable housing for the poor.

**Applied order** – columns or pilasters which appear to be stuck onto the surface of a wall and have no structural function.

**Apron** – raised panel beneath a window or niche.

**Arcade** – a series of arches and their supports.

**Arch** – there are several types: Semicircular, Segmental, Pointed, Lancet (narrow pointed), Three centre, Four centre, Ogee.

**Architrave** – moulded frame surrounding a door or window.

**Arris** – the edge formed by the meeting of two planes.

**Arts and Crafts** – a movement inspired by William Morris’ belief in simplicity, truth to materials and interest in the vernacular.

**Ashlar** – hewn blocks of squared stone laid in horizontal courses with fine joints.

**Attic** – room situated within the roof or above the main cornice.

**Back-to-back** – houses with a common rear wall, each under a lean-to roof.

**Balcony** – projecting platform above ground level.

**Balustrade** – series of short posts or balusters supporting a rail or coping.

**Barge-board** – also known as verge-boards, board on incline of gable to protect ends of projecting roof timbers, sometimes decorated.

**Barbette** – a protective circular armour feature around a cannon or heavy artillery gun.

**Basement** – lowest storey (not the cellar) when partly or entirely below ground.

**Battlement (crenellations)** – a parapet with indentations. The openings are called embrasures or crenelles and the raised part are merlons.

**Bay** – a vertical division of an interior or exterior marked not by walls but by windows, roof compartments, columns, etc.
Bay window – projecting window on the ground floor which can rise through more than one storey. On plan can be square or have sloping sides (canted). When curved called a bow window.

Belfry – a bell tower. Bell-cote – turret to hold bells usually placed at the west end of churches without towers.

Blind window – imitation window used to give symmetry.

Blocked window – as a result of window tax (1696-1851).

Brace – a timber placed diagonally to strengthen a frame.

Bracket – a projection from a wall designed as a support.

Breather – a thin slit-like opening for ventilation.

Bressumer – a massive supporting beam spanning a wide opening and supporting a superstructure.

Brickwork – a Header brick laid so only its end is visible on the wall face and a Stretcher brick is laid so only its side appears. Most common forms of Bond (method of laying) – English, Flemish and English Garden Wall.

Bull’s eye window (oeil-de-boeuf) – round or oval window.

Buttress – mass of masonry or brickwork projecting from or built against a wall to give stability.

Came – lead strip holding together small panes of glass or quarries in a leaded light window.

Canopy – a projecting cover above a door.

Canted – set at an angle on plan, such as the sides of a bay window.

Capital – the uppermost part of a column, pilaster or pier.

Casement window – a window hinged on one of its edges to open inwards or outwards. In general use until the sash introduced in the late 17th century and continued to be used on some cottages and non-domestic buildings.

Castellated – decorated like a castle with battlements.

Chamfer – surface formed when the edge is cut away at an angle.

Cheek – the side of a feature such as a dormer window.
**Chimney-stack** – masonry or brickwork structure containing a flue or flues that rises above the roof and ending in chimney pots. **Axial stack** – lying along the axis of a building, **external stack** – stack which projects from a wall, **lateral stack** – one which rises from a side wall.

**Cill (Sill)** – horizontal base of a door or window frame.

**Classicism** – architectural style derived from the architecture of ancient Greece and Rome.

**Cob** – walling material made of earth mixed with straw, gravel and sand.

**Column (pier, pillar)** – a vertical supporting member circular in plan.

**Console** – a double-scrolled bracket.

**Coping** – a protective cap or covering to a wall.

**Corbel** – a support projecting from a wall often carved or moulded.

**Cornice** – projecting ornamental moulding along the top of a building.

**Coursed rubble** – walls of rough unsquared stones built in regular layers or courses of uniform height.

**Crenellations** – see battlements.

**Cresting** – ornamental finish along the ridge of a roof.

**Cross wing** – a range joined to the main range of a house with its roof running at right angles.

**Cruck** – pair of curved timbers used as principal framing of a house, serving as both posts of the walls and rafters of the roof.

**Cutwater** – wedge-shaped end of the pier of a bridge.

**Diocletian window** – semi-circular window divided by two mullions with a taller central section.

**Door** – hinged element to close a doorway. **Ledged and battened door** – made of planks set vertically and stiffened by pieces of wood set across these. **Panelled door** – standard polite type with panels framed by uprights (stiles) and horizontals (rails). A **fielded panel** is a raised square or rectangular panel.

**Doorcase** – woodwork or plasterwork applied to a doorway and standing proud from the surface of the wall or reveal.

**Dormer window** – a window projecting from the slope of the roof having its own roof. **Full dormer** – entire window above the eaves line, **half dormer** window only partly projecting into the eaves, **eyebrow dormer** –
very low dormer over which the main roof lifts and falls without a break, **raking dormer** – window with roof pitched in the same direction as the main roof, but at a shallower angle, **roof dormer** – rising from the pitch of the roof above the eaves.

**Dressed stone** – blocks of stone which are well finished, but not with the complete precision of **ashlar**, and are laid with wider joints. **Hammer dressed stone** – stone which breaks naturally into square or rectangular pieces and has been only roughly dressed.

**Dressings** – parts of a building around openings (doors, windows) at the angles or any feature that is of a material or finish superior to the main walling.

**Drip-mould (label or hood mould)** – projecting moulding to throw off rain from the face of a wall or above an opening.

**Dutch gable** – curved or shaped gable surmounted by a pediment.

**Eaves** – the underpart of a sloping roof overhanging a wall.

**Eclecticism** – use of forms from more than one style of architecture.

**Elevation** – the vertical face of a building.

**Façade** – the main front of a building.

**Fan-light** – semi-circular window above a door. A square of rectangular equivalent is an **over-light**.

**Fascia** – long, flat member or band horizontally articulating a façade, or the flat board covering the ends of rafters under the eaves, or the name over a shop window.

**Fenestration** – general term for the arrangement of windows in a building.

**Fielded panel** – a panel with a raised central area.

**Finial** – ornament at the top of a gable, pinnacle, etc.

**Flèche** – slender spire or spirelet rising from roof and sometimes covered in lead.

**Foil** – curved decorative arc used in Gothic-style architecture named according to the number e.g. trefoil, quatrefoil, etc.

**Folly** – a structure built for a whim for decoration, without a purpose.

**French window** – a window that opens to the floor like a pair of doors.

**Gable** – the triangular part of a wall at the end of a pitched roof.
Glazing bar – wooden, occasionally metal, framing to a window pane.

Gothic – general characteristics include pointed arch, rib vault and buttresses. 3 phases in England – Early English (c.1180- late 13th century), Decorated (c.1250- c.1350) and Perpendicular (c.1330-c.1580).

Gothic Revival – 19th century recreation of forms and details of Gothic architecture.

Gauged brickwork (rubbed brickwork) - soft bricks cut to shape, rubbed to a smooth finish and laid with very fine joints (usually to form an arch).

Herringbone – bricks, or thin stones laid in slanting courses, each course slanting in the opposite direction to the course below. In Cornwall known as Kersey way or Jack and Jill.

Hipped roof – a ridged roof that slopes on all four sides.

Italianate – in the style of an Italian villa (towers, low pitched roofs) or Italian palazzos (big projecting cornices).

Jamb – straight side of an archway, doorway or window.

Jetty – projecting upper storey of a timber framed building.

Joist – parallel beams to which floor boards or ceiling laths are fastened.

Keystone – central wedge-shaped block of an arch.

Lantern – small circular or polygonal turret with windows all round surmounting a roof or dome.

Leaded light – a window or light with quarries held by cames.

Lean-to roof – roof with a single slope built against a vertical wall.

Lime plaster – traditional wall covering composed of hydrated lime, sand, water and horse hair.

Lintel – horizontal single piece of timber or stone above an opening.

Linhay – a farm building open at the front usually with a lean-to roof.

Longhouse – building of one storey which accommodated animals at one end and people at the other. Entry through a cross passage which served both ends.

Lych-gate – covered gateway at entrance to churchyard, traditionally providing a resting place for a coffin.
**Manor house** – general term for the principal house of a manor or village, sometimes the house of a steward who collected rents for the lord of the manor.

**Mansard roof** – roof whose sloping sides have a double incline.

**Mitre** – in joinery the diagonal joint formed by the meeting of two mouldings, on roofs the junction of hips where slates are cut to achieve weathertight edges.

**Modillion** – brackets or blocks supporting a cornice.

**Mortice** – rectangular hole in a piece of timber to receive the **tenon** of another timber to form a **mortice and tenon joint**.

**Mouldings** – walls with bands of rectilinear curved sections used for ornamentation.

**Mullion** – vertical post or upright dividing a window.

**Muntin** – upright division in the framing of a paneled door, screen, etc.

**Oculus** – small round or oval **window**.

**Oriel window** – bay window projecting from upper storey supported on brackets.

**Ope** – Cornish term for a narrow covered passageway between two houses.

**Outshut** – an extension to a building under a lean-to roof.

**Overthrow** – ironwork arch between two gate piers for supporting a lantern.

**Parapet** – low protective wall on a bridge, gallery or cornice.

**Pavilion roof** – slopes equally on all four sides and has a flat top.

**Pebbledash** – external render with small washed stones added. Technique used from the early 20th century.

**Pediment** – low pitched triangular gable above entablatures (horizontal elements in Classical orders), doors, windows, etc.

**Pier** – a solid support to take the direct load from a beam, arch or lintel.

**Pilaster** – a rectangular pier projecting slightly from a wall.

**Pitched (gabled) roof** – a ridged roof with a double slope and with gables at each end.
Plinth – the projecting base or skirting of a wall or structure.

Pointing – the finish to the mortar jointing of brickwork or stonework.

Polite architecture – buildings designed by a professional architect or designer to follow a national or international architectural style. Aesthetic considerations will be the main consideration rather than functional demands.

Polychromy – use of coloured stone or brick for decorative purposes.

Porch – projecting entrance to a building.

Portico – Classical style large porch.

Porte-cochère – a portico large enough for a carriage to enter from the side.

Purlin – a horizontal timber laid parallel with the ridge beam and wall plate, resting on the principal rafters and forming a support for the common rafters.

Quarry – a small piece of square or diamond shaped glass leaded into a window.

Quoin – dressed stone or brickwork that reinforce or emphasise the corners of a building. Sometimes used where the rest of the walling is of poor quality stonework.

Rag slate – large, irregular slabs of slate, usually wider than long, fixed directly to the rafters without battens. Large slates used at the eaves and verges becoming generally smaller moving up the roof slope.

Rain water head (hopper head) – metal container to collect water from a gutter and discharge it into a down-pipe, often decorated.

Rampart – defensive stone or earth wall surrounding a castle.

Random rubble – walls made with rough unsquared stones built without courses (regular layers of uniform height).

Regency – in architecture 1790 – c.1840 which includes the period when George, Prince of Wales was Prince Regent (1811-1820). Includes the features of bow windows, and elegant wrought iron balconies and verandas as well as a wide variety of revivalist styles.

Rendering – plastering of an outer wall.

Reveal – part of a jamb lying between the glass or door and the outer surface.
Ridge – the horizontal line formed by the junction of two sloping surfaces of a roof.

Riser – the vertical part of a step.

Rooflight (skylight) – window set into a roof to provide top-lighting.

Roughcast – external render which includes gravel or stone chippings thrown into a layer of render with a second coat applied over the top. Technique used since the 15th century.

Row – collection of disparately designed buildings attached to each other. When the design is similar or identical they form a terrace.

Rustication – masonry cut into blocks separated from each other by deep joints. Types include banded where only the horizontal joints are recessed, chamfered where stones separated by v joints, rock faced where the stones have an irregular surface which appears weathered, vermiculated surface gives the impression of being worm-eaten, diamond faced surface of each stone cut in the shape of a shallow pyramid.

Sash window – sliding glazed frames that slide up and down due to counterbalanced weights attached to pulleys and cords. In use from the 1670s.

Scantle slate - this term is applied to a variety of roofing techniques that all involve the use of slates in varying size but generally much smaller than rag slates. Larger slates are used at the eaves and on the verges to offer more resistance to wind; the rest of the roof is filled with smaller slates with a general reduction in size towards the ridge. A further characteristic of scantle slating is that the slates are hung onto riven laths using wooden pegs and often, (but not always), bedded on to lime mortar laid on the head of the course below.

Shopfront components – Anatomy of a traditional shopfront
**Sized slate** – from 19th century production of slate cut to regular sizes.

**Slate-hanging** – covering of walls with overlapping rows of slates on a timber substructure.

**Sleigh roof (cat slide)** – West Country term for a lean to roof which continues down from the main roof.

**Snecked rubble** – walls of rough unsquared rubble built in courses with snecks or small rectangular pieces of stone used to create uniform height where main stones of differing sizes.

**Soffit** - under-surface of any architectural feature.

**Spandrel** – the triangular space to either side of an arch.

**Splay** – sloping surface formed by the cutting away of a wall e.g. the jamb of a window.

**String-course** – a continuous projecting horizontal band set in the surface of an exterior wall, usually moulded. Called a **plat band** when flat and taller than its projection.

**Stucco** – render with a hard, smooth surface, used from the 1770s onwards. Sometimes incised to suggest masonry (lined-out).

**Terrace** – 1. level promenade in front of a building. 2. row of attached houses, similarly designed.

**Terracotta** – fired unglazed clay used for wall coverings and decorative features. If glazed known as **Faience**.

**Thatch** – roof covering of straw or reed. Combed wheat reed, is predominantly used in the South West. Despite its name this material is in fact straw.

**Toothing (dentilation)** – alternate projecting header bricks beneath a cornice or eaves, if the projecting bricks are laid diagonally it is known as **Cogging**.

**Tower** – a structure whose height is much greater than its breadth. Can be part of a building or a stand-alone structure.

**Tracery** – the ornamental work in the upper part of a Gothic window or opening.

**Transom** – a horizontal bar of stone or wood dividing a window.

**Tread** – the horizontal part of a step.
**Tudor** – period of the Tudor monarchy (1485-1558). Normally associated with domestic buildings as **Perpendicular Gothic** continued to be the style of ecclesiastical architecture until 1580. Characterised by gables, patterned brick, elaborate chimney stacks, four-centred arches and square-headed mullion windows.

**Tudor Revival** – early 19th century revival of Tudor style of architecture. Further revival in the early 20th century.

**Turret** – small tower often forming part of a larger structure and containing a spiral stair.

**Tympanum** – area between the lintel of a doorway and the arch above, also the area inside a pediment.

**Valley** – the internal angle where two sloping sides of a roof meet.

**Vault** – arched roof or ceiling.

**Venetian window** – a triple opening window with the central opening arched and wider than the flat headed side openings.

**Veranda** – open gallery or balcony with a roof, often with light metal supports.

**Verge** – the sloping covering edge of a roof at a gable. **Eaves** are always horizontal.

**Vernacular architecture** – buildings designed using local materials and construction methods to suit local needs as opposed to **Polite architecture**. Three categories domestic, agricultural and industrial.

**Victorian** – period of architecture during the reign of Queen Victoria (1837-1901) – sometimes divided into Early Victorian (1837-c.1855), Mid-Victorian (c.1855-c.1875) and Late Victorian (c.1875-1901). **High Victorian** refers to a specific style from c.1850-c.1870 of Gothic which later included eclectic details – characterised by bold forms, polychromy and naturalistic forms.

**Villa** – term used to describe a compact house with a square plan it was later generally used to describe a middle class dwelling.

**Vitruvian opening** – doorway or windows where the width between the jambs narrows towards the top.

**Volute** – spiral scroll found on Ionic capitals and used for consoles and brackets.

**Voussoir** – wedge shaped stones or bricks forming an arch.

**Wall plate** – timber laid longitudinally on the top of a wall to receive the ends of the rafters.