This Conservation Area Appraisal and Management plan was commissioned by Kerrier District Council. It was endorsed by Cornwall Council as a material consideration within the emerging Cornwall Council Local Development Framework by Cabinet on 24 April 2010. The recommended changes to the boundaries of Breage Conservation Area were authorised by Cornwall Council and came into effect on 24 April 2010.
## Contents

Summary of special character ................................................................. 2

1.0 Introduction .................................................................................. 3

2.0 Planning context ........................................................................... 4

    National planning policies ............................................................. 4
    Local planning policy: existing ......................................................... 4
    Local planning policy: future .......................................................... 4
    World Heritage Site ........................................................................ 4

Part One – Appraisal

3.0 Situation and historic development ........................................... 8

    Geology, topography and movement ............................................. 8
    Origins and churchtown ................................................................. 11
    Mining and the Godolphin site ...................................................... 12

4.0 Characterisation .......................................................................... 14

    Settlement form and movement .................................................... 14
    Building types and ages ............................................................... 17
    Materials and architectural details .............................................. 18
    Listed buildings ............................................................................ 21
    Scheduled Ancient Monuments .................................................. 21
    Buildings of local interest ............................................................ 21
    Public realm .................................................................................. 21
    Open space and gardens .............................................................. 22
    Views and landmarks ................................................................... 23

5.0 Issues and opportunities ............................................................ 24

    Boundary of the Conservation Area .............................................. 25
    Buildings which detract from the Conservation Area, buildings at risk, and opportunity sites 25
    Public realm issues ....................................................................... 27
    Sustainability ................................................................................ 27

Part Two – Management strategy

6.0 Introduction ................................................................................ 30

7.0 Strengths and weaknesses, opportunities and threats .......... 31

    Strengths and weaknesses .......................................................... 31
    Opportunities and threats ........................................................... 32

8.0 Management and enhancement ............................................... 33

    Public realm ................................................................................ 33
    Landscape, planting and green space ....................................... 36
    Views and landmarks ................................................................... 36
    Traffic and movement .................................................................. 37
    New buildings and opportunity sites ......................................... 37
    Building maintenance .................................................................. 37
    Historic architectural detailing and local materials .................. 38
    Sustainability and heritage ......................................................... 38
    Archaeology .................................................................................. 40

9.0 Protection and enforcement ....................................................... 41

    Conservation Areas ..................................................................... 41
    Extensions to the Conservation Area .......................................... 41
    Existing statutory designations .................................................... 41
    Locally-listed buildings ............................................................... 42
    Unlisted buildings ....................................................................... 42
    Article 4 directions ...................................................................... 42
    Buildings at risk .......................................................................... 43
    Repair notices/urgent work notices/Section 215 notices .......... 43
    Summary ..................................................................................... 43

10.0 Implementation .......................................................................... 44

    Actions arising from this Management Strategy ....................... 44
    Protection and enforcement action points ................................ 45
    Management and enhancement actions .................................... 46
    Resourcing .................................................................................... 46

11.0 Bibliography .............................................................................. 48

Appendix 1 – Statement of Community Involvement ................. 48
Summary of special character
Derivas berr a nas arbennek

The special character of the Breage Conservation Area can be summarised as follows:

- A village on the main route between Helston and Penzance at its junction of the road north to Carleen and Godolphin, with a well-preserved medieval church on an early Christian site. Part of the Godolphin estate from the Reformation to the twentieth century
- Historic settlement principally along the main road to the west of the church and to the south
- Distinctive rows of miners’ cottages on the northern edge of the village and two fields away to the west
- Green space (both public and agricultural) within the heart of the village, giving open views across the settlement. Prominent setting results in long views from Porthleven and Sithney turn.
- Buildings largely of stone (often killas with granite detailing); some rendered. Slate roofs
- Boundary walls (often of vertical-coursed granite and/or killas) make an important contribution to local character.
- Strong community spirit and pride in the church/historic buildings.
1.0 Introduction

There was already settlement at Breage when St Breaca, an Irish missionary, came with her companions to Cornwall early in the sixth century. The group soon established themselves on the site of what is now Breage Church. The village appears in medieval documents, but much of its present character stems from its many buildings of the eighteenth and nineteenth centuries, when Breage occupied an important and prosperous position in the Cornish mining industry. It lies on the edge of the Mining World Heritage Site.

The Breage Conservation Area was designated in March 1978. The aim of a conservation area is to preserve and enhance the features which contribute to an area’s special architectural and historic interest. Such features of course include historic buildings, but also other aspects of the townscape including trees and planting, walls and boundaries, paving, and open spaces. The aim is to protect the historic environment as a whole, not just individual buildings. Conservation area designation brings into force planning controls to help manage the impact of change on the historic environment. It is not that development cannot take place, but that it must be carefully managed so that changes are appropriate and balance the needs of the historic built environment with those of residents and businesses.

This Conservation Area Appraisal and Management Strategy was commissioned by Kerrier District Council in May 2008 and researched in September 2008. It is intended partly for the local authority to use as part of the planning process, but also for local residents and others with an interest in Breage. By setting out the history of the place, its present condition and its key characteristics, it seeks to reinforce local pride and identity, and to assist residents and others in preserving and enhancing the special quality of the Conservation Area.

The Appraisal describes the special interest which has justified the designation of the Conservation Area. It then looks at how that special interest can be preserved and enhanced, and also what threats it faces.

The Management Strategy which forms the second part of this document is essentially a plan of action, based on the findings in the Appraisal.

During the preparation of this document a number of people have been generous with their help and advice, particularly members of the Kerrier District Council Conservation Team. Martin Matthews kindly supplied useful information relating to the history of Breage.

This document has been produced in conjunction with the local community. A public consultation meeting about this study was held in December 2008. A careful record was kept of the points raised at that meeting, which have been taken into account in producing the final version of this document.
2.0 Planning context

2.0 Kettlestenn Dowleanns

National planning policies

The power to designate Conservation Areas originates in the 1967 Civic Amenities Act; the Planning (Listed Buildings and Conservation Areas) Act 1990 updated and consolidated previous legislation.

A full statement of policies for the identification and protection of the historic built environment is set out in Planning Policy Guidance 15 (PPG15, 1994). Conservation areas are defined as ‘areas of special or architectural interest, the character or appearance of which it is desirable to preserve or enhance’ (para 4.1). PPG15 and PPG16 are due to be replaced with a single document PPS5 in the near future.

A direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 may be required to preserve the character or appearance of the conservation area, or part of it. When applied to certain specified properties, it removes what are known as ‘permitted development rights’, that is, the automatic right of property owners to make certain minor changes to unlisted buildings (such as the installation of new windows or solar panels) without applying for planning permission. It is not that these changes cannot ever be made to properties covered by an Article 4 direction, but that planning permission will have to be sought and an appropriate design found before the works can proceed.

Local planning policy

Local planning policy is shaped by the Cornwall Structure Plan, elaborated by the Kerrier District Local Plan. The Revised Deposit Draft Local Plan was prepared in 2002 with Pre-Inquiry changes in 2004. It was not formally adopted, but it is currently used for reference in decision making. A new Cornwall Local Development Framework is being produced which will replace the Structure and Local Plans. The Conservation Area Appraisal and Management Strategy will be of use informing the Local Development Framework.

Chapter Four of the Kerrier District Local Plan comprises a comprehensive set of policies covering the built environment, including discussion of archaeology, conservation areas, new building, and listed buildings.

Breage is designated in the Kerrier Local Plan as a village of medieval origin. The plan discusses historic settlements in policy B.EN6, which relates especially to Helston but arguably has resonances for other historic settlements discussed in its preamble. This policy notes the need for new development to respect the form and layout of the historic street, block and building patterns, and seeks to protect possible archaeological remains by imposing conditions where such remains are thought to exist.

Policies B.EN9 and B.EN10 seek to protect listed buildings such that their special interest is not compromised by inappropriate work to buildings or their settings. Policies B.EN11 and B.EN12 adopt a similar approach for Conservation Areas; development in such places will be permitted where: it respects the scale, height, massing, alignment and design character of the area; where it preserves existing heritage or architectural features; where it incorporates local building styles or materials; and where it preserves and enhances the character and appearance of the Conservation Area (other than in exceptional cases). The setting of the Conservation Area is also recognised as being important.

Chapter Eight of the Plan designates Breage as a ‘smaller village’ for planning purposes; this means that it is considered appropriate to absorb a small amount of infill development (i.e., one or two houses) where this would not compromise the defined settlement boundary. The Plan also notes a need for eighteen new affordable houses per annum in the Porthleven/Breage/Sithney/Germoe area. Where there are to be developments, the Kerrier Plan makes reference to the Cornwall Structure Plan as the means by which proposals are to be assessed.

The area around Breage is designated an Open Area of Local Significance by the Plan. Policy ENV5 states that development on within or on the edge of towns and villages will not be permitted where this would be significantly harmful to either an open area which makes an important contribution to the visual appearance or quality of the landscape setting of a particular settlement, or a locally-distinctive land form, or a clearly-definable settlement boundary. The Local Plan furthermore states in policy ENV6 that development within Open Areas of Local Significance will not be allowed where the setting of a town or village forms a green open foreground or background setting essential to the local character of the town or village; where it is essential to public views; or where green space penetrates the built-up area.

World Heritage Site

An additional consideration is the inscription of the Cornwall and West Devon Mining Landscape World Heritage Site (WHS), of which Breage is a part. The WHS Management Plan defines the ‘outstanding universal value’ of this landscape:

The Cornwall and West Devon Mining Landscape was transformed during the period 1700–1914 by the early industrial development that made a key contribution to the evolution of an industrialised economy and society in the United Kingdom, and throughout the world. Its outstanding survival, in a coherent series of highly distinctive cultural landscapes, is testimony to this achievement.
5 2.0 Planning Context

Breage Conservation Area Appraisal and Management Strategy / March 2010

Alan Baxter

Cornwall Mining World Heritage Site
Part One – Appraisal
Rann Onan – Breusyans
The name ‘Breage’ is derived from that of St Breaca, an Irish missionary who came to Cornwall in the early sixth century. Relatively little has been written about its history: unsurprisingly, perhaps, given its size, but Breage occupied an important place at the heart of the Wheal Vor mining area. The classic work is H.R. Coulthard’s The story of the ancient parish of Breage with Germoe, published in 1913. In what follows, key themes affecting the form of the settlement are developed.

Geology, topography and movement

The origins of Breage can be traced to two key factors, namely the topography of the landscape and the existence of movement routes. Breage is situated in an elevated position on a granite promontory between Helston and Penzance, to the north of Porthleven. To the east of Breage, granite gives way to slate, through which a watercourse has cut, resulting in a valley: slate’s propensity to shear into thin planes means that it is easily eroded by water, creating the dramatic hilly topography of this area. There are good views of Breage for some distance, and it was perhaps the prominence of the site which attracted pre-Christian (even pre-Roman) settlement. There is evidence of an Iron-Age fort nearby at Tregonning Hill, for example. Furthermore, the mineral wealth of the area promoted mining-related settlement, as will be explained shortly.

In addition, Breage lay on the main road between Falmouth, Helston and Penzance. This good connectivity has long been the case: a Roman milestone bearing the name of Marcus Cassianus Postumas (c.260–268AD) is found at the church, for example. Falmouth and Penzance were important ports where goods were imported and exported by sea, while Helston was by the fourteenth century playing a significant role as a stannery town for the tin-mining industry (a stannery town is a town for the regulation of the tin industry). Until the nineteenth century, the main traffic route passed along Higher Road and through the centre of Breage; subsequent road changes saw the pattern altered to the present arrangement, with the alignment of the road between Breage and Helston moved in order to avoid some of the more dramatic landscape contours.

Breage falls within Landscape Character Area 6, as defined by Cornwall County Council’s Landscape Survey. The landscape is characterised by flat-bottomed valleys, distinctive natural hills at Godolphin and Tregonning, a mixture of medieval and ancient landscape patterns, and well-vegetated hedgerows.
3.0 Situation and historic development

Breage's geographical and topographical situation
3.0 Situation and historic development

Historic movement routes in the Breage area

River
Historic Road
C19 Road Realignment (remains the main road)
Railway (now disused)
Church
Castle Site
Origins and churchtown

The presence of Roman and Iron-Age remains at and near Breage reveals that there was already settlement here when St Breaca arrived from Ireland in the early sixth century. Indeed, it was common practice for early Christian groups to select pre-Christian sites for their places of worship, and the highly-visible hilltop site perhaps had important spiritual resonances as well as being easily defended and well connected. It seems that the missionaries settled first at Tregonning Hill, before moving to the site of the present Breage Church, the oval plan of whose churchyard is typical of early Christianity in Cornwall. A Celtic cross was been found on the site in the late nineteenth century. It is made of red sandstone, a material which must have been imported from some distance away.

Coulthard records that a Norman church was built in the years around 1100, fragments of which remain. This development stemmed from the Normans’ recognition of Cornwall’s mineral wealth.
3.0 Situation and historic development

Mining and the Godolphin estate

In 1066, Breage was part of the royal manor of Winnianton, later held by the Earls of Cornwall. Subsequently, Breage was given to the Abbot of Hailes Abbey. After reverting to the Crown upon the Dissolution of the Monasteries in the sixteenth century, it became intertwined with the history of the Godolphin family; the first Earl of Godolphin was Lord Treasurer and First Minister under Queen Anne.

There was probably always mineral working in the Breage area: the geological survey records surface lodes of copper, tin and zinc. However, mining developed rapidly in the late-medieval period, reflected in Helston’s designations as stannary town in 1305 and coinage town, to which tin was brought for the purposes of taxation, in 1492. The growing prosperity and expanding population of the area perhaps explain the demolition of the Norman church in the fifteenth century and its replacement with the present building, rich in its medieval frescoes. The antiquarian John Leland recorded in the sixteenth century that there was ‘no greater tin works’ than Godolphin. The nearby mine at Wheal Vor became one of the most productive in Cornwall, producing a significant proportion of the world’s tin and housing the first Newcomen engine in Cornwall. It employed over one thousand people at its peak in the 1830s. In addition, china clay was discovered at nearby Tregonning Hill in the 1740s.

By 1841, Breage parish (which spanned a wide area including Godolphin Cross) had a population of 6000, and many buildings had been built or rebuilt as a result of its prosperity. Houses on Higher Road and Vicarage Row were often the residences of mining captains: some have coach houses to their rear. Rows of smaller cottages, typical of many Cornish mining settlements, also grew up to the north of the historic church site (e.g. Baker’s Row) and to the west (Troon Row). Interspersed amongst the houses were trades premises – workshops for blacksmiths, carpenters, and so on, which all took advantage of Breage’s position on the main road. The grand seventeenth-century vicarage (now Old Vicarage Hall) was replaced by a new building on the adjacent site in the 1860s. However, Cornish tin-mining had gone into decline by this date, forcing miners to emigrate and effectively freezing the form of Breage which has since seen relatively little development.

Breage’s age, and the lack of recent development, mean that there is considerable potential for archaeological finds in the village.

China clay

Tregonning Hill, near Breage, is notable not only as the probable location of St Breaca’s first settlement, but also as the place where William Cookworthy, a pharmacist, discovered Cornish china clay in 1746. China clay, known as ‘kaolin’, had long been used in China to make porcelain; competition from elsewhere in Europe and America in the eighteenth century stimulated a search for the material in Britain.

China clay results when molten granite is changed by thermal and mineral factors during its formation. One of the constituents of granite is feldspar: in certain cases, when feldspar is rich in potash, china clay can form. As the molten rock cooled, it was attacked by steam, boron, fluorine and tin vapour, which all acted on the feldspar’s alkali content and transformed it into china clay. Cornish china clay turned out to be of exceptional quality. By 1910, over a million tons were mined each year, being used in a variety of settings including not only porcelain manufacture but also paper-making, paints, and the pharmaceutical industry.
History of mining in Cornwall

Tin has been mined in Cornwall since the Early Bronze Age (1500–800 BC). In the 4th century BC there was a tin trade with the Mediterranean. Until the end of the medieval period tin was extracted by streaming of alluvial deposits. After this mining of exposed lodes became common, and by the mid 15th century there was an open cast tin mine at Breage. By the end of the 15th century tin mining was widespread in Cornwall. Shaft and level mining developed later as lodes were pursued away from the cliff; originally leather buckets were used to remove water from the mine shaft and tallow candles were used for light. During the 17th century there were technological developments in mining, for example with a waterwheel powered water pump (1674) and the use of gunpowder from the 1680s to blast rock.

Before the mid 16th century copper was frequently discarded from the tin mining process as ‘poder’ until miners recognised its value. Bristol merchants developed copper mining in Cornwall; they combined copper with zinc ore calamine from the Mendips to create brass. In 1710 the duty on importing coal to Cornwall by sea was lifted and this assisted the growth of the industry. The Poldice Deep Adit Act of 1741 was also very influential; it created a massive drainage adit, which by the end of the century was 28 miles long, drained 50 mines and an area of 12 square miles. As a result copper mining transformed Cornwall in the 18th century. Settlements such as St Day, Camborne and Redruth grew substantially. Cornwall was at the vanguard of the English Industrial Revolution, and Redruth was a centre for technological innovation and engineering. The mining industry fostered ancillary trades and industries, including foundries, factories and shops.

However, the fortunes of mining in Cornwall were erratic. In the 1790s there was a crisis in copper mining as seams became deeper and more expensive to reach. Copper was discovered in Anglesey in Wales and the centre of copper extraction shifted there, and many Cornish mines closed. But at the start of the 19th century mining in Cornwall had revived again and mines reopened as the Anglesey deposits ran low, copper prices increased, and technological innovations such as roller crushers and steam hoisting were developed. The Napoleonic Wars fuelled demand for copper, and Cornish families acquired Welsh smelting works.

Originally the extracted material was transported by mule train but from the early 19th century horse-drawn railways were developed, for example in 1809 a railway was created between Portreath harbour and the copper mines around Redruth (the development of the railways is explored further in the section on movement below). From the mid 19th century German lift technology made it quicker and safer to get men to the bottom of the mines and up again.

There was another crash in the 1840s, resulting from competition from other parts of the world including California, Malaysia, Australia, Tasmania, New Zealand. This reduced prices and led to the closure of mines. In this period many Cornish miners emigrated to these parts of the British Empire. However, this was followed by another revival. Tin was discovered beneath the copper deposits and by the 1860s tin mining was ascendant over copper again. There were further technological innovations: the compressed-air rock boring machine was developed in the 1860s and dynamite was invented in the 1870s; used together these technologies allowed tin and copper to be extracted quicker than ever. Mining peaked in the 1860s when there were 340 operational mines in Cornwall (40% tin, 20% copper, 25% both) employing 40,000 people. The majority of mines were fairly small; 40% of these mines employed 70 people or less, and 25% only 20 people or fewer.

By the First World War Cornish tin mining was near collapse. No new tin deposits were discovered. The 19th century machinery was in poor condition, and there were no cash reserves to finance a recovery. Only 20 mines lasted the War. A few mines survived in the 20th century including South Crofty at Pool, but this closed in 1998.

Tramway at South Crofty mine, 1940s

Cornish Miners
4.0 Characterisation

4.0 Deskriifans

This section summarises the main characteristics of the Breage Conservation Area: what it is that makes the place distinctive. This special character can be summarised as follows:

- A village gathered around and focussed on an early Christian church site, which forms the focus of local and distant views as it is on an elevated site
- Historic settlement principally along the former main road (Higher Road) to the west of the church and to the south
- Rows of miners’ cottages on the northern and western edges of the villages, with long front gardens facing a lane to one side and with yards opening onto a further lane at the rear
- Green space (both public and agricultural) within the heart of the village, giving open views across the settlement. Fields surround the village, which retains a rural character. They play an important role as landscape setting.
- Buildings largely of stone (often killas with granite detailing, from local sources); some rendered. Slate roofs.
- Boundary walls add to character.

In what follows, this summary is developed.

Settlement form and movement

Breage is located between Helston (to the east) and Penzance (to the west). To the south is the harbour of Porthleven, part of which historically was within Breage parish, while a road leads north from the village towards Godolphin. In the present day, the main A394 road between Helston and Penzance skirts the village to the south, but until circulation patterns were altered by road improvements in the nineteenth century, the main traffic route passed through Breage itself, along what is now Higher Road and Sethnoe Way. Breage itself was thus the location of an important junction on the road.
In the present day, the point where Higher Road splits from the A394 forms the western boundary of the village. The diverging directions of Higher Road to the north and the A394 to the south give Breage a pronounced triangular plan. Housing is located on the north side of Higher Road and the south side of the A394 (Vicarage Row), arranged to a roughly consistent building line. The ‘central wedge’ of the triangle remains open space for public and agricultural use. This open area, presumably the remnant of earlier common land, is highly significant both historically and in the present day; it imbues Breage with much of its character.

The church is located on what was the historic eastern edge of the village, on a raised site. Some housing is located on Shute Hill to its south, which closes the triangular open area along its third side. In contrast to the essentially continuous lines of properties along Higher Road and Vicarage Row, Shute Hill is arranged in a more informal way.

Along Pellor Road, historic cottages give way to two rows of terraced housing built in response to the area’s eighteenth-century mining prosperity. These terraces – Bakers Row, and Reppersfield/Fowlfield Rows – are located at right angles to Pellor Road and form a distinct area of character. As is common in this part of Cornwall, they have long gardens on one side facing a lane, and a small rear yard on the other, also with lane access. In effect, the front gardens on one side of the lane are faced by rear yards on the other. A similar row of cottages is found two fields to the west of the village, in Troon Row. In recent years, the rise of the car has seen some of these properties’ gardens be truncated to create essential off-street parking. At times, there are issues with on-street parking.

Breage has been affected relatively little by modern development, though there are a small number of properties dating from the last quarter of the twentieth century in Pellor Fields, to the east of the historic core. Most of these properties are arranged in a somewhat introverted fashion around a curving cul-de-sac, though six are arranged as terraces fronting Pellor Road itself. Otherwise the principal modern developments in the village comprise Coulthard Drive (c.1960s/1970s) and St Breaca Close (c. late 1990s) on its south-eastern edge, beyond the boundary formerly set by the church and its burial grounds.

Sethnoe Way

Troon Row – currently outside the conservation area but proposed for inclusion

Pedestrian access to houses in Fowlfield Row involves crossing the gardens of adjacent houses
Present-day transport and movement in and around Breage
Building types and ages

Reflecting the mining boom, the majority of historic buildings in Breage date from the eighteenth and nineteenth centuries. Notable exceptions are: the church, largely of the fifteenth century; Star House (The Old Bakery) and Old Vicarage Hall date from the seventeenth century. There are also some twentieth-century buildings – the modern cul-de-sacs, for example, as well as earlier examples such as ‘Pencar’ on Higher Road, which dates from the 1920s. In some cases, later rebuilding and extensions may hide earlier fabric: the core of the public house, for example, is of the eighteenth century but was extended in the nineteenth.

Virtually all buildings in Breage are residential properties. Notable exceptions are the church, the public house (located at the centre of the village), and opposite, the Nursing Home, part of which was formerly a shop (and retains its attractive shopfront). Other properties (such as Star House) previously had retail/workshop functions but are now completely residential. A Post Office and shop are found on Higher Road. Intermixed with these properties are service buildings, including outbuildings and workshops, which recall the ancillary services such as blacksmithing that grew up in Breage as a result of its well-connected location – and a former Mortuary. Many of these service buildings face the street; their presence adds to the character of the village and imbues it with a pleasant, varied informality.

The typical historic building in Breage is two storeys in height. Most are detached or semi-detached properties, though with distinctive terraces in Reppersfield Row, Bakers Row, Fowlfield Row and Troon Row which imbue these areas with a slightly different character to the rest of the village by virtue of their more ‘urban’ form. Where properties are semi-detached or terraced, they are not necessarily of uniform design. The variation in appearance between adjacent and semi-detached properties is an important element of the village’s character. Virtually all properties are set back from the street in their own gardens. Boundary walls to these gardens make an important contribution to local character.

Former shop at the heart of the village

Service buildings intermingle with residential properties

Troon Row: houses are contiguous but not necessarily of uniform design
Materials and architectural details

Much of Breage’s character stems from the way in which properties of varied design and detail are juxtaposed in an informal yet coherent way, and their unpretentious, organic feel. As a result, attempting to rationalise this variety in terms of a simple summary formula is deceptive. Nonetheless, some common features can be discerned.

By virtue of their date and status as housing within a village context, the majority of historic buildings in Breage are residually classical in style, with plain, regular elevations arranged to a basic proportional grid. The church, the chapels and the nineteenth-century former Vicarage are more obviously ‘high’ architecture; the Vicarage is an especially attractive Victorian property arranged in an informal fashion with irregular gables.

Virtually all historic buildings in Breage are constructed of stone, reflecting the abundant local supplies of this material, the product of the area’s geology. Typically local killas is used as the principal walling material, laid informally as rubble stone or in approximate courses, even on high-status buildings such as the Methodist Chapel (currently proposed for inclusion in the Conservation Area). Granite is used for some buildings (e.g. the former Sunday School, School Road), but more usually is limited to detail: quoins (at the corners of buildings), lintels (above doors and windows) and keystones – good examples include the listed cottages on Pellor Road. Notably the Social Club (former chapel) on Shute Hill has brick to the top of its windows. The contrasting colour and texture of granite and killas is an important characteristic of these buildings, as is the juxtaposition of large keystones/quoins and smaller rubble stone. Most stone is left with a rough finish. Some rendering is found (e.g. Star House, or the present Nursing Home) and other properties feature painted stonework in pale colours (usually cream or white), but the majority of buildings have unpainted, unrendered stonework.

Window openings are usually arranged in a regular fashion across elevations. Most (virtually all on residential properties) are rectangular. Openings on eighteenth- and nineteenth-century buildings would typically have been vertical sliding sashes, many of which survive. Most that remain are four-light versions (two panes to each sash); the Methodist chapel has eight-light panes at the lower level and an attractive pattern in its arched upper windows. The Primary School has characteristic tall windows. The nineteenth-century Vicarage has rectangular and square openings with characteristic shaped window panes inserted; they are of wood, finished as if it were stone. Windows on non-residential properties are more varied: the Methodist Chapel in Trewithick Road features attractive round-arched windows at its upper level, the present Social Club on Shute Hill has large pointed-arch windows, and Holly Cottage on Shute Hill has attractive horizontal sliding sashes.

Rose Cottage (Higher Road) has a thatched roof, and other properties may well have been thatched in the past. However, most historic buildings now have (and would always have had) slate roofs, often using local Delabole slate and scattle-slated (wet laid with cement) in order to better withstand extremes of weather – Star Cottage is a good surviving example. Chimneys are an important feature of these buildings and contribute both to their character and that of the village as a whole in producing (together with the varied roof profiles of adjacent and adjoining houses) a distinctive ‘spiky’ roofline.
Garden and boundary walls are a particular feature of Breage. Constructed of stone, many are arranged in a distinctive local style with vertical ‘stacked’ courses, often functioning as retaining walls with plants growing through and above them. A number of modern properties (e.g. ‘Rolin’, on Shute Hill) have built walls in this style to good effect, while in Pellor Road, the pavement which serves the new terraces on the east side is located behind the historic field boundary wall. Many other walls are of rubble stone, arranged in large informal courses. A number of properties (e.g. in Pellor Road) have listed boundary walls; the churchyard wall is also listed. Historic gates and piers make an important contribution to many of these walls.

Distinctive stone stiles are found at the entrance to some fields, e.g. north of Fowlfield Row and at the end of Troon Row.

The modern terraces on Pellor Road are not unattractive in design, but are rendered grey and lack any semblance of the historic details found elsewhere in the village, either literally replicated or more subtly reinterpreted. Their open front gardens, with no boundary walls, also contrast with properties elsewhere in the Conservation Area.
Vertically-stacked courses are a typical feature of walls in this area.

Stone Stile, Fowlfield Row

Listed buildings and buildings of local interest

KEY:
- Conservation Area Boundary
- Grade I listed building
- Grade II listed building
- Building of local interest (potentially locally listed)
Listed buildings
The quality of many of the historic buildings in Breage has been recognised statutorily, and a good number are listed. Listing is not a preservation order but an identification stage where buildings are marked as having exceptional architectural or historic interest. Where changes are to be made, listed building consent must be sought, in addition to planning permission.

The definitions of the various listing ‘grades’ used are as follows:

Grade I: buildings of outstanding architectural or historic interest.

Grade II*: particularly significant buildings of more than local interest.

Grade II: buildings of special architectural or historic interest. The vast majority of buildings are listed at this grade.

Listed buildings are shown on the map, and comprise the following:

Grade I: St Breaca Church – recognised in part for its outstanding surviving frescoes

Grade II:
Churchtown: Queen’s Arms P.H. Churchyard walls
Higher Road: Rose Cottage
St Hilary (+ garden walls)
Sunnyside (+ garden walls)
Pellar Road: Karinya (+ garden walls)
Treworlis (+ garden walls)
Ivy (+ garden walls)
Pellar House (+ garden walls)

Trewithick Road: Primary school
Shute Hill: Former Mortuary, adjacent to churchyard
Stone stiles at Troon Row and Fowlfield Row

Scheduled Ancient Monuments
Kerrier’s records do not show any scheduled Ancient Monuments in Breage, but the long history of the settlement means that it has considerable archaeological potential: indeed, Roman items have been found here.

Buildings of local interest
Although the majority of the unlisted historic buildings in the Breage Conservation Area have value and make a positive contribution to the conservation area, the following buildings have been identified as making a particularly important contribution and (as the Management Plan discusses further) would therefore be candidates for addition to a local list.

The Heritage Protection Bill requires local planning authorities to create an historic environment record that includes details of structures and open spaces that the authority considers to be of special, local, historic, archaeological, architectural or artistic interest (clause 210 (2) (b)). The buildings and structures of local interest identified in this section are suitable candidates for inclusion in this historic environment record. These examples have been chosen either as important local public buildings, or as being especially fine/intact examples which would merit careful handling.

Churchtown: Old Meldrum (at corner of Higher Road)
Pellar Road: Water pump at junction of Baker Row/Repperfield Row
Trewithick Road: Primary school
Shute Hill: Former Mortuary, adjacent to churchyard
Stone stiles at Troon Row and Fowlfield Row

Public realm
‘Public realm’ refers to streets and other public spaces. As Conservation Area designation is as much concerned with the setting of buildings as the buildings themselves, it is worth discussing the subject here. In general, public spaces within Breage are working spaces which have developed organically over time, and their appearance is eminently functional.

Many roads in Breage are shared by pedestrians and cars, as befits the size of the settlement and the limited amount of traffic which passes through it. Higher Road and the main A394 feature separate pavements with concrete kerbs. The traffic accesses to Bakers Row and Reppersfield Row comprise unsurfaced tracks. There is a small area of attractive cobbled sets outside Old Meldrum, at the corner of Higher Road.

Some interesting historic items of ‘street furniture’ survive, including tethering posts at the churchyard entrance, and stone stiles.

Street lighting in the main comprises lamp units attached to telegraph poles, an entirely typical and appropriate form. Some replacement standalone light units are marginally less attractive.

Street signage typically comprises modern plastic units. These are usually mounted on poles, for example at the junction of Pellar Road and Higher Road.
Open space and gardens

The historic area of open space at the centre of the ‘triangular’ street plan has already been noted in this Appraisal as making a significant contribution to Breage’s character. Comprising in part public open ground (with a children’s play area) and part agricultural land, it opens up the village and allows good views of the church. Its hedges are an important part of its character. It is assumed that this ground was originally unenclosed common land; the fact that it still used for agriculture is a notable feature.

Other important areas of open space include the church and its churchyard, plus the two detached burial grounds in its vicinity.

The public open space within the village is complemented by the attractive gardens in which many of the houses are set, though the modern-day need for privacy (and necessity for off-street parking) has seen the long open front gardens of the terraced row houses fenced off in a number of cases.

Breage is situated within an Open Area of Local Significance, as defined by the Kerrier Local Plan (Revised Deposit Draft), which states that the surrounding countryside forms an important foreground to the village. Views of the countryside, and of Breage within the countryside, are a very important part of the character.

There are many attractive trees around the village, but in some cases (eg the burial ground) they are damaging historic boundary walls.
Views and landmarks

St Breaca church is a key landmark, visible from several miles away. Distant vantage points giving good views of the village include the Breage turn from the A394 near Sithney, and Porthleven. Within the village the central open space means that views also centre on the church while there are also good medium and long-range views of the surrounding countryside.

Key:

1 View north-east from Reppersfield Row/Pellor Road junction
2 View east towards Sithney (Image on page 31)
3 View of church along Pellor Road
4 View of open land from Nursing Home
5 View of open land and church from A394/Higher Road junction (Image on page 14)
6 View of church from Sethnoe Way (Image on page 30)
5.0 Issues and opportunities

Breage enjoys a rich heritage, as the number of listed buildings in the Conservation Area demonstrates. Historic buildings are largely well-maintained, if sometimes spoiled by the uncritical replacement of windows with non-matching uPVC items or the application of incongruous render/cement pointing. Few buildings are deemed to detract unduly from the character or appearance of the Conservation Area.

KEY:
- Conservation Area Boundary
- Potential Extensions
- Potential removal from conservation area

Existing Conservation Area boundary and proposed additions/deletions
Boundary of the Conservation Area

As defined in 1978, currently the Breage Conservation Area comprises the vast majority of the historic settlement. The modern housing in Pellor Field is also included, presumably because it was constructed within the conservation area after the boundary line had been set (it would seem that the boundary follows the historic field line). While it is desirable that the modern terraces on the east side of Pellor Road are included so as to protect the setting of the historic cottages on the western side, the rest of the estate comprises modern detached bungalows and could sensibly be removed from the conservation area.

Two extensions are proposed. Troon Row is a historic row of typical Cornish miners’ cottages to the west of the village, separated from the rest of the settlement by two fields. It is of similar character and quality to Reppersfield and Fowlfield Rows, which are included within the conservation area.

To the south of the village, extension of the conservation area along Trewithick Road is proposed. This would bring a number of attractive cottages within the conservation area, plus the school (a building of local interest and cultural significance) and the exceptionally fine Methodist chapel.

It is also proposed to bring some of the fields behind Vicroage Row within the Conservation Area, linking the two extensions discussed above, as shown on the map opposite. This inclusion is proposed to protect the rural setting and character of Breage. To this same end, other areas of green space are already included within the existing (1978) boundary, including the open area at the centre of the village. It also makes sense for the Conservation Area to be contiguous so that Troon Row is not isolated from the rest of it. Other Kerrier Conservation Areas, such as Carn Brea and Porthleven, include areas of open ground and farmland.

This addition is not intended to prevent development on these fields. If these fields were to be developed, it would be necessary to show that the design of buildings to be located there was based on an understanding of local character, and that it would preserve and/or enhance the character and appearance of the Conservation Area.

A further small proposed addition would bring the former chapel and adjacent property on Shute Hill within the Conservation Area. The omission of these buildings seems to be an oversight of the 1978 boundary line.

Buildings which detract from the Conservation Area, buildings at risk, and opportunity sites

No buildings clearly at risk were noted during the field visit on which this Appraisal is based. However, the listed churchyard wall is failing structurally in one place, and has been recently shored up pending more permanent repair. The wall of the detached burial ground is also suffering from tree-root damage.

The churchyard wall (a listed structure) has recently failed along its southern side and has been shored up pending repair.

Trevithick Road: attractive cottages

The churchyard wall (a listed structure) has recently failed along its southern side and has been shored up pending repair.

Kerrier District Local Plan

B.EN12 Demolition will be permitted where the structure to be demolished makes no significant contribution to the character or appearance of the area and detailed proposals for the re-use or redevelopment of the site have been approved

Planning Policy Guidance 15, para. 4.17:
Many Conservation Areas include gap sites, or buildings that make no positive contribution, or indeed detract from the character and appearance of the area: their replacement should be a stimulus to imaginative, high quality design, and should be seen as an opportunity to enhance the area. What is important is not that new buildings should imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well-established character of its own.
5.0 Issues and opportunities

Buildings which detract from the Conservation Area, buildings at risk, and opportunity sites
One building which detracts from the character and appearance of the Conservation Area was noted, namely the village hall, to the west of the church and opposite the council office. Although in seemingly good condition and productive use, works in the longer term present opportunities to render the building more in keeping with its neighbours, while demolition would be encouraged if replacement would make a more positive contribution to the appearance of the Conservation Area or its setting without removing the valuable community function of the building.

The land immediately adjacent to the hall is currently unused. It is adjacent to the central ‘green wedge’ and so any development here should preserve views into and across this land, and of the church from Higher Road.

A number of buildings have replacement uPVC windows. While in one or two cases, the replacement units are almost identical in design to those which have been removed, the replacement of historic sash windows is discouraged. As the Management Strategy discusses, they can give long and efficient service if refurbished and insulated. In addition, and particularly in the case of terraced housing, replacement is particularly unfortunate in that it destroys the unity of the terrace, even where, as is the case here, terraces are not necessarily of uniform design.

Unsympathetic modern stone repointing and rendering (as is evident in some houses along Higher Road) is also problematic.

Public realm issues
As has been noted, Breage’s public realm is largely functional and reflects the village status of this settlement. The concrete kerbs found along Higher Road might benefit from replacement in the longer term with more appropriate granite items, but a balance needs to be struck as the kind of major public realm works which would be appropriate in a larger town would not necessarily be appropriate here, as they would spoil the organic, informal, rural qualities of the village.

Sustainability
Climate change is probably the greatest long-term challenge facing the human race, and the UK Government has made a number of commitments to reduce carbon emissions, which are believed to contribute to climate change. Current targets are to reduce carbon dioxide emissions by 20% (of 1990 levels) by 2010, and by 60% by 2050.

Operational energy in buildings (to heat, ventilate and light them, etc) accounts for 46% of the UK’s carbon dioxide emissions, and so in order to meet these targets it is critical that every household and business take measures to reduce energy use in their buildings. Part L of the Building Regulations came into force in 2002 and seeks to improve the energy efficiency of buildings. There are also progressive targets for carbon emissions from the construction and operation of new buildings (Ecohomes and Code for Sustainable Homes).

However, there is a risk that measures to improve the energy efficiency of historic buildings could damage or destroy their historic and architectural significance, and so it is an issue as well as an opportunity. For example, the installation of renewable energy equipment on buildings, such as wind turbines, solar water heating and photovoltaic cells, could have an adverse effect on the Conservation Area. There is also the perception that uPVC windows are more energy efficient (the sustainability of uPVC windows is a complex issue and is discussed further elsewhere in this document) but the installation of these is usually detrimental to the character and appearance of the Conservation Area. Therefore, the application of Part L is at the discretion of building control and Conservation Officers where it would otherwise threaten special character, as described in the inset. That said, a balance needs to be struck, and it is important that the local authorities, residents and businesses make serious efforts to reduce carbon emissions. Recommendations of how this might be achieved are set out in the management strategy section.

2.10 The need to conserve the special characteristics of such historic buildings needs to be recognised. In such work, the aim should be to improve energy efficiency where and to the extent that it is practically possible, always provided that the work does not prejudice the character of the historic building, or increase the risk to the long-term deterioration to the building fabric or fittings. In arriving at an appropriate balance between historic building conservation and energy consumption, it would be appropriate to take into account the advice of the local planning authority’s conservation officer.
Part Two – Management Strategy
Rann Dew – Framweyth Dyghtya
6.0 Introduction

This Management Strategy develops the findings of the Appraisal to consider how best the special character and appearance of the Breage Conservation Area can be protected and enhanced. It begins with an outline of the strengths, weaknesses, opportunities and threats facing the conservation area. The second section then considers how the character and appearance of the conservation area could be enhanced and managed, referring to general and specific issues. It proposes a series of principles to which local people and the local authority can both subscribe; the local authority can use these principles as the basis of local policy. The third section sets out the ways in which the conservation area is (and can be better) protected by statutory and local means. The final section considers how this plan can be implemented.

Although some of the action points are particularly relevant to the local authority, the strategy is intended for everyone who lives or works in Breage, as well as those who visit it. Like the Appraisal, it is the product of local consultation and discussion. It is intended as a practical, achievable document, not a set of empty aspirations.
7.0 Strengths, weaknesses, opportunities and threats

Strengths and weaknesses

The significant qualities of the Breage Conservation Area can be traced to its good-quality eighteenth and nineteenth-century buildings, especially in the centre of the village. Other important strengths are:

- the village’s topographical situation, which means that long-range views of and from the settlement are a much-appreciated feature
- the attractive and historic open ‘green wedge’ at the centre of the village
- St Breaca church, with its exceptional fifteenth-century frescoes
- good road connections to Helston and Penzance, by virtue of its location by the main A394 road
- proximity to the retail and employment centre of Helston, and to the employment/tourist centre of Porthleven
- regular bus links with Porthleven, Helston, Penzance and Falmouth.
- strong sense of local pride/community spirit.

Breage’s weaknesses are typical for villages of this size and location, namely its current status as, in effect, a dormitory settlement dependent on travel (typically by car) to other places for employment and shopping. The small size of the village has already seen the closure of some shops, and though the general store remains it will be vulnerable. Similarly general is the extent to which (despite its bus service), the residents of Breage are dependent on cars for their own movement and for deliveries – a common theme in rural areas.
Opportunities and threats

Breage’s attractive setting close to Porthleven and Helston, and within the World Heritage Site, is its major asset which may promote visits by tourists who might want to call at the pub or shop, visit the church to see the frescoes, or to stay in the area. Tourism could be promoted in tandem with the regular Penzance-Helston-Falmouth bus route which runs through the village and which would be of use to walkers. There is scope for a local trail, perhaps based on the mining heritage of the area (as has been done elsewhere in Cornwall). Such routes would develop the good interpretative material available in the church and take advantage of local footpaths, such as that leading south towards Porthleven.

Threats can be categorised in two ways. On the one hand, there are general issues which could result from inappropriate development, e.g. in fields adjacent to the village. In particular, while St Breaca Close has productively added to Breage’s housing stock, its somewhat introverted layout (typical of modern planning) runs counter to the historic grain of the settlement.

In addition, there are a couple of specific threats:

• the long gardens which are a feature of Fowlfield Row, Reppersfield Row, and Bakers Row could well be compromised by the modern-day preference for privacy, which to some extent runs counter to the ‘open’, public nature of these gardens and their visibility from the street. This is perhaps less of an issue than in other settlements, however, as the cul-de-sac nature of the streets means that these properties’ gardens are less public than they would be if they faced a busier through road.

• Traffic on the A394 and Pellor Road can be heavy at times – in this respect Breage’s nodal position is both a strength (meaning that it is well-connected) and a problem (in that it brings traffic to the settlement). There are some issues with traffic and parking in Higher Road.
8.0 Management and enhancement principles

In general, the Breage Conservation Area is attractive and well-maintained, but even the best places can always be improved. The next two chapters consider how. Chapter 9 examines the issue from a statutory point of view, but first, the following chapter establishes a set of clear principles for management and enhancement to which everyone – the local authority, local property owners and residents – can subscribe. Some, such as the discussion of streetworks, are particularly for the local authority and should be used to inform policy, but others, e.g. relating to building maintenance, have wider applicability.

It is pleasing to note that in recent years some local property owners have made significant efforts to undo negative changes made to their homes earlier in the twentieth century.

English Heritage’s Guidance on the Management of Conservation Areas states that enhancement can take two principal forms:

- the sympathetic redevelopment of sites defined in the detailed Appraisal of the area as detracting from its character or appearance
- pro-active proposals, such as the management and repair of a designed historic landscape, a scheme for the restoration of distinctive architectural features or traditional shop fronts, the reinstatement of historic surfaces, or the reduction of traffic intrusion and the rationalisation of street signage.

What follows has been developed with the English Heritage guidance in mind.

Public realm

The Conservation Area Appraisal noted that the public realm in Breage has an informal, functional quality which reflects the size of the settlement. Major works of the kind which would be appropriate in a town or city centre, such as the wholesale replacement of paving materials, are unlikely to find favour or indeed funding in the immediate term, nor are they likely to be appropriate: it would be easy to spoil the quality of the area.

The quality of the streetscape can be used to enhance and celebrate its distinctive features and buildings. Equally, it could become fragmented due to incremental changes and a lack of strategic thinking about the streetscape as a whole, and how individual parts relate to that whole. It is essential that a holistic approach to the public realm informs proposals for its improvement, as well as any essential maintenance/repair works, so that it does not become degraded. This will involve the various local authority departments who may be responsible for the village, as well as the local partners, utility companies, private contractors, and property owners.

Principles:

1.1 A considered, holistic approach to the public realm should be adopted, even where works are relatively minor in scale, such that its character and appearance, as defined in this document, is not compromised. Works to the public realm should enhance the special character and appearance of the Conservation Area.

1.2 Any proposals affecting the public realm should be developed with reference to key documents, such as Streets for All: South West (English Heritage, 2005) and Paving the Way (CABE, 2002)
Paving and streetscape

As the Appraisal discussed, many streets in Breage are notable for their informal, ‘rural’ feel.

In a rural setting, elaborate repaving schemes covering the entire Conservation Area are unlikely to be practical, financially feasible, or aesthetically desirable: there are undoubtedly greater priorities elsewhere. Major works could indeed be seen to ‘sanitise’ the neighbourhood by removing its organic qualities. However, targeted interventions at key strategic points could be beneficial to the character and appearance of the Conservation Area, and may also assist in traffic management. Even if the public realm is not altered significantly in the immediate future, it is important to make sure that it is not allowed to degrade. In particular, the Local Authority and partners should ensure that roadworks and installations by the utility companies do not damage the setting of historic buildings.

Principles:

1.3 There should be a presumption by the Local Authority in favour of the retention or reinstatement of historic, local paving materials (such as granite kerbstones and cobbles) where appropriate within the Conservation Area.

1.4 Modern materials, such as monoblock brick paving, should be avoided.

1.5 Essential roadworks and utility company installations should not compromise or degrade the public realm, whether historic or not, and that surfaces should be correctly reinstated upon completion. The Local Planning Authority should make maximum use of its powers under the New Roads and Streetworks Act to inspect works by utility companies and to apply financial penalties in cases where reinstatement is inadequate.

Action:

The setting of the historic pump at the junction of Reppersfield Row and Pellor Road could be enhanced considerably by repaving the area at its base and adding an interpretative plaque (similar to what has been done at Shute Hill). This pump was not only a useful communal facility but historically was also a social centre for the village. Improving it would be the responsibility of the Local Authority, working with local residents and the Parish Council.

Signage

As befits a small village, Breage is not characterised by a plethora of signage, though there are some instances which could be improved. Care should be taken to ensure, in cases where signs are necessary, that they are carefully designed and situated so as not to detract from the conservation area. Modern ‘corporate’ plastic signage (e.g. for street names) may not be the most appropriate solution in this respect.

In addition to that proposed for the pump, interpretive signage outlining local history, architecture and wildlife could be introduced throughout the village.

Principles:

1.6 Street and traffic signage should be carefully located, and mounted on walls or existing posts (e.g. telegraph poles) rather than new posts where this is possible without damaging historic built fabric.

1.7 Signage design should complement the qualities of the Conservation Area: standard solutions e.g. for street nameplates should be avoided as far as is practical where this would not be the case.

1.8 Signs or street markings should be avoided wherever other, less intrusive measures (such as changes in road surface) could be taken.

Action:

Immediate attention could be given to the location of signs, e.g. the ‘Higher Road’ sign at the junction with Pellor Road, prior to broader consideration of their design. The possibility of further interpretive signage should be investigated.
Lighting

Street lighting in Breage is currently provided by functional modern fixtures, either standalone lamp-posts or fittings mounted onto telegraph poles. Where new fittings are introduced, the use of standard catalogue items should be avoided in favour of designs which – whether historic or, where suitable, contemporary – complement the character and appearance of the Conservation Area in their form and scale. The continued mounting of light units on telegraph poles or onto walls (where this will not damage buildings) may well be the best way to avoid clutter.

The church currently makes provision for floodlighting, as befits its position as a focal point for views.

Principles:
1.9 The size and scale of street lighting fixtures should respond to the height of the surrounding buildings.
1.10 Tall structures which tower above the street should be avoided where other solutions would achieve the required level of lighting.
1.11 Where possible, fittings should be incorporated into the existing fabric, using wall mountings (subject to appropriate consents), but should be designed to avoid damage to historic buildings as well as being appropriate in scale.
1.12 The provision and style of lighting should recognise the character of Breage as a small village, not an urban area.

Action:
The Local Authority should develop an integrated lighting strategy for Breage, in conjunction with the Parish Council and other stakeholders.

Review lighting provision: can standalone units be incorporated with telegraph poles?

Street furniture

The effective use of ‘street furniture’ presents the opportunity to create a lively, attractive public realm. A good example of the benefits which well-designed street furniture can provide is found in Helston, adjacent to the Guildhall, where a curved stone bench responds to its site and the prevailing local palette of materials.

Necessary items, such as railings, benches and litter bins should be considered in a holistic way: standard catalogue items should be avoided and the location of these items carefully considered.

Again, the fact that Breage is a rural settlement should guide the level and style of interventions.

Principles:
1.13 On sites managed by the local authority and private landowners alike, the style and location of benches, litter bins, railings, bus shelters, and other essential items of street furniture should respect the character and appearance of the Conservation Area in their design, be that historic or, where appropriate, contemporary.
1.14 Standard ‘catalogue’ items should be avoided in favour of designs which echo (and ideally imaginatively re-interpret) local traditions and which complement their setting.
1.15 New street furniture should not create intrusive visual ‘clutter’ and should be carefully located in relation to historic buildings, spaces and views.
1.16 Where ‘boxes’ are required to house controls for electronic telephone equipment, these should be located as unobtrusively as practically possible and should be detailed so that they do not detract from the Conservation Area’s character or appearance.

Action:
The playground off Higher Road (within the public open space), the adjacent bus stop and the pump at Reppersfield Row present good opportunities for enhancement, with the Local Authority working in collaboration with the Parish Council and local residents.
Landscape, planting and green space

The ‘green wedge’ at the centre of Breage has been noted as an important component of its character; also important in this respect are the gardens of private properties plus views of and from the surrounding fields. The attractive and important foreground and background to views supplied by the surrounding countryside has been recognised by the designation of an Open Area of Local Significance in the Kerrier Plan.

The public open area by the junction of the A394 and Higher Road is an especially important amenity. Its appearance is functional: remodelling of the kind which would suit an urban park would not be appropriate here, though some ‘tidying’ and enhancement of planting and path surfaces may be productive, e.g. by the bus shelter.

Principles:

2.1 Property owners across the whole Conservation Area should be encouraged to maintain and enhance their gardens.

2.2 The Local Authority and Parish Council (where appropriate) should work to maintain and enhance the appearance of public open space. In particular, the hedges which divide the open space at the centre of the village should be maintained and retained.

2.3 Proposals for development which would affect Breage’s important landscape setting should be carefully reviewed in the light of the relevant Kerrier District Local Plan Policies, especially ENV5 and 6 (as well as the discussion of Views in the next section of this Strategy). These policies protect open space around or within a settlement where it makes an important contribution to the settlement, or its setting. The historic wedge of open space at the centre of the village is especially significant in this respect. Any proposals for development on this site would need to recognise the special contribution of this area as well as local views and character.

2.4 Some car parking within the long front gardens of e.g. Bakers Row is acceptable to maintain the historic access pattern but the excessive loss of front gardens for car parking should be resisted. In these circumstances, traditional walling materials and methods should be used, and driveways denoted with gateposts of an appropriate design.

2.5 The creation of parking areas in short front gardens (e.g. in Higher Road) should be avoided. Boundary walls should be preserved and maintained. Where railings are missing, they should be replaced.

2.6 Monoblock brick paving should be avoided throughout the Conservation Area.

2.7 Planting should favour local and regional species where appropriate.

2.8 The contributions made by trees to Breage’s character should be balanced with their potential impact eg on historic walls. Regular maintenance is required.

2.9 There should be a presumption against the loss of historic gardens infill development where these gardens help establish the of adjacent properties.

Action:

A contest such as ‘Breage in Bloom’ could be used to strengthen the sense of local pride. This would be promoted by the authority and the local partners. An Arboricultural survey of the burial grounds should be undertaken according to the relevant national standards and a maintenance/renewal plan drawn up.

Views and landmarks

Views into and out of the village are a characteristic feature: it is a focus for long views from as far as Sithney and Porthleven, and itself enjoys good views by virtue of its elevated position.

Principles:

3.1 New building, street furniture, and other developments (e.g. solar panels) should have particular regard to their impact on into and of the village, and especially views of the church. English Heritage’s Seeing the history in the view: a method for assessing heritage significance within views should form the basis of such assessments.

Action:

The Local Planning Authority should protect and manage the significant views noted within the Conservation Area Appraisal, and should include these views within the Local Development Framework.
Traffic and movement

A particular issue in Conservation Areas generally is the rise of the car, and the pressure which car use places upon roads which were not designed for motorised traffic. In many places, one of the biggest threats to the quality of conservation areas is not the way in which buildings are treated, but rather the negative effects of traffic and parking. In terms of the former, the A394 and Pellor Road have already been noted as busy routes. In terms of the latter, the pressure to create essential off-street parking areas within the long front gardens of the row houses has already been discussed in this Management Plan. There is additionally a significant degree of on-street parking, much of it necessary parking by local residents.

If traffic calming measures were ever thought necessary, there is much which can be done by thinking about the subject creatively. Speed reductions, for example, can often be achieved through the strategic deployment of different surface materials, such as brick bands, and this solution is far less intrusive whilst also being more appropriate to rural settlements than chicanes or speed cushions.

New buildings and opportunity sites

Carefully-designed new buildings provide an opportunity to enhance the quality of the conservation area and perhaps to provide useful local facilities. New buildings or extensions to existing ones need not be historic in style (in fact contemporary buildings, if designed creatively, can make an attractive contribution to conservation areas).

Key characteristics of local buildings are:

- Two storeys with hipped roofs and without dormer windows
- Properties typically semi-detached or in terraces, but with adjacent properties varying in their elevations, height, detailing and often their position in relation to the prevailing building line.
- Use of local materials (rough-finished kilas, slate, granite details around doors, windows and at corners)
- Relatively little rendering; where properties are rendered, this is painted.

Principles:

4.1 The need for on-street parking should be balanced with the need to preserve and enhance the character and appearance of the Conservation Area (as an extreme example, banning on-street parking might encourage the loss of front gardens to create off-street parking).

4.2 New buildings should face pedestrian and vehicular movement routes, and should avoid the introverted nature of typical modern developments, such as St Breaca Close.

4.3 Traffic calming measures, if necessary, should respect the rural nature of Breage. Standard solutions should be avoided wherever possible.

Action:

- The possibility of creating a small car park on open land by the church should be explored. A ‘permeable’ hard surface with planting would allow it to blend in when not in use.
- Options to improve the Higher Road/Pellor Road junction should be investigated

Building maintenance

The focus of Conservation Area measures is on times of change – proposals to develop or alter buildings or to change the landscape and planting. However, the quality of a Conservation Area depends as much on everyday care and maintenance: whether the footways are weeded, gutters and drains cleared, old notices removed and buildings repaired. People generally recognise the need to redecorate their houses or premises, but they often feel less responsible for the public face of their buildings and the streets where they stand.

Community action can also reap rich rewards, particularly in residential areas. Elsewhere in the country and indeed the county there are useful examples of grassroots schemes for street improvements, such as the DIY street projects managed by SUSTRANS. The aim is for individual building owners to look after their buildings and to help people to become involved.

Principles:

6.1 Residents and property owners are encouraged to carry out individual and collective maintenance of their buildings and common areas; the Local Authority and Parish Council should take the lead in promoting such work.

Action:

A leaflet outlining possible collective DIY measures, including practical advice, would be an incentive and should be produced by the Local Authority.

The Local Authority should also provide residents with a maintenance guide for specialist items (such as scantle-slated roofs and historic boundary walls) – see also the next sections on historic detailing and windows.

In the immediate future, funding should be sought for repairs to the churchyard wall as a matter of priority. The other graveyard wall should be assessed for tree damage.
Historic architectural detailing and local materials

Virtually all buildings within the Conservation Area were built before 1939, meaning that Breage is remarkably homogenous in terms of the age of its building stock. However, various pressures (such as the need for off-street parking, or extensions to houses) have seen the loss of original historic features, such as boundary walls, roof slates, and chimneys.

Well-intentioned works, such as the replacement of degraded historic windows or gutters with uPVC items, can often damage the character and appearance of a Conservation Area whilst – in the longer term – being environmentally unsustainable.

The Local Planning Authority should prepare a leaflet outlining the benefits of sash window repair and refurbishment as a practical, efficient, sustainable and character-retaining alternative to uPVC replacements.

Local materials make an important contribution to special character, and their use is encouraged. The local authority has produced a document summarising what is available and where it may be sourced, which can be downloaded at www.cornwall.gov.uk.

Principles:

7.1 There should be a presumption that historic architectural details and features (as discussed in the Appraisal) are to be retained. These may include: sash windows (see also below), stone detailing, chimneys, doors, historic front walls.

7.2 Where replacement of historic architectural features is essential, these should match the original as closely as possible in terms of material, style, colour and form. Advice should be sought from the Local Authority’s Conservation Officer.

7.3 Local materials should be used wherever possible, and their arrangement/use inspired by prevailing historic patterns (such as vertical stacked courses for garden walls).

7.4 Stonework should not be painted or rendered except where this is already the case.

7.5 Where roofs are replaced, a close match with the existing materials and method of deployment should be found. Generally this will mean slate.

7.6 Where skylights are required as part of loft conversions, these should be located on rear or side elevations, and should be of traditional design.

7.7 Where properties subject to an Article 4 direction have replacement UPVC windows, there should be a prescription that these windows are replaced with a more appropriate design/material when they reach the end of their life.

Action:

Article 4 directions should be implemented and enforced by the Local Authority to protect historic features (see Chapter 9).

Listed buildings should be reviewed for possible unauthorised work (see Chapter 9)

Sustainability and heritage

The application of Part L of the Building Regulations to buildings in the Conservation Area is at the discretion of the building control officer and conservation officer and does not need to be fully applied. However, households and businesses occupying these buildings (and the local authority) should still do as much as they can to reduce their energy consumption and carbon emissions – which will not only target climate change but can also be financially advantageous. This said, a balance must be struck between measures to reduce energy use and the need to preserve the character and appearance of the Conservation Area.

Pre-1939 buildings are often ‘low-energy’ in their very nature, having being designed to make maximum use of daylight, to retain heat in winter and to be cool in summer in an age where electric lighting and central heating were not widespread or indeed invented. Often the sustainability of these buildings can be enhanced by considering the ways in which they were intended to be used, ventilated and heated. Sash windows, for example, are extremely effective ventilators when used as originally conceived, with the upper and lower halves opened to the same amount.

Fortunately, the most effective measures for reducing energy consumption are those that require least intervention in the fabric of the buildings and townscape, and often are not visible from outside the building. For example, attic roof insulation is the best way to reduce heat loss from a building but cannot be seen externally and so has no impact on the Conservation Area (except in the rare instances that the roof line needs to be altered to install it). However, the installation of photovoltaic cells and wind turbines on buildings can potentially have an adverse impact on the character and appearance of the Conservation Area, and less interventionist measures to reduce energy consumption should be implemented before micro-renewables are considered. Compounding this, micro-renewable energy generation is currently not very efficient and the production of photovoltaic cells for example is energy intensive; renewable energy generation is substantially more effective at the macro level, with, for example, large-scale off-shore wind farms.
Insulation
There is potentially a conflict between the need for an historic building to ‘breathe’ (to prevent water particles from collecting, causing damp and consequent decay) and the need for airtight buildings to prevent heat loss. However, the inclusion of a special membrane that prevents the transfer of heat but not the passage of water next to the insulation can mitigate this. Insulation in the roof is most effective as a significant proportion of heat can be lost here (1/3 of central heating); ventilators may be required in the eaves, to ensure that the loft does not become damp once it is insulated. However, adding wall insulation, even internally, can cause unacceptable changes in the proportion of a room and the loss of historic features. Insulation of external walls is also unlikely to be appropriate on listed buildings, and would need to be very carefully designed to minimise the impact on the character and appearance of the Conservation Area when proposed for unlisted buildings and is unlikely to be appropriate when the external walls are unrendered stone.

Windows
There is a presumption in favour of the retention of original windows. Draught-proofing windows and secondary glazing are very effective low-interventionist measures to reduce heat loss. Reinstating internal wooden shutters where these have been lost can also be very effective. Many windows in the Conservation Area have been replaced with uPVC items, but although they reduce energy loss, these windows are not sustainable, because they:

- are not easily repairable and have a limited life span (usually less than 20 years);
- have a high embodied energy (this is the energy used in manufacture);
- create pollution during manufacture.

The local authority should encourage residents and businesses to replace uPVC windows with double-glazed replicas of the original window in wood, to the original proportions; potentially this could be facilitated with grants. Such replacements would have the additional benefit of improving the character and appearance of the conservation area. The authorities should also promote the refurbishment of existing sash windows where these remain, which may involve replacing damaged window cords, repairing stuck sashes, removing rot, and draught-proofing.

Materials
The materials used to construct new buildings and repair or alter existing buildings can have a significant environmental impact. This partly relates to the embodied energy used in their manufacture, but also to the energy used to transport them – building materials are usually heavy so this can be energy intensive. Ideally materials should be:

- locally sourced
- renewable, sustainable sources
- low embodied energy
- free from ozone-damaging chemicals or gases

Frequently traditional materials, such as locally sourced wood and stone, are the most sustainable. The manufacture of concrete releases carbon dioxide.

Renewable energy
As explained above, measures to improve the energy efficiency of buildings should be exhausted before renewable energy generation is considered. Micro-renewables are expensive, are likely to be interventionist, and in many cases are ineffective. Ground source heat pumps are unlikely to have an impact on the character and appearance of the Conservation Area; although the potential impact on below-ground archaeology should be considered. Photovoltaic cells, solar water heating, and wind turbines are likely to have an impact on the character and appearance of the Conservation Area and should be designed to minimise this; for example photovoltaic cells and solar water heating are likely to be more acceptable on south-facing rear roofs than when visible from the street. English Heritage guidance should be followed when installing micro-renewables in the Conservation Area.

The impact on the setting of the Conservation Area should be properly considered when determining the appropriate location for large-scale renewable energy farms.

---

This diagram illustrates that low intervention measures to reduce energy consumption should be implemented before micro-renewables are considered.
8.0 Management and Enhancement Principles

Transport

27% of UK carbon emissions are from transport, and much of that from vehicular traffic. The local authority should promote low carbon forms of transport, such as walking and cycling, and the use of public transport over cars. This should be reflected in the design of the urban environment; pedestrians and cyclists should have priority over vehicular traffic, and accessibility to public transport improved. Promotion of Redruth as a destination for cycling holidays or leisure cyclists could also be pursued.

Principles:

8.1 Residents and businesses are encouraged to adopt low intervention measures to reduce energy consumption (e.g. roof insulation, thick curtains, low energy light bulbs, energy efficient boiler, secondary glazing) and such changes should be made before permission is granted for interventionist measures (e.g. replacement windows, photovoltaic panels, solar water heating, wind turbines).

8.2 As was discussed in policy 7.1, there is a presumption in favour of retaining original windows; they should be draught proofed or secondary glazed to improve energy efficiency rather than replaced.

8.3 There is a presumption in favour of replacing uPVC windows in historic buildings with double-glazed wooden replicas of the original windows.

8.4 There is a preference for building materials that are locally sourced, from renewable, sustainable sources, and manufactured with low embodied energy and without releasing ozone-damaging gases (see principle 7.3).

8.5 The local authority should promote walking, cycling and the use of public transport over cars. Design of the public realm should give priority to pedestrians and cyclists over vehicular traffic where appropriate, improve accessibility of public transport.

8.6 The modification of ground levels is not generally an appropriate method of flood prevention in Conservation Areas.

8.7 Where required, flood protection measures should be designed to be compatible with the building’s age, style and materials. They should be provided in a way that minimises their impact on the character and appearance of the Conservation Area whilst addressing the risk of flooding.

Flooding

Climate change means that many places are at greater risk of flooding, including from increased rainfall. However, because the Conservation Area is already fully developed there are few opportunities for flood protection in the conventional way, i.e. through the modification of ground levels. Even the raising of streets or pavements would be inappropriate because it would significantly affect the character and appearance of the area. Within the Conservation Area the most appropriate protection measures will be:

- Temporary flood barriers to doors and windows;
- Permanent flood barriers to property boundaries, designed to prevent flood water reaching the building;
- Modifications to ground floor fittings and services to reduce damage if flood water enters a building.

In order to preserve the character of the Conservation Area flood mitigation measures should be designed to be compatible with the building’s age, style and materials.

Change of use, particularly from commercial or industrial to residential use, may increase flood risk. Where that is proposed in the Conservation Area the potential benefit to the area from the proposed new use will need to be balanced against the impact of flood risk on the end user, especially where the proposed use is residential.

As regards new development, Kerrier District Local Plan Policy CS5 notes that development will not be permitted where:

(i) it would cause significant harm to the quality, supply or replenishment of surface or ground water;

(ii) it would be liable to flood or it would create a risk of or be the cause of significant harm from flooding or to flood control works;

(iii) it would create a risk of, or be likely to be the cause of, significant harm from pollution to the quality of the water environment, the diversity of its habitats and their associated wildlife and plant life.

Archaeology

Although there are no Scheduled Ancient Monuments in Breage, there is some potential for below-ground archaeology relating especially to the village’s medieval growth and its mining history.

Principle:

9.1 Advice should be sought from the Conservation Officer when planning building work so as to avoid damage to possible archaeological remains through appropriate mitigation measures.

Action:

In the short term, guidance on the best measures to make historic buildings more energy efficient and on microrenewables should be distributed by the local authority, for example via the website and when responding to planning applications.

The local authority should encourage businesses providing locally sourced materials. The Council could include publicity for local building materials when responding to planning applications.

The Local Authority should work with local partners and the Environment Agency to address the issue of flooding.
This chapter considers how the character and appearance of the Conservation Area can be protected by statutory and local means. These means include: conservation area designation, listing, local listing, and the introduction of Article 4 directions. Again, it is important to note that these designations are not intended to ‘freeze’ the Conservation Area by preventing change, but to make sure that necessary changes are undertaken in an informed and considered manner.

Conservation Areas

Conservation Areas are defined by Planning Policy Guidance 15 as ‘areas of special or architectural interest, the character or appearance of which it is desirable to preserve or enhance’. In this respect, the designation of conservation areas is intended to ensure that policy addresses ‘quality of townscape in its broadest sense as well as the protection of individual buildings’. Factors such as the layout of boundaries and thoroughfares, ‘mix’ of uses, the appropriate scaling and detailing of contemporary buildings, and the quality of advertisements, street furniture and shop fronts are therefore all important. Controls are also placed on the lopping and felling of trees, for which notice to the local authority must be given by property owners.

Conservation area consent is required for the total or substantial demolition of any unlisted building in a conservation area, subject to various exceptions related to the size of the building in question. Conservation area designation also restricts other ‘permitted development’ rights, requiring permission to be sought for works which would otherwise be automatically allowed including the addition of various types of cladding, alterations to roof forms (such as the addition of dormer windows), the addition of satellite dishes to walls and roofs fronting highways. The size of house and industrial extensions which may be constructed without planning permission is also restricted. Various controls relating to tree pruning and felling also exist. The situation changes periodically, and anyone proposing to undertake work should check with the Local Authority Conservation Officer to be sure.

Commercial properties within conservation areas have very limited permitted development rights, and are required to obtain permission for works including changes to roofing material/roof profile, removal of architectural features, replacement of shop front, replacement of doors and windows except where an identical design/material/finish is used, installation of decorative lighting, addition of solar panels/dormers/rooflights, addition of extraction/ventilation equipment.

The Kerrier Local Plan (Revised Deposit Draft with Summary of Pre-Inquiry Changes) also places restrictions on development within and close to the Conservation Area, affecting buildings and landscape setting: its content is discussed further in the Conservation Area Appraisal.

However the Local Plan is not saved and it has little weight in planning policy terms. In order for the Conservation Area to be properly considered as a material consideration, there should be relevant policies in the Local Development Framework being developed by Cornwall Council.

Extensions to the Conservation Area

The Breage Conservation Area currently covers the bulk of the historic settlement. The Appraisal proposed the removal from the conservation area of the modern bungalows which comprise Pellor Fields, plus the addition of Troon Row, Trewithick Road and the intervening fields. These streets comprise historic properties and their inclusion would thus be consistent with the rest of the Conservation Area.

Action:

The Local Planning Authority should extend the Conservation Area boundary as detailed above, and should review the inclusion of Pellor Fields.

Existing statutory designations

The existing statutory designations within the Conservation Area are detailed in the Conservation Area Appraisal. Breage has a significant number of listed buildings within its central core: indeed, the listing of St Breaca church at Grade I reflects its exceptional quality. All listing designations carry the requirement to secure Listed Building Consent for works, in addition to planning permission.

Action:

The Local Planning Authority should periodically review listed buildings for possible unauthorised changes, and should take appropriate enforcement action.
Locally-listed buildings

Local Authorities have the power, through the Local Planning Framework, to include buildings on a local list and to develop policies to protect these buildings from inappropriate change or development. Although these buildings have no statutory designation, their inclusion in a local list can be a material consideration when determining planning applications. In some cases, it may be appropriate to serve an Article 4 direction to remove permitted development rights and thus to secure the building (see below).

The Conservation Area Appraisal identified a number of significant but unlisted buildings and structures. They have been chosen either as important local public buildings, or as being especially fine/intact examples which would merit careful handling. It is recommended that they are added to a local list.

**Action:**

The Local Planning Authority should develop and publicise a local list of buildings, using the buildings identified in the Conservation Area Appraisal as a starting point. The local list should be periodically reviewed.

Unlisted buildings

Planning Policy Guidance 15 states that there should be a presumption in favour of the retention of unlisted buildings (whether locally-listed or not) that make a positive contribution to the character or appearance of a Conservation Area, and advises that any proposals that include the demolition of such buildings should be assessed against the same broad criteria as proposals for the demolition of a listed building. The quality of a replacement building may be taken into consideration in such cases.

**Article 4 directions**

A direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 may be enacted to preserve the character or appearance of the conservation area, or part of it. In normal circumstances, small alterations of a kind that are generally acceptable are automatically granted planning permission, and are known as ‘permitted development’. However, such alterations – such as the replacement of windows or painting of a stone elevation – can have unfortunate consequences in the case of sensitive buildings or areas. An Article 4 direction restricts the right of landowners to carry out such works. It is not that development can never be carried out, but that it will no longer be automatically permitted.

In Breage, a particular concern is the introduction of solar panels, which given the prominent situation of the village, could spoil views. Where possible, panels should be located and detailed so that they work well but do not detract from the quality of the village’s built heritage.

It is tempting to propose a blanket Article 4 direction for all unlisted residential properties within the Conservation Area. Such directions, however, require additional resources on the part of the Local Planning Authority and so may be problematic to enforce. Some areas have already seen considerable alteration (in terms of replacement windows and indeed roof slates). The properties/streets shown on the map should therefore be prioritised. Listed buildings are also shown on the map; they enjoy a degree of protection already.

**Action:**

Subject to a review of policy, resources and further local consultation, the following are recommended for Article 4 (2) directions:

- Higher Road, Pellor Road and Vicarage Row: to protect surviving historic windows and boundary walls to unlisted properties, and to remove the automatic right to install solar panels on south-facing roofs.
- Churchtown: Breage House (now the nursing home), to protect the historic shopfront and to remove the automatic right to install solar panels on south-facing roofs.
- Shute Hill: to remove the automatic right to install solar panels on south-facing roofs

The Local Authority should take action to introduce and enforce these directions. A leaflet explaining their implications should be prepared for affected houses.

The Conservation Area Appraisal identified a number of significant but unlisted buildings and structures. They have been chosen either as important local public buildings, or as being especially fine/intact examples which would merit careful handling. It is recommended that they are added to a local list.

**Action:**

The Local Planning Authority should develop and publicise a local list of buildings, using the buildings identified in the Conservation Area Appraisal as a starting point. The local list should be periodically reviewed.

**Unlisted buildings**

Planning Policy Guidance 15 states that there should be a presumption in favour of the retention of unlisted buildings (whether locally-listed or not) that make a positive contribution to the character or appearance of a Conservation Area, and advises that any proposals that include the demolition of such buildings should be assessed against the same broad criteria as proposals for the demolition of a listed building. The quality of a replacement building may be taken into consideration in such cases.

**Article 4 directions**

A direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 may be enacted to preserve the character or appearance of the conservation area, or part of it. In normal circumstances, small alterations of a kind that are generally acceptable are automatically granted planning permission, and are known as ‘permitted development’. However, such alterations – such as the replacement of windows or painting of a stone elevation – can have unfortunate consequences in the case of sensitive buildings or areas. An Article 4 direction restricts the right of landowners to carry out such works. It is not that development can never be carried out, but that it will no longer be automatically permitted.

In Breage, a particular concern is the introduction of solar panels, which given the prominent situation of the village, could spoil views. Where possible, panels should be located and detailed so that they work well but do not detract from the quality of the village’s built heritage.

It is tempting to propose a blanket Article 4 direction for all unlisted residential properties within the Conservation Area. Such directions, however, require additional resources on the part of the Local Planning Authority and so may be problematic to enforce. Some areas have already seen considerable alteration (in terms of replacement windows and indeed roof slates). The properties/streets shown on the map should therefore be prioritised. Listed buildings are also shown on the map; they enjoy a degree of protection already.

**Action:**

Subject to a review of policy, resources and further local consultation, the following are recommended for Article 4 (2) directions:

- Higher Road, Pellor Road and Vicarage Row: to protect surviving historic windows and boundary walls to unlisted properties, and to remove the automatic right to install solar panels on south-facing roofs.
- Churchtown: Breage House (now the nursing home), to protect the historic shopfront and to remove the automatic right to install solar panels on south-facing roofs.
- Shute Hill: to remove the automatic right to install solar panels on south-facing roofs

The Local Authority should take action to introduce and enforce these directions. A leaflet explaining their implications should be prepared for affected houses.

The Conservation Area Appraisal identified a number of significant but unlisted buildings and structures. They have been chosen either as important local public buildings, or as being especially fine/intact examples which would merit careful handling. It is recommended that they are added to a local list.

**Action:**

The Local Planning Authority should develop and publicise a local list of buildings, using the buildings identified in the Conservation Area Appraisal as a starting point. The local list should be periodically reviewed.
Buildings at risk

Breage is an attractive village: the only real structures at risk are the churchyard wall and burial ground wall on Sethnoe Way.

Action:

The Local Planning Authority should continue its system of monitoring and reporting buildings at risk or in disrepair. Repairs to such buildings/structures should be undertaken as a matter of priority and, where appropriate, new uses found for them.

Repair notices/urgent works notices/Section 215 notices

At present, buildings in Breage seem generally in good order. However, where buildings degenerate to a significant degree, a number of powers exist for local authorities to remedy the situation. The powers include:

• requiring the owner of the building in disrepair to make it safe or demolish it under the terms of the Building Act 1984 (a power which is modified for Conservation Areas so as to prevent the loss of significant buildings)

• repairs under Section 54 of the Listed Buildings Act to make a listed building (and, exceptionally, unlisted buildings in Conservation Areas) wind- and watertight.

• A Section 215 ‘Untidy Site’ notice can be served under the terms of the Town and Country Planning Act 1990, requiring owners to improve the appearance of demolition sites and other untidy land. Such notices can be served on buildings, and so are useful for those which are ‘adversely affecting’ the ‘amenity’ of its area. They can also be used creatively on heritage sites: for example, to reinstate an original wall around a site rather than simply tidying the mess.

The simplest, cheapest form of action in the first instance may be for property owners and the local authority to work together to secure guidance for appropriately-qualified specialists. The pursuit of these matters by means of legislation can take a long time – sometimes years or decades.

Summary

It is imperative that a consistent, transparent and public approach to enforcement is taken by the Local Authority. This will require appropriate resourcing.
10.0 Implementation

10.0 Kowlwrians

The previous chapters have examined the measures which, if carried out, would enhance and protect the Breage Conservation Area. This short chapter summarises these measures and suggests an order of priorities. Because of the character of the Conservation Area, the division of responsibility in caring for it is bound to be complex. However, this is a timely moment to implement the recommendations of this strategy, as they can be incorporated within the Cornwall Local Development Framework and its associated documents.

Priorities have been devised as follows:

High: urgent matters which require immediate attention (within two years) to prevent degradation of the Conservation Area

Medium: items which would help protect, manage or improve the character and appearance of the Conservation Area, to be undertaken within two-five years

Low: enhancements which would have a benefit, but are not an immediate priority

Actions arising from this Management Strategy

Adopting, monitoring and updating this Plan

This document has been subject to formal consultation with elected Members, public and stakeholders and has been amended in light of comments made (see Statement of Community Involvement). However, this document was not put to Kerrier District Council for adoption as the mechanism for adopting and making policy ceased as the creation of the new unitary Cornwall Council approached.

This document should be ratified and adopted by Cornwall Council.

A new Cornwall Local Development Framework team is working on a Core Strategy for Cornwall, bringing together previous saved and draft Local Plan and LDF work. It is recommended that the Management Strategy element of this document, is put forward for adoption as material consideration to the LDF. The principles in the Management Strategy would need to be reviewed in line with policies in the adopted Core Strategy. A Sustainability Appraisal will need to be produced and the Statement of Community Involvement updated following a statutory period of public consultation.

It is important that the Management Plan is reviewed within five years of its adoption. This review should monitor and assess how many of the actions specified here have been achieved, or how they should be amended in the light of other events. The review process should be accompanied by consultation workshops.

Management and enhancement principles

Chapter 8 set out a series of principles by which the character and appearance of the Breage Conservation Area could be maintained and enhanced, relating to the following themes:

- Public realm, including paving, signage, lighting, street furniture
- Landscape
- Views
- Traffic and movement
- New building
- Building maintenance
- Historic detailing and materials
- Sustainability

<table>
<thead>
<tr>
<th>Action</th>
<th>Responsibility</th>
<th>Priority</th>
<th>Timescale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evaluate the principles set out in this document and adopt as local policy</td>
<td>Local authority</td>
<td>High</td>
<td>Within two years</td>
</tr>
<tr>
<td>Formally consult on and adopt this document as council policy and material consideration</td>
<td>Local authority</td>
<td>High</td>
<td>Within two years</td>
</tr>
<tr>
<td>Link the principles set out here to the Local Development Framework</td>
<td>Local authority</td>
<td>High</td>
<td>Within two years</td>
</tr>
</tbody>
</table>
Protection and enforcement action points

Chapter 9 discussed how statutory and local policy are essential to the protection of the Conservation Area’s special qualities. A series of Action Points was set out, and these should be implemented within the next three years in the first instance and thereafter on an ongoing basis:

<table>
<thead>
<tr>
<th>Action</th>
<th>Responsibility</th>
<th>Priority</th>
<th>Timescale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application and monitoring of Article 4 directions to protect significant architectural and historic features; produce guide for affected properties</td>
<td>Local authority</td>
<td>High</td>
<td>Within 12 months; ongoing monitoring</td>
</tr>
<tr>
<td>Review the boundary of the Conservation Area: extend to include School/Trewithick Road and Troon Row. Consider removal of Pellor Fields.</td>
<td>Local authority</td>
<td>High</td>
<td>Within 12 months</td>
</tr>
<tr>
<td>Add buildings identified in the Appraisal as being of local interest to a local list of significant buildings</td>
<td>Local authority</td>
<td>High</td>
<td>Within 12 months; ongoing monitoring</td>
</tr>
<tr>
<td>Identify and evaluate options for gap/opportunity sites identified in this document</td>
<td>Local authority with input from local partners</td>
<td>High</td>
<td>Within 12-18 months</td>
</tr>
<tr>
<td>Inclusion and protection of views deemed significant in the Appraisal within the Local Development Framework</td>
<td>Local authority</td>
<td>Medium</td>
<td>Within three years</td>
</tr>
<tr>
<td>Monitor Buildings at Risk</td>
<td>Local authority and local partners</td>
<td>Ongoing</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Monitor and enforce unauthorised changes to listed buildings/changes to unlisted buildings which require permission by virtue of C.A. designation</td>
<td>Local authority, and local partners where appropriate</td>
<td>Ongoing</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Serve Urgent Works and Untidy Site notices</td>
<td>Local authority</td>
<td>Ongoing</td>
<td>Ongoing, when necessary</td>
</tr>
</tbody>
</table>
Management and enhancement actions

Chapter 8 also set out various action points by which principles could be implemented with special reference to Porthleven. They are summarised here for ease of reference. The Local Authority should take the lead in establishing the feasibility, responsibility and funding for these projects.

<table>
<thead>
<tr>
<th>Action</th>
<th>Responsibility</th>
<th>Priority</th>
<th>Timescale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review street furniture and public realm; devise integrated strategy, especially for lighting</td>
<td>Local authority with input from local partners as necessary</td>
<td>High</td>
<td>Within 12 months</td>
</tr>
<tr>
<td>Seek funding for repairs to listed churchyard wall; review other graveyard walls for tree damage</td>
<td>Local authority and church/Diocese of Truro</td>
<td>High</td>
<td>Within 12 months</td>
</tr>
<tr>
<td>Review, rationalise and enhance signage, advertisements etc</td>
<td>Local authority with local partners</td>
<td>Medium</td>
<td>Within two years</td>
</tr>
<tr>
<td>Production/publicisation of guidance literature on historic detailing, windows, local materials, community DIY actions, sustainability</td>
<td>Local authority with local partners</td>
<td>Medium</td>
<td>Within two years</td>
</tr>
<tr>
<td>Enhance the setting of the historic pump, Reppersfield Row</td>
<td>Local authority and local partners e.g. Parish Council, community groups</td>
<td>Medium</td>
<td>Within two-five years</td>
</tr>
<tr>
<td>Review facilities provided at the open space off Higher Road and consider options for enhancement</td>
<td>Local authority and Parish Council</td>
<td>Medium</td>
<td>Within five years</td>
</tr>
<tr>
<td>‘Breage in Bloom’ competition</td>
<td>Local partners e.g. Parish Council, with support from the local authority</td>
<td>Medium</td>
<td>Within five years</td>
</tr>
<tr>
<td>Annual community ‘tidy up’</td>
<td>Local partners</td>
<td>Ongoing</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Enhance Higher Road/Pellor Road Junction</td>
<td>Highways Authority</td>
<td>Medium</td>
<td>Within five years</td>
</tr>
</tbody>
</table>

Resourcing

The preceding section indicates the extent to which the Conservation Area can be a shared responsibility, including valuable input from local people, the Parish Council and other bodies as well the Local Authority. However, inevitably the principal burden in caring for it falls upon the Local Authority, not least because of the obligations placed upon it by the planning legislation. It is essential that the authority commits adequate resources to enable it to exercise its powers and responsibilities, and – at least as importantly – to be seen to be exercising its powers and responsibilities in a consistent and concerted fashion.
11.0 Bibliography

11.0 Rol Lyvrow

Historic sources
The principal sources for the historical analysis contained in this report have been:

H.C. Coulthard, The story of the ancient parish of Breage with Germoe (1913)
John C.C. Probert, Worship and devotion of Cornish Methodism (1978)
H. Spencer Toy, The history of Helston (1936)

Local authority reports
Kerrier District Council, Local Plan: revised deposit draft (2004)
Cornwall County Council, Cornwall Structure Plan (2004)
Cornwall and West Devon Landscape Mining Partnership, Cornwall and West Devon Mining Landscape World Heritage Site Management Plan, 2005-2010 (2005)

National policy documents
CABE/Office of the Deputy Prime Minister, Paving the Way (2002)
CABE/English Heritage, Building in context: new development in historic areas (2001)
English Heritage, Streets for All: South West (2001)
Planning Policy Guidance 15: Planning and the historic environment (1994)
Planning Policy Guidance 16: Archaeology (1990)
Appendix 1 – Statement of Community Involvement

In order to create a robust document and gain consensus amongst interested stakeholders and members of the local public, a rigorous consultation process has been undertaken.

A first consultation event was held in December 2008. The draft reports were available for public download on Kerrier District Council’s website, together with a questionnaire. A public exhibition was held at St Breaca Church for three weeks. Two consultation events were held on 3 December. At the first, for stakeholders, the work was introduced and a walkabout to highlight key issues took place, followed by much productive discussion. An interesting discussion took place which was a chance to capture concerns and comments; and feedback forms also circulated for more detailed responses and technical comments. Attendees included local councillors, officers of Kerrier District Council, and local organisations. Amongst the issues treated to vigorous discussion were possible extensions to the Conservation Area, deletions from it, traffic and parking, and open space in/around the village.

Subsequently an open session provided a chance for people from the local communities to see the summary poster boards and the report. This provided useful local input and highlighted key issues including particular concerns with traffic and certain historic buildings in the town. Feedback forms were handed out.

This feedback has been carefully registered and each comment or issue responded to by Kerrier District Council.
**Stakeholder Responses from workshop held**
**2nd December 2008 at Breage Village Hall**

<table>
<thead>
<tr>
<th>Stakeholder</th>
<th>Comments</th>
<th>Answers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stephen Payne Planning</td>
<td>Letter received dated 4.12.08 outlining reasons not to include two fields east to Troon Row in the proposed extension area. Letter sent to ABA 9.12.08</td>
<td>The designation of a Conservation Area does not prevent development, but does help to ensure that development does not adversely effect the character of the area. So inclusion of the two fields does not significantly prejudice any future development intention other than perhaps by setting higher standards for design.</td>
</tr>
</tbody>
</table>
| Public comments received at open session (5 members of public attended) | 1. Protect the 2 fields in the centre of the village from development (several people were concerned about this)  
2. The maintenance of the track at Troon Row is an issue. (but my feedback is that this is a private neighbour & landowner issue)  
3. There was support for all the proposed extensions, and no view on the proposed deletion.  
4. Would like to see reinstatement of the shute at the bottom of Shute Hill, it was closed off following vehicle damage.  
5. Mixed views on Article 4 directions, recognising that uPVC is low maintenance but that wood looks far better. Should be personal choice and possible that some higher quality uPVC products can look ok. | These fields are important to the setting of the Church and key views in and out of the village. It is hard to see how development in these fields could.                                                                 |
| Paul Wilkinson, CCC Highways                     | As far as highways are concerned I am aware of alleged problems at the bellmouth of Higher Road outside “Old Meldrum” where vehicles appear to enter at speed. Here, a buildout to narrow the junction may be possible.  
A similar situation may exist outside the Queens Arms, again a very wide bell-mouth, though consideration may also be given to narrowing the approach to the junction at the southern end of this lane to reduce the risk of damage being caused to “St.Aubyns” by long vehicles.  
These are only opinions but you may wish to take them into consideration if schemes are being considered to reduce the impact of through traffic on the village.  
We have already agreed, when funds are available, to lower approx. 5 metres of hedge to the north of Pellor Fields to improve visibility for vehicles and pedestrians using the footpath across the front of 1–6 Pellor Fields. | This is a useful suggestion and could be actioned.                                                                                                                                                                          |
<table>
<thead>
<tr>
<th>Question</th>
<th>Respondent</th>
<th>Comments</th>
<th>Answers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Please list those things you feel are distinctive or special about Breage</td>
<td>1</td>
<td>1. Rural atmosphere 2. Views of church 3. Historic past</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>1. Church with its paintings 2. The granite cottages 3. Age of some of the buildings (i.e. parish rooms, School, Vicarage, Public House, Chapel and old Sunday School)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>1. Good community spirit e.g. Xmas lights, Breage Fayre 2. Compact and quiet village within easy reach of A394 to Helston and Penzanze 3. Rural feel, quiet, good views and walks 4. Historic church Grade 1 listed with impressive murals and other features</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>1. Strong community spirit 2. Compact-ness of village 3. Central features of Church and pub 4. Excellent and well used shop</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>1. It maintains its historical character 2. The Church (Grade 1 listed) is a major building of unique historical important and a landmark 3. The long gardens and amenity/pub field are special 4. The viability of the Church Primary School is special</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>1. Our Church and its paintings 2. The cottages and large open spaces 3. The Pump, Bakers Row 4. The Old Vicarage Hall</td>
<td></td>
</tr>
<tr>
<td></td>
<td>7</td>
<td>1. Unique church paintings</td>
<td></td>
</tr>
<tr>
<td>Question</td>
<td>Respondent</td>
<td>Comments</td>
<td>Answers</td>
</tr>
<tr>
<td>----------</td>
<td>------------</td>
<td>----------</td>
<td>---------</td>
</tr>
</tbody>
</table>
| 8        |            | 1. Most houses are built of Cornish granite  
2. Church paintings  
3. History of the village interesting |         |
| Please tell us which views of the village you enjoy most | 1 | Church from Higher Road  
Views from rear of Pellos Fields |         |
|          | 2 | When entering Breage on the A394 road the first thing that catches your eye is the church tower |         |
|          | 3 | From end of Higher Road towards the church.  
From my bedroom and bathroom we have a lovely view of Tregonning Hill (I hope the land in between stays green as I hear it has been recently sold) |         |
|          | 4 | Area around Church, all sides. All views to and from the surrounding countryside |         |
|          | 5 | From Church yard all around. The view of the Church Tower from various approaches to the village |         |
|          | 6 | Across the pub field towards Vicarage Row and Troon Row.  
From Trevena Lane towards the Church (Trevena Barton).  
Playing field up towards pub and Church. |         |
|          | 7 | Church |         |
| What are Breage's strengths? | 1 | 1. Green centre of village  
2. Diverse cottages |         |
|          | 2 | Community spirit |         |
|          | 3 | 1. Lovely stone built cottages  
2. Historic church  
3. Community spirit  
4. Friendly and effective Church School |         |
|          | 4 | See response to Q1  
Strong community spirit  
Compact-ness of village  
Central features of Church and pub  
Excellent and well used shop |         |
<table>
<thead>
<tr>
<th>Question</th>
<th>Respondent</th>
<th>Comments</th>
<th>Answers</th>
</tr>
</thead>
</table>
| 5        | 4. Strong community/local Cornish folk  
5. Village PO/Shop, pub and Breage House  
6. Amenity Field  
7. Public buildings including Church | | |
| 6        | 1. Sense of community, pub and club  
2. Pride in our history and distinctiveness  
3. Having school  
4. Having shop and Post Office | | |
| 7        | Community | | |
| 8        | Community spirit | | |

What are the worst aspects of the Conservation Area?

1 | 1. Untidy – e.g. Star House  
2. Parking  
3. Brecca Close. A 3rd phase yet to be built here | Article 4 Directions could address this in the long term as and when upvc is life-expired. |

2 | 1. UPVC windows fitted instead of wood  
2. Extensions on buildings not in keeping with the granite cottages  
3. The unsightly parking of old vehicles in the centre of the village | |

3 | 1. Inappropriate use of plastic windows and doors in historic buildings.  
2. Traffic. Lorries and large vehicles which are destroying the fabric of the village...most use the rear of my cottage as a shortcut and my garage has now been damaged three times in as many years. There is a need for a one way system or weight restriction before more damage is done.  
3. Also some evidence of speeding motorists  
4. Residents who “do not respect the rules of a conservation area e.g. who fit ghastly plastic windows/doors and satellite dishes | Action for Highways Dept. |

4 | Garage/industrial premises next to the old mortuary | Article 4 Directions will help address this provided resources are available to enforce. |
<table>
<thead>
<tr>
<th>Question</th>
<th>Respondent</th>
<th>Comments</th>
<th>Answers</th>
</tr>
</thead>
</table>
| 5        |            | 1. Apparent (maybe not real) inconsistencies in planning  
                   2. Mis-information as to meaning of Conservation Area for Planning (resolved in this consultation exercise) | |
| 6        |            | 1. People gutting cottages and plastic windows  
                   2. Traffic too heavy for our roads  
                   3. Planning decisions on Holly Cottage – roof of porch completely wrong  
                   4. Planning on Queens Arms extension | |
| 7        |            | 1. Speeding cars  
                   2. Litter  
                   3. Too many firework displays  
                   4. Too much dog mess | |
| 8        |            | 1. Planning permission granted for extensions and UPVC windows not in keeping  
                   2. Old vehicles parked in the centre of village  
                   3. Hedges uncut and ditches not cleaned out | |
<p>|          |            | <strong>What aspects of the Conservation Area most need protecting or improving?</strong> | <strong>It is unlikely that development on these fields in the centre of the village is viable in terms of planning policy, and protection of the Conservation Area.</strong> |
| 1        |            | The fields next to the playing field just sold! Estate Agent told us for social housing?! | |
| 2        |            | The village pump by Bakers Row - records show this to be over 100 years old. Some refurbishment needed to the steps leading up to the pump. | Action could be taken by Parish Council. |
| 3        |            | As in box above...you either stick to the rules or you don’t. These historic cottages have been TOTALLY RUINED by inappropriate modernisation rather than by sympathetic restoration. I would respectfully suggest that it is too late to improve this situation. Approx. 80% of the properties in Higher Road have plastic windows and doors (I hope some are not listed)! | Article 4 Directions could address this in the long term. |
| 4        |            | As in section above and agree that the Village Hall deserves to be improved if possible, also village pump. | |
| 5        |            | Cobbles outside Old Meldrum, Pump and Shute – upkeep of closed Churchyards. Long gardens – some views. | |</p>
<table>
<thead>
<tr>
<th>Question</th>
<th>Respondent</th>
<th>Comments</th>
<th>Answers</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td></td>
<td>The cobbles outside my home. Traffic keeps riding over them at great speed. Tractors, lorries, they are sinking.</td>
<td>Action has been suggested by Highways to narrow the bellmouth and protect the cobbles.</td>
</tr>
<tr>
<td>7</td>
<td></td>
<td>Old grave yards need maintaining</td>
<td>Action for Parish Council/Cornwall Council</td>
</tr>
<tr>
<td>8</td>
<td></td>
<td>1. Village Pump  2. Church Tower needs cleaning</td>
<td></td>
</tr>
</tbody>
</table>

**Do you agree with the introduction of Article 4 directions which would require permission to be sought for changes that affect historic features?**

1. Definitely. Though too late for many buildings e.g. PVCu windows, particularly if wind turbines increase
2. Yes
3. Yes
4. Most definitely agree
5. Yes
6. Yes. I also think it should apply to Kerrier, that as a community we should be consulted at Parish Rooms on conservation matters.
7. Yes
8. No I do not agree

**Do you agree that the Conservation Area should be extended (as shown on the plan)?**

1. Definitely
2. Yes
3. Yes I do, but what if damage has already been done? Has the council the power to make people remove such additions or is it simply to prevent those identified properties from being ruined if they are currently o.k. My property “St Aubyns” being one of them.
4. Yes but please see comments below also
5. Possibly – suggest it should also include new Vicarage (c1900) on Sethnoe Way.
6. Pellor Fields surely could only be improved. Even the Police have referred to it as a Council Estate on occasion. It does not need to be conserved.
7. Yes
8. I see no reason why the Conservation Area cannot be extended
<table>
<thead>
<tr>
<th>Question</th>
<th>Respondent</th>
<th>Comments</th>
<th>Answers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any other comments?</td>
<td>1</td>
<td>I would like to see Pellor Fields kept in the Conservation Area because: 1. Could protect any future inappropriate building in the fields at rear. 2. Pellor Fields is a small, quite attractive cul de sac with bungalows and gardens looked after by its residents. Pellor Fields is the historic 20th Century buildings of the future! Please change School Road to Trewithick Road, its ancient name. (research showed at least 17th Century). School Road was adopted by incoming people who saw no signs. Trewithick Road now has a sign.</td>
<td>1. The Conservation Area will not necessarily prevent development if that development does not adversely affect its character, but it would ensure that higher design standards are applied. 2. It is a valid point that 20th century development may in the future be considered to be part of the historic character, and the good maintenance of the cul de sac is not in question.</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>You might have already come to the conclusion that I am not a fan of plastic windows and doors! They are absolutely fine in a modern dwelling but they totally destroy the charm and character of these lovely mellow old buildings. I would guess the majority of people have them fitted for two main reasons: 1. There is no maintenance required 2. They assume that noise will be reduced, draughts eliminated, heat loss reduced... Possibly true but at what cost to the look of the building? This is probably at the very bottom of their considerations. I have reinstated all the wooden sash windows all with single glazing and am currently putting back internal shutters which when closed fulfil all the points in (2) above at a fraction of the cost...look authentic and cut down heat loss more effectively (double glazing needs to be a minimum of 20 mm between panes to be effective something which cannot be achieved in a tradition sash window without spoiling the proportions. Those who fit plastic double glazed windows may be surprised to learn that it takes a minimum of 60 years to realize payback time and that if looked after wooden windows will far outlast plastic ones which have a limited life of about 20 years.</td>
<td>Agree. More information needs to be made available to better inform people of the pros and cons of wooden and plastic windows, and the cost-benefits of double glazing as opposed to alternative means of insulating buildings. In the long term the availability of cheap plastic may be under threat from peak oil, so we may see a reversal to timber.</td>
</tr>
<tr>
<td>Question</td>
<td>Respondent</td>
<td>Comments</td>
<td>Answers</td>
</tr>
<tr>
<td>----------</td>
<td>------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>1</td>
<td>Alan Baxter</td>
<td>I have spent the last 4 years restoring “St Aubyns” which had been ruined during the 1970’s. The lovely sash windows had been ripped out and replaced with fixed panes (some of which were at least in wood) others had been replaced with plastic all of which had failed seals that caused permanent condensation. Two hideous flat roofed extensions had been added which have now been replaced with pitched slated roofs. The whole of the front had been daubed in cement causing dampness to be trapped. The whole of the interior had been ruined too...flush doors, doors with large glass panels, chipboard floors, hardboard panelling, hideous tiled fireplaces etc. etc. all since long gone thankfully. It’s not just the outside that matters, the interior of these lovely old buildings needs sensitive consideration too. Restoring “St Aubyns” to its former glory has been a long commitment and at great expense. The thought of someone being able to undo all the hard work we have done over the last 4 years or so fills me with some concern. We do need to preserve these buildings as they are our heritage. I suspect the major problem is one of expense. Perhaps if the council could support such projects as we have undertaken things may be different. We have funded the whole project ourselves. The vast majority of the work has been undertaken by myself...all the windows and doors as well as the entire interior. I am not hiding my identity as I do feel strongly about these buildings. I even had a doorstep salesman trying to sell me plastic windows and doors a few weeks ago. Strangely enough his mission was unsuccessful. I query how he has the cheek to be able to do this if I am supposed to live in a Conservation Area. Trefor Bowen e-mail: <a href="mailto:tjsjbown@hotmail.co.uk">tjsjbown@hotmail.co.uk</a></td>
<td>Perhaps this project could be highlighted and illustrated in the report as a good example of reversing negative alterations.</td>
</tr>
<tr>
<td>4</td>
<td></td>
<td>Would like to see the Conservation Area widened at the lower end of Shute Hill to incorporate the ‘Institute’ social club building and then continued across the A394 to include the buildings on the eastern side of the ‘school road’ up to the school itself. Also, having seen the spread of other local villages, what might be done to protect the views of the village – particularly from Sithney. If further development is to take place, where might this be achieved without a visual impact on the views towards the village.</td>
<td>Breage is not an expansion growth settlement but there may be some small exception site development in the future.</td>
</tr>
<tr>
<td>Question</td>
<td>Respondent</td>
<td>Comments</td>
<td>Answers</td>
</tr>
<tr>
<td>----------</td>
<td>------------</td>
<td>----------</td>
<td>---------</td>
</tr>
<tr>
<td>Should the surrounding fields also be a part of the Conservation Area? What currently protects these views from the exceptionally large ‘agricultural’ buildings some farms desire?</td>
<td>5</td>
<td>I am the local Vicar and therefore wear several hats, as ex-officio Governor for the school, I am concerned for its viability which I think is vital to the local community. The viability of local businesses and the Church and Chapel also concerns me and so I am involved in consultation RE affordable housing schemes in the village. I hope the Council (Kerrier or One Cornwall) will take account of the need for balance in maintaining local communities. I understand the proposed extension to the Conservation Area need not preclude such development. The old mortuary is part of the Church properties. I do not oppose the local listing proposal. I informed the Glebe Committee of the proposal to include ½ Glebe Fields in Trevithick Road, they have not commented to me.</td>
<td>The ability to develop homes, including affordable homes, to support the infrastructure of the village, should not be compromised by the designation or extension of the Conservation Area. The designation would ensure higher design standards to protect the character of the village.</td>
</tr>
<tr>
<td>Credit should be given to Trefor Bowen for his work on St. Aubyns. Transforming it fro Old Cottage and 2 flat roof extensions into a beautiful residence. The village will change dramatically I know over the years, but so will volume of traffic. At the moment it is heavy enough in the winter. The summer months are horrendous with all the holiday traffic from the campsites and bungalows in Carleen. The lorries dumping various materials up at Wheal Viegh it all creates congestion in the village. If a child does not get injured with all this, they will with the boy racers. My house rattles endlessly, the cobbles outside are now sinking from lorries, tractors and cars driving/turning over them. I also feel that our street lights that have appeared all over the place are not only too high up, but too bright. At night I can read and do puzzles by street light. We never see stars anymore. I have had intruders in my back garden on several occasions and have twice now found used condoms in my garden. There is too much light from the pub which is intrusive and also allows uninvited people to see their way into my garden.</td>
<td>6</td>
<td>Action to be raised with Highways over application of standard approaches and equipment (Streets for All).</td>
<td></td>
</tr>
<tr>
<td>Need more people for Church Choir</td>
<td>7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Disagree with removal of existing Conservation Area</td>
<td>8</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>