

9.0

Protection & Enforcement

This section considers how the character and appearance of the Conservation Area can be protected by statutory and local means.

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. The 2008 Heritage Protection Bill proposes that this consent be merged with planning permission.

The Kerrier District Local Plan (Revised Deposit Draft with Summary of Pre- Inquiry Changes) also places restrictions on development within and close to the Conservation Area.

ACTION: In order for the principles in this document to be enforced and implemented, the Management Strategy should be linked to policies in the emerging AAP and LDF adopted as a material consideration.

Extensions to the Conservation Area

The Appraisal proposes that the Conservation Area be extended into the areas shown on the map overleaf on page 56.

ACTION: The Local Planning Authority should extend the Conservation Area boundary as detailed above.

Existing statutory designations

The existing statutory designations within the Conservation Area are detailed in the Conservation Area Appraisal. Tuckingmill and Roskear has 9 listed structures. All are listed at Grade II. Such designations carry the requirement to secure Listed Building Consent (the 2008 Bill proposes that this be renamed 'Heritage Asset Consent') for works, in addition to planning permission.

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. Furthermore, the Heritage Protection Bill requires local authorities to create a list of significant local buildings as part of their Historic Environment Record, building on the existing Sites and Monuments Records.

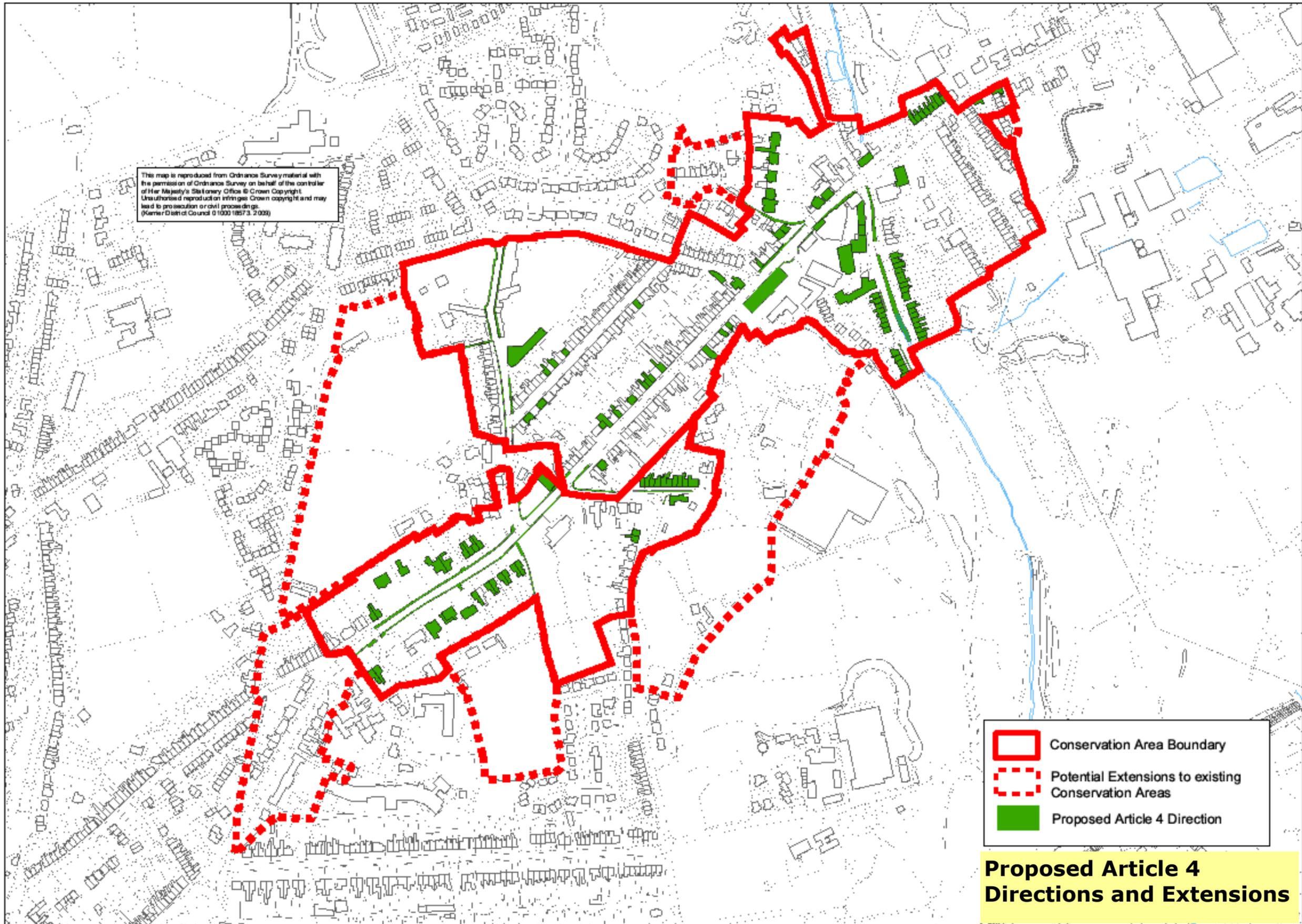
Although these buildings have no statutory designation, their inclusion in a local list can be a material consideration when determining planning applications. In some cases, it may be appropriate to serve an Article 4 direction to remove permitted development rights and thus to secure the building

The Conservation Area Appraisal identified a number of significant but unlisted buildings. 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 list of buildings identified in the Conservation Area Appraisal as a starting point. A local list should also be produced for significant gardens within the Conservation Area. The local lists 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 cannot be carried out, but that it will no longer be automatically permitted.

It is tempting to propose a blanket Article 4 (2) 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 such alteration (in terms of replacement windows and indeed roof slates) that their overall appearance has been adversely affected. Article 4 (2) directions are therefore only recommended for a small number of streets that are exceptional examples of their type, are not currently protected, and which have a high public presence.

Principle;

- to protect original shopfronts, recessed doorways, mosaic floors and curved oriel windows in upper floors
- to protect original shopfronts, recessed doorways and mosaic floors
- to protect original garden walls, doors and windows, chimneys and prevent installation of solar panels
- to protect original doors, windows and chimneys and prevent installation of solar panels
- to protect original garden walls, doors and windows, chimneys and prevent installation of solar panels

ACTION: Subject to a review of policy, resources and further local consultation the local authority should seek to enact Article 4 (2) directions for the properties listed above, and should produce Guidance Notes for the owners/residents/users of these properties that outline the implications of the directions.

Sustainability

Although the buildings in the Conservation Area are all exempt from Part L of the Building Regulations, every household and business occupying these buildings and Kerrier District Council has a moral obligation to do as much as they can to reduce their energy consumption and carbon emissions to target climate change. 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 been 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. 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.

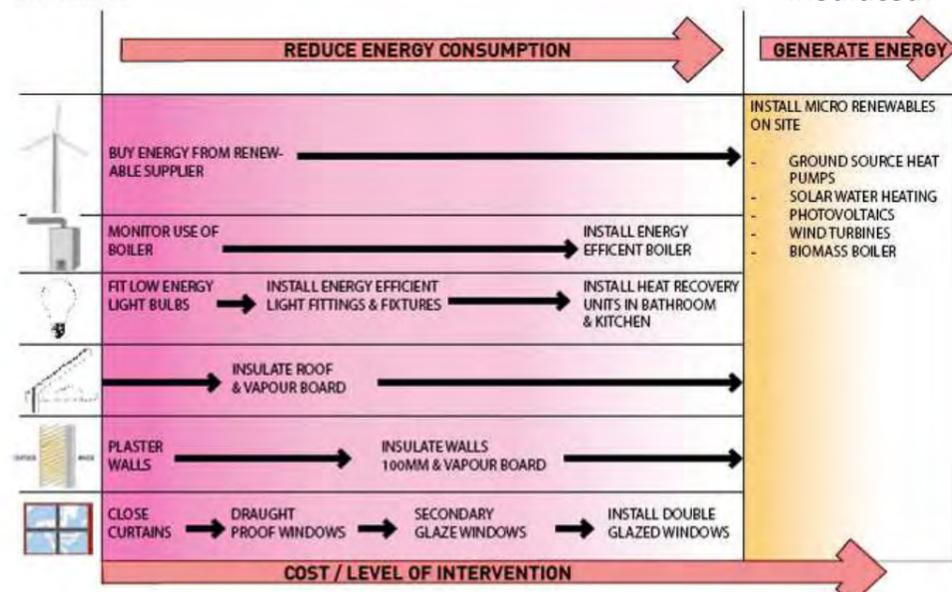
However, adding wall insulation, even internally, can cause unacceptable dimensional changes and the loss of historic features. Insulation of external walls is also unlikely to be appropriate on listed buildings, and would need to be very carefully designed to minimise the impact on the character and 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 draughtproofing.

This diagram illustrates that low intervention measures to reduce energy consumption should be implemented before micro-renewables are considered



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.

Transport. 27% of UK carbon emissions are from transport, and much of that from vehicular traffic. Cornwall Council 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.

ACTION: Residents and businesses should be 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) before being granted consent for more interventionist measures (e.g. replacement windows, photovoltaic panels, solar water heating, wind turbines).

Guidance on the best measures to make historic buildings more energy efficient and on microrenewables should be distributed by Cornwall Council, for example via the website and when responding to planning applications.

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.

There is a presumption in favour of replacing uPVC windows in historic buildings with double-glazed wooden replicas of the original windows. The Council should investigate the potential of providing grants to facilitate such replacements.

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.

Camborne Pool Redruth URC and Cornwall Council should encourage businesses providing locally sourced materials. The URC could assist in the reopening of local granite and slate quarries. The Council could include publicity for local building materials when responding to planning applications.

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.

Buildings at risk

The Local Authority currently has a comprehensive register of Buildings at Risk, and the Conservation Area Appraisal identified a number of buildings deemed to be particularly at risk, not least the following buildings:

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

Repair notices /urgent works notices /Section 215 notices

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.

Landmark buildings and views

Landmark buildings and structures are identified in the Conservation Area Appraisal.

ACTION: New developments – even low-rise ones should be considered in terms of their impact on views, in accordance with current English Heritage guidance (*Seeing the history in the view*)

Reviewing development in the Conservation Area

The development control powers which are available to the Local Planning Authority as a result of listed building and Conservation Area designation are outlined in Section 2 and are expanded upon in Appendix One of this Management Strategy.

ACTION: The Local Planning Authority should periodically review properties in the Conservation Area to note any works to listed and unlisted buildings which may have been made without the relevant consents. These might include the conversion of front yard areas for car parking, or the removal of boundaries (such as railings) which might be considered to be part of their curtilage.



All Saints Church, Tuckingmill



Former jute mill, Pendarves Street

10.0

Implementation

The previous chapters have examined the measures required to enhance and protect the Conservation Areas. This short chapter summarises these measures and suggests an order of priorities. Due to the size and 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 proposals in this strategy, as they can be incorporated within the new 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: enhancement which would have a benefit, but 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). 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 Council approached. This document should be ratified and adopted by Cornwall Council.

Action	Responsibility	Priority	Timescale
Evaluate the principles set out in this document and adopt as local policy	Local authority	High	Within two years
Ensure that the principles set out in this document are related to those in the AAP.	Local authority	High	Within two years
Adopt the Management Strategy as a material Consideration to the LDF	Local authority	High	Within two years
Application and monitoring of Article 4(2) directions to protect significant architectural and historic features; produce guide for affected properties.	Local authority	High	Within 12 months; ongoing monitoring
Add buildings identified in the Appraisal as being of local interest to a local list of significant buildings.	Local authority	High	Within 12 months; ongoing monitoring
Extend the Conservation Area to include; Tolgarrick, Scowbuds/Penlu, Church View Farm, Roskear Farm, Roskear Fields/Cricket club, King George’s playing fields, Pavilion Park/Bickford-Smith recreation ground, Bickford-Smith complex, Chapel Road, East Hill/Basset Rows, Roskear Villas.	Local authority	High	Within 12 months
Serve Repair Notices, Urgent Works, Untidy Site Notices, where appropriate to agreed sites within the town.	Local authority with input from local partners	High	Within 12 months; ongoing monitoring
Produce a manual for streetscapes in historic areas of the town.	Local authority with input from local partners	Medium	Within three years
Inclusion and protection of views deemed significant in the Appraisal within the Local Development Framework.	Local authority	Medium	Within three years
Monitor Buildings at Risk	Local authority and local partners	Ongoing	Ongoing

Given that much of the management of Conservation Areas occurs through the land-use planning process it is appropriate for the Management Strategy to be ultimately adopted as a material consideration.

A new Cornwall Local Development Framework team is working on a Core Strategy, bringing together previous saved and draft Local Plan and AAP work. It is recommended that the Management Strategy element of this document, is put forward for adoption as a material consideration.

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 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.

Strategic thinking

Underlying much of this Plan is a strategic issue, namely the future role of Tuckingmill and Roskear. Attention should be devoted to this question as a matter of priority and in parallel with the other actions summarised below. It has been discussed in the 'Uses' and 'Tourism' sections of the Enhancement chapter and encompasses the following actions, in which the local authority should take the lead:

- development of a tourism strategy which emphasises the exceptional quality of Camborne and Tuckingmill area, its good transport links, its location within the World Heritage Site and an attractive landscape generally, and not least its historic built environment.
- consideration of the creation, within the central area, of flexible small business office units.
- on an ongoing basis, assessment of development proposals for non-central sites in terms of their possible traffic/ commercial impact on the historic core. Where possible, new retail/business uses should be located within the central area so as to add to its economic diversity.

Action	Responsibility	Priority	Timescale
Monitor and enforce unauthorised changes to listed buildings/changes to unlisted buildings which require permission by virtue of C.A. designation.	Local authority and local partners where appropriate	Ongoing	Ongoing
Develop integrated wayfinding policy.	Local authority and local partners	Medium	Within three years
Carry out a full survey of existing trees and ornamental landscapes.	Local authority	Medium	Within three years
New developments, even low rise, should be considered in terms of this impact on views.	Local authority	Ongoing	Ongoing
Maintain photographic library of area	Local authority	Medium	Ongoing
Produce planning and development briefs for all major schemes in Conservation Areas.	Local authority and local partners	Medium	Within 12 months
Production/publication of guidance literature on historic detailing, windows, local materials, community maintenance actions and sustainability.	Local authority and local partners	Medium	Within two years
Residents and businesses should be encouraged to adopt low intervention measures to reduce energy consumption.	Local authority	Medium	Ongoing
Annual community 'tidy up'.	Local partners	Medium	Within three years
Weeding and maintenance to pavements.	Local authority and local partners	Medium	Within three years
Regularly update retail study and pursue schemes to address any identified problems.	Local authority and local partners	Medium	Within three years
Continue to support THI	Local authority and local partners	High	Ongoing

Development control and enforcement actions

The first line of protection for the Tuckingmill and Roskear Conservation Area lies in development control by the Local Planning Authority. This relates to demolitions and alterations to listed and unlisted buildings, change of use, new developments in the Conservation Area, other works affecting the streetscape, and the lopping or felling of trees. The mechanisms of Development Control may be strengthened in various ways, with the following being an order of priorities:

- extend the Conservation Area to include
- the application of Article 4 directions to protect significant architectural and historic features.
- the development of a local list of significant buildings.
- the inclusion and protection of views deemed significant in the Appraisal within the Local Development Framework.
- the monitoring of Buildings at Risk.
- the serving of Urgent Works and Untidy Site Notices, if any become necessary.

Enhancement actions

Proposals for the enhancement of the Conservation Area were set out in Chapter 8 of this Strategy. Many of these should be addressed in a co-ordinated way within the next three years, but also on an ongoing basis thereafter. These proposals can be arranged into groups as follows:

Public realm and green space. A number of projects have been proposed for action by the Local Authority, the most significant of which in order of priority should be:

Signage

- *Instigate procedures for the maintenance of historic street signs.*
- *Review and rationalise traffic signage and markings in the town centre, possibly combined with public realm/street surface changes to minimise the need for signage clutter.*
- *Review and rationalise pedestrian wayfinding system.*



Street furniture and lighting.

The need for an integrated strategy was discussed. Key enhancements, in order of priority, are:

- *Review installation of control boxes, bus shelters etc to avoid street clutter and inappropriate/insensitive design/location.*
- *Investigate possibility of feature lighting.*
- *Review street furniture provision and lighting.*

Production of guidance and advice. This strategy document has identified certain specific areas where the production of guidance literature would be beneficial:

- *Design guidance relating to windows, rooflights, doors, gable ends, guttering, etc, in residential areas.*
- *Advice to the owners of properties subject to Article 4 directions.*

Gap and opportunity sites. The Local Authority should review the options and should seek appropriate new uses for these sites as a matter of priority.

Traffic and movement

- *Devise traffic management and parking proposals which will enhance the character and appearance of town centre streets without compromising the provision of essential on-street parking.*
- *In conjunction with the points laid down under public realm (above), enhance pedestrian routeways leading to and through the Conservation Area.*

Ongoing general actions

Maintenance. The proper maintenance of buildings, street materials, and other features is crucial to the long-term care of the Conservation Area. This area can be summarised under four headings:

Buildings – urgent maintenance. See above for the orders which may be served in cases where work is urgently required to protect buildings.

Buildings: commercial – general maintenance
Removal of unwanted wires, posters etc from town centre buildings, reinstatement and repair of missing drainpipes, gutter clearing, painting, pigeon-proofing of ledges/ windowsills where necessary.

Buildings: residential – general maintenance
Guidance literature and other advice should be used to promote collective maintenance neighbourhood 'spring cleans'.

Street surfaces

Historic paving materials are a key feature of the Conservation Area, for which special provision needs to be made as part of regular street maintenance. The Local Planning Authority should offer guidance as appropriate and 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 of inadequate replacement.

New building. Development within or affecting the setting of the Conservation Area should be reviewed against the criteria laid down in local and national planning policy to ensure that it will not be detrimental to the area's character or appearance.

Funding and resourcing

The preceding section indicates the extent to which the Conservation Area can be a shared responsibility. However, inevitably the principal burden in caring for it falls upon the Local Planning 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. There will be, as has been noted, a need for additional resourcing, especially in the next five years, to carry out the recommendations of the Plan.

Camborne, Tuckingmill and Roskear Townscape Heritage Initiative is currently in operation. Other sources of funding may be available such as:

- developer funding through Section 106 agreements. There are well-established precedents for the use of such contributions for improvements which are not directly related or adjacent to the relevant development. However, it may prove difficult to direct this source of funding to specific enhancement works in areas where there is relatively little pressure for development.
- Owners of commercial or residential properties, in addition to their own funds, may be eligible for grants for improvements or repairs, e.g. from the Architectural Heritage Fund.
- Charitable trusts and government agencies.
- Opportunities to carry out enhancement works through the application of Section 215 Untidy Site notices. There are precedents for the creative use of these notices to reinstate historic walls around sites as a way to improve their appearance whilst also having long term heritage benefits.

11.0 Bibliography

Historic sources

The principal sources for the historical analysis contained in this report

have been:

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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. Prior to the production of this document, the consultant team met with stakeholders to gain their input into the project. More specifically, we asked stakeholders to provide us with their local knowledge of the elements that make Tuckingmill and Roskear unique, and what they feel will best lead to the preservation and enhancement of Tuckingmill and Roskear.

A consultation event was held on 24th February 2009. The draft reports were available for public download on Kerrier District Council's website from 23rd February 2009 to the 13th March 2009, together with a questionnaire. The consultation event for stakeholders 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, 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, prior to the change to the unitary authority in April 2009.

Stakeholder Responses from workshop held 24th February at Tuckingmill Baptist Church

Respondent	Comments	Answers
<p>Nola O'Donnell, Landscape Architect, KDC</p>	<p><u>Public Realm - Landscape</u> These sections are rather weak and there is inadequate mention of the significance of trees. Reference to public realm and landscape is fragmented with mention to spatial quality on page 22 and 23 and a whole page on pg 28 then further mention under Views and Landmarks on page 30..This should be given much greater prominence and should highlight the spatial quality of public realm for example, as a separate section within the document.</p> <p>Not sure of meaning of 'polite' as a physical description. This is not a usual descriptive term. What exactly does it mean? The report recommends establishing landscape management schemes but does not suggest how these would be deliverable. This needs to be expounded in more detail.</p> <p><u>Significant gardens</u> and private grounds have not been sufficiently highlighted. These should be local listed and described as an evidence base to ensure protection. The most important gardenscapes are the large suburban gardens of detached houses along –Roskear, Church View Road and Penlu. An indicative plan showing the distribution of significant gardens should be included in this report as an information layer.</p> <p>Private gardens and grounds are vulnerable to destruction through development as government housing policy is geared toward increasing density and this has resulted in so called 'garden grabbing'. Every effort should be made to retain and protect such spaces from loss as they are essential to the verdant quality of the townscape. If possible measures should be put in place to target significant gardens under threat as suitable for preservation through public acquisition for conversion as public spaces. As an evidence base a local list of significant gardens should be drawn up.</p> <p><u>Private grounds of significance</u> - there is a detached house with substantial grounds on Church View Road</p> <p><u>Publicly accessible privately owned areas</u> include parish church graveyard.</p> <p><u>Public open space.</u> There are a number of public owned open spaces including the Tuckingmill Pavilions, which was formerly part of the Bickford's facility for staff, the substantial Camborne Cricket Club and King George V playing field all within walking distance. There is also a new park Tuckingmill Valley Park adjacent to the Penlu area just outside of the Conservation Area boundary. This park retains significant historical features to reflect its importance in the industrial mining age.</p> <p><u>Informal civic spaces</u> are noted on page 23. The parking found the junction of Roskear and South Roskear Terrace is described as a civic space. Although this area would undoubtedly benefit from a redesign it appears to be private. Improvements may be undeliverable unless the space were to be acquired for public use.</p>	<p>The Management Strategy proposes a full survey of existing and ornamental trees. This survey could include text and a plan that could be included within the Appraisals when complete.</p> <p>Text will be added to Appraisal.</p> <p>A local list for significant gardens will be added as an Action point within the Management Strategy.</p> <p>These areas lie within the Conservation Area and proposed boundary extensions which will give opportunities to investigate TPO's. Conservation Area status can give protection to demolition of boundary walls.</p>

Respondent	Comments	Answers
<p>Nola O'Donnell, Landscape Architect, KDC</p>	<p>Streetscape – Pendarves Street On page 28 it is suggested that the parking build-outs are negative. I would disagree with this view. The parking bays are spatially well designed and allow for short term parking for local businesses without disrupting the flow of traffic. This is a good attribute not a negative one. Negative aspects include the surface treatment and the feature planters. The surfacing is tarmac and this would be better if incorporate granite detailing and perhaps surface dress treatment to tarmac. The planters lack gravitas and potentially would be better replaced by trees with neat growing ground cover edges in granite setts. This would be subject to the presence of underground utilities.</p> <p>Tuckingmill also boasts a number of interesting alleys such as the lower part of Scobuds:</p> <p><u>Significant trees</u> are to be found in the aforementioned gardens and grounds both public and private. They are of particular importance as they confer the prime quality value to leafy suburbs. There are no urban street trees and there is little scope for adding tree to streets.</p> <p>There is a clear need for a comprehensive audit of significant trees within the conservation area and it is recommended that a full inventory be compiled as a management tool and to inform on any future enhancement projects. An indicative plan showing the distribution of tree cover should be included in this report as an information layer. Every effort should be taken to retain significant trees where practicable and there needs to be an assessment on potential mechanisms to aid their retention and management. Their asset worth should be formally documented as part of this process.</p> <p><u>Residential frontage and gardens – potential loss of amenity</u></p> <p>Front gardens and associated walls are subject to threat of destruction from the desire to provide services area and parking along residential roads. It is recommended that front garden walls including low granite edge with green hedges and gate posts be covered by Article 4 directions particularly along Roskear and Pendarves Road.</p> <p>Loss of front gardens also contributes to surface water runoff and could potentially increase risk of localised flooding. The desire for householders to pave over their gardens should be restricted or moderated to ensure that surfaces used allow for sustainable drainage through infiltration / percolation. It is recommended that guidance leaflet or pamphlet be issued to advise householders how best to facilitate sustainable drainage.</p> <p><u>Proposed extensions to the boundary of the Conservation Area.</u> The extensions as shown are supported. Perhaps extension could also include the Tuckingmill Valley park and land north of Penlu.</p> <p>Where significant building details are discussed it would be a good idea to also include a photograph.</p>	<p>The current traffic calming solution as a whole was thought to be damaging to the streetscape and in parts dangerous for cyclists and pedestrians. Parking build outs could still be incorporated within a less severe traffic calming scheme.</p> <p>Text to be added to Appraisal</p> <p>Full Survey of existing ornamental trees is an Action Point in Management Strategy. Liaison with Council Landscape Architects will take place when brief from surveys are drawn up.</p> <p>This is suggested in the Management Strategy. Skills training initiatives should also be investigated for repair and retention of existing walls, gates and railings.</p> <p>Reference to need for such guidance will be added to Management Strategy Action Point on guidance</p> <p>Perhaps this would be too large an area to consider.</p> <p>We can look at this. Photographs can also be used on guidance leaflets.</p>

Respondent	Comments	Answers
<p>Nola O'Donnell, Landscape Architect, KDC</p>	<p>It would be beneficial to show some photographic images of key views. North Roskear Road and the Aldi site provide some of the most significant within the conservation area. In the report it is stated that Carn Entral forms a back drop to South Crofty. This does not appear to be the case as Carn Entral does not impact the horizon significantly. It can be seen only from the Roskear tramway and South Roskear Terrace.</p>	<p>Additional and new photos to be included in final Appraisal.</p>

Respondent	Comments	Answers
Simon Ramsden, English Heritage	<p>Thank you for emailing copies of the initial drafts of both the <i>Camborne Town Centre Conservation Area Appraisal</i> and the <i>Tuckingmill & Roskear Conservation Area Appraisal and Management Strategy</i> (although their titles are slightly different, they both appear to include Management Strategies?).</p> <p>Both these documents appear to be wide ranging and well researched. They contain many (if not all) of the elements one would expect to find in such documents, and they are to be commended. The commitment to reviewing, and revising, these documents on a regular basis is also to be applauded. As you no doubt recognise, these are important tools in the dynamic management of the historic environment, rather than static, paper-exercises; one would hope that this is sufficiently well recognised to enable sufficient funds to be devoted to, not just the future review of these documents but also, the support of the recommendations contained in the management strategies.</p> <p>Whilst we do not possess your intimate, local knowledge of these conservation areas, we would offer the following general comments, mostly on format.</p> <p>Where historical maps are included (especially at different scales) it can be useful to indicate the proposed conservation area boundaries, to help orientation.</p> <p>The section on p21 of the Camborne Town Centre CA relating to Holman Bros appears to require some editing to improve readability.</p> <p>The definition of the different grades of listed buildings (p 26, Camborne Town Centre CA) may require some reconsideration. The map on p27 does not appear to have a key and it is unclear what the dotted lines indicate (extensions to the CA, as indicated later in the document). As with other maps, for certainty, it may be worth indicating those buildings which are considered to contribute positively to the CA, rather than listed, potentially locally listed buildings, and those buildings which are negative features.</p> <p>The numbered key views in maps (e.g. p29 Camborne Town Centre CA) do not appear to be reflected in the text. On p32, Camborne Town Centre CA, there appear to be some repetition between columns two and three.</p> <p>With regards to the management and enhancement strategies, we would recommend that consideration be given to regular liaison and defined working with different council departments (e.g. highway, refuse, etc) to contribute to specific schemes. The council (either as districts or as a unitary) has significant abilities to implement improvements to CAs, other than just through its statutory planning responsibilities.</p> <p>The use of a photographic record of buildings is recommended (e.g. p 52, Camborne Town Centre CA) as a useful tool to measure the effectiveness of any management strategies, as well as to aid any potential enforcement cases.</p> <p>References to the 2008 Heritage Protection Bill (Protection and Enforcement) may need to be re-edited in light of the unfortunate delay to the Bill.</p>	<p>This will be added to maps in Appraisal.</p> <p>Amend text.</p> <p>Amend Appraisal</p> <p>Amend text.</p> <p>Text will be added to Implementation section of Management Strategy.</p>

Respondent	Comments	Answers
<p>Simon Ramsden, English Heritage</p>	<p>Section 10: Implementation. We would recommend that any known, or suspected, infringements of planning legislation be investigated and, if appropriate, pursued.</p> <p>Tuckingmill & Roskear CA: in the contents Section 7 appears as Enhancements, however, this is incorrect. In the introduction there is no useful summary of the previous history of designations and amendments to the CA. It might also help to define Article 4 Directions, for those not fully conversant with this management mechanism.</p> <p>I hope these comments are of some use, and will help to refine what are already highly commendable appraisals and management strategies</p>	<p>Check text.</p>

Respondent	Comments	Answers
<p>Tim Kellet, Urban Designer, CPR Regeneration</p>	<p>P6 REGENERATION CONTEXT</p> <p>The URC does not have £150 to invest and never did. This is a misrepresentation of the funding partnership roles which is known by the Council since it is a funding and founding partner of the URC.</p> <p>The Princes Foundation does not work with the URC. I think it may have been involved pre URC designation.</p> <p>EP is now the Homes and Communities Agency [HCA]</p> <p>The URC has developed regeneration strategies and is now working with both private and public sector partners to bring forward a number of projects from the UFP.</p> <p>P44 WEAKNESSESS</p> <p>The last item under this section should be changed. It seems to be making a statement about the location of regeneration projects, but why is that a weakness?</p> <p>Firstly the URC regeneration programme is bringing direct and indirect benefits to conservation through funding, initiatives, partnership planning processes, conservation and good urban design.</p> <p>Secondly the decisions to build on areas have already been made by the Council itself and included within the CPIR AAP.</p> <p>Thirdly "Tuckingmill Urban Village" is no longer a proposal. Since then we have had "New Tuckingmill" and now are moving jointly onto the "Tuckingmill Framework"</p> <p>If a threat is considered as inappropriate or badly designed development that does not respect the character of the area then this should be stated simply as that. The Camborne version is a bit more explicit in that sense.</p> <p>In our view one major weakness not identified is that certain assets are not managed, or maintained, or freely accessible. It is only through good regeneration enabling development and conversion that a sustainable future will be achieved.</p> <p>P.45 OPPORTUNITIES</p> <p>Key opportunities from regeneration proposals are missing: New uses, repair and conversion of key buildings inc Northlights and Bickford Smiths as part of wider regeneration masterplan. Strategic highway link between Pendarves St and proposed East West Link giving access to brownfield land to rear for redevelopment Traffic reduction on Pendarves St through implementation of Major Scheme bid enabling environmental, pedestrian and cycling improvements. Improved access to and interpretation of key community assets and heritage assets on brownfield land, red river valley and bickford smiths, through regeneration proposals in Tuckingmill framework</p> <p>P48 TRAFFIC</p> <p>The major scheme bid should be supported which will bring longer term benefits to the A3047 and conservation led regeneration on the Bickford Smiths and surrounding sites – see comments above.</p> <p>P49 HOUSING</p> <p>New housing in the Tuckingmill south area will bring extra footfall and customers to support local facilities and the use of historic buildings in the central Tuckingmill area.</p>	<p>Amend text</p> <p>Amend text</p> <p>Amend text</p> <p>Amend text</p> <p>Amend text</p> <p>Amend text</p>

Public responses to questionnaire and feedback form

Question	Respondent	Comments	Answers
Please list those things you feel are distinctive or special about Tuckingmill	1	Opulence of age – stone, trees – wealthy areas. Green hedging – leaflets. Cutting hedges. Long gardens, back entrances, tall industrial walls, lintis to green areas	
	2	Frontage of sandstone. Bickford Smiths	
	3	The Valley Park. Bickford Smiths. Roskear Church.	
	4	Parish Church. Topography. The industrial building on Pendarves Street. The mining influence.	
	5	Big buildings & small buildings together. Views and open areas connected in and links to green spaces. Stonework/hedges. Long gardens.	
	7	The front of derelict mine buildings at bottom of Pendarves Street. The stream that runs along the left side of Chapel Road opposite side to Warrior store.	
Please tell us which views of Tuckingmill you enjoy most	2	Crofty, Church	
	3	The Valley Park	

Question	Respondent	Comments	Answers
	4	Parish Church.	
	5	To surrounding 'countryside', Tuckingmill Valley Park, Carn Brea, Churches, South Crofty, Roskear head-frame.	
	6	Bowling green. Tuckingmill & King Georges play fields. Valley Park.	
	7	Standing on grass by Pavilion looking down towards Crofty.	
What are Tuckingmill's strengths?	1	Green hedges	
	2	Interesting buildings, industrial heritage	
	3	Accessibility to Camborne and Pool. Accessibility to retail outlets at Pool.	
	4	Small community. Well connected. Parks.	
	5	Hedges and walls, green spaces, granite kerbs (not Chinese)	
	6	Was local shops and local people. Shutting of Post Office did not help.	
	7	Its heritage of mining long ago	
What are the worst aspects of the Conservation Area?	1	Bedsit. Busy road, mention new road Need Pool - Falmouth connection to Pedestrian crossing crossing & traffic calming crossings top and bottom of East Hill	Investigate traffic management solutions.
	2	Traffic - large lorries. Windows. Parking	



Question	Respondent	Comments	Answers
	3	Some buildings need attention. South Crofty Mine.	
	4	Most of the area is run down. Derelict buildings.	
	5	Busy road. Lack of safe crossing areas.	
	6	Deterioration of buildings and foot way.	
	7	Dog mess & road side litter. BBQ area looks unkempt. We wanted to use for youth BBQ but now going to Tehidy which is cleaner which is a shame as we wanted to stay in our own area. Please put another pedestrian crossing at bottom of the hill by the pub.	Investigate traffic management solutions
What aspects of the Conservation Area most need protecting or improving?	1	Significant trees. Article 4 – boundary walls.	
	2	Chimneys, street signage, pointing of houses, slowing of traffic, pedestrian crossings. Walls.	
	3	Tuckingmill Valley Park, South Crofty Mine.	
	4	Overall tidying up – new housing scheme.	
	6	All green spaces	
Do you agree with the introduction of Article 4 directions which would require planning permission to be sought for changes that affect historic features?	2	Yes	

Question	Respondent	Comments	Answers
Do you agree with the introduction of Article 4 directions which would require planning permission to be sought for changes that affect historic features?	2	Yes	
	3	Yes	
	4	Yes	
	5	Yes	
	6	Yes	
Should any other areas of Tuckingmill be included in the Conservation Area?	4	South Crofty	
	5	Extend proposals to include ?buildings and tin streaming and Bickford Smith to Red River Valley (curved line of leat). Include sustainable building and gas works at Tuckingmill Valley Park.	Assess
	6	Bickford Smith building	
Any other comments?	2	Parking permits for residents. Reduce business rates.	
	7	Please re-tarmac the pathway between the Baptist Chapel and 1 st Cottage, it's like a lake when it rains. More lights are needed, very dark in the winter months.	Investigate



Appendix 2. Justification for Extensions to Conservation Areas.

The Local Authority has a statutory duty to review its Conservation Areas and determine if any other areas merit designation.

Tuckingmill-Roskear Conservation Area encompasses a diverse range of sites and townscapes. The old topography of ancient tracks, medieval roads and farming hamlets is still evident in the Conservation Area, as are the major industrial sites, the new means and routes of transport, the driving forces of 19th century settlement. The Conservation Area stands completely within the urban conurbation of Camborne-Pool-Redruth, and yet is distinct and clearly identifiable as separate from the surrounding mass of housing and remnant industrial sites.

This distinct identity justifies a review of the current Conservation Area boundary. A review could be made of the historic streets which are part of the grid of workers' cottages which make Camborne such a unique and special place in Cornwall - especially where Camborne and Roskear meet and merge (Roskear Road, Dolcoath Avenue and Dolcoath Road).

A second, separate review could be made of the current Conservation Area boundary which could reflect character areas more.

The Conservation Area designation as it stands is based largely upon an intended interpretation of Tuckingmill-Roskear as an industrial settlement, but in fact much of interest and significance in Tuckingmill-Roskear is related to the way that the settlement layout and topography was fitted into an existing landscape which was being changed and re-shaped by the massive industrialisation around it; the underlying pre-industrial, medieval and agricultural landscape is still discernible within and around the Conservation Area, but is not reflected by the current boundaries.

The amendments proposed are set out in the following table (with justifications).

Amendment	Justification
Tolgarrick	Some of the closes and fields of the ancient settlement and farm (a possible Iron Age, and certainly medieval site) survive to the west of the current Tolgarrick Cottages, which partly occupy the farm site; this is one of a group of farm sites within Tuckingmill (not separate and outside it), on whose lands the settlement was built, which continued working throughout the industrial period; Tuckingmill-Roskear was never just a pure industrial settlement; its agricultural past, and the continuing presence of these farms, gives a unique element of character to the Conservation Area (see also Church View Farm, Roskear). North of the cottages are further enclosures, and sites of shafts, which relate both to the pre-industrial farm, and to the heavily embanked slopes, retaining walls etc of mine deads which are within the Conservation Area.
Scowbuds/Penlu	Scowbuds, now a narrow, twisting enclosed alley running up the northern slope, was, incredibly, the main road through this part of Cornwall before 1839. Part of picturesque group with Penlu. The cottages here are actually amongst the earliest phases of industrial expansion in Tuckingmill, directly related to the development of Bickford-Smith's and Vivian's works, and amongst the finest, most interesting and most appealing industrial cottage rows in the wider area. Their exclusion is incomprehensible. The walled gardens, and associated farm closes west and north of Penlu are part of that development; the Penlu group is currently, and indefensibly, divided in half by the current Conservation Area boundary.
Church View Farm	A fine building in its own right, which takes its place among the more polite residences in and around Tuckingmill, it is set in both ornamental grounds, and a working farm landscape, which is directly visible from and adjoining the Conservation Area, and has a tremendous impact on its character and appearance. This is one of a group of farm sites within Tuckingmill (not separate and outside it) on whose lands the settlement was built, which continued working throughout the industrial period; Tuckingmill-Roskear was never just a pure industrial settlement; its agricultural past, and the continuing presence of these farms, gives a unique element of character to the conservation area (see also Tolgarrick, Roskear)

Roskear farm	This is one of a group of farm sites within Tuckingmill (not separate and outside it) on whose lands the settlement was built, which continued working throughout the industrial period; Tuckingmill-Roskear was never just a pure industrial settlement; its agricultural past, and the continuing presence of these farms, gives a unique element of character to the Conservation Area (see also Tolgarrick, Roskear). Part of the town-place is included in the Conservation Area – the ancient town-place, the farm cottages - while the farm yard itself was not included; much of the historic layout, enclosing walls and principal farm buildings in the farmyard and adjoining old coal yard remain. There seems little logical or defensible reason why they were not included in the Conservation Area in the first place, nor why they should not be included now. The same could be said of the other small part of the ancient town-place complex not included in the Conservation Area – the site of the old cinema recently redeveloped by a block of flats.
Roskear Fields/Cricket Club	These are remnant agricultural lands associated with Roskear farm, and thus part of the settlement history of the Conservation Area. Moreover, they contain within their bounds industrial remains, of the Roskear Mines, intimately linked to the Conservation Area, and are bounded by the remains of the Roskear branch of the Hayle Railway – one of the very developments that helped to create and define the settlement in the 1830s. The tramway embankment forms a natural boundary to the settlement (and proposed extended Conservation Area). In terms of current use and appearance, these are ‘urban’ features – a cricket club, playing fields – this is not open countryside outside the settlement, this is open space within the settlement, with important trees and greenery highly visible from the Conservation Area provided for the benefit of the residents, and intimately linked to the industrialists and industrial history of Tuckingmill-Roskear.
King George’s fields	This is not open countryside outside the settlement, this is open space within the settlement, with important trees and greenery highly visible from the Conservation Area provided for the benefit of the residents, and intimately linked to the industrial history of Tuckingmill-Roskear; it contains mine sites, its entrance gates form an ornamental element within the Conservation Area, its boundaries (including the lane by the churchyard and the back lane to Roskear) are part of the urban fabric of the settlement and important elements in the Conservation Area.
Pavilion Park/Bickford-Smith recreation ground	Provide for the workers at Bickford-Smiths; this is part of the great industrial complex, and part of the settlement. It belongs nowhere else but within the Conservation Area, as an integral part of its history and character; the impact of the greenery, and particularly the mature ornamental trees, on the character and appearance of the Conservation Area cannot be overstated. This is not open countryside outside the settlement, this is open space within the settlement, with important trees and greenery highly visible from the Conservation Area provided for the benefit of the residents, and intimately linked to the industrialists and industrial history of Tuckingmill-Roskear.

<p>Bickford-Smith Complex</p>	<p>The full extent of the Bickford-Smith complex (as identified by studies such as those produced by Cornwall Archaeological Unit) should be within the Conservation Area. There can be no logical justification for excluding parts of this complex. There should be no disincentive to development (parts of the site already within the Conservation Area have already been re-developed - Chapel Close – and the development constraints on this site already demand the highest quality of intervention. Inclusion within the Conservation Area will ensure a fully integrated approach to the whole site, and relate it more completely to the whole Conservation Area.</p>
<p>Chapel Road</p>	<p>The fringes of the Conservation Area include a transitional zone, partly industrial remains, partly, now, an informal playground on the edge of the urban area. Parts of this area once included cottage rows, as well as access lanes and gateways from the settlement into the industrial complexes; the line of the boundary may be usefully extended southwards into the valley.</p>
<p>East Hill/The Basset Rows.</p>	<p>There is no clear reason why the 19th century row (1a-4a Bartles Row) has been excluded from the Conservation Area.</p> <p>The villas and houses along East Hill are part of the history and character of Tuckingmill; they are a direct corollary to the villas along Roskear; they represent a spread of settlement up the valley from Tuckingmill – not movement from the east towards Tuckingmill; they relate only to Tuckingmill, and there is a direct physical and visual link with the settlement. Potential redevelopment of some of them associated with road or industrial developments (CPR URC master plan) cannot preclude their proper designation within the Conservation Area. Their current exclusion devalues the existing designation.</p>
<p>Roskear Villas</p>	<p>The buildings here, in use, type, and quality, are scarcely different from those in the designated area (they are not necessarily any humbler – no. 13 is indeed identical in almost all respects to the listed 21/23 Roskear); the whole of this stretch is clearly of a piece with that part of Roskear within the Conservation Area boundaries, is equally distinct from the humbler cottage rows that adjoin it, contains at least one building of outstanding social and architectural interest (Roskear School) and even includes as many trees within its streetscape as does that stretch of road adjoining the listed villas in the Conservation Area; indeed the heavily greened character at this end of the existing Conservation Area is created by trees in properties actually outside the current boundaries in the grounds of Fairholme and no.19 Roskear Villas.</p>

Appendix 3 Justification for Article 4 Directions

The local plan (para. 4.70) envisages the making of Article 4(2) Directions to control changes to front elevations that affect the character or appearance of Conservation Areas (covering such features as the height, pattern and size of windows and doors, the design of frontages and use of plastic and other non-traditional doors and windows). Article 4(1) Directions restrict development rights over a wider range of features, including those not affecting front elevations, but, unlike Article 4(2), require approval by the Secretary of State.

Many buildings within the Conservation Area are commercial buildings, or in multiple occupation and so have no permitted development rights. There are, however, large numbers of houses in single occupation, and many outbuildings, walls etc., where control of development is limited, or unclear. In many cases there is a real threat to the special character and appearance of the area, particularly in regard to the loss of fenestration and elevation details, roofing materials and fabric, in the loss of front garden walls and gates and the creation of hard standings, and in the loss of rear garden walls, yards and outbuildings.

The council will Pursue Article 4 Directions:

- to control the demolition of walls and hedges, especially for the creation of hard standings.
- to control specified alterations to and partial demolition of individual houses, and to prevent the loss of such features as unlisted shop fronts, especially when now in residential use.
- to control the demolition of and alterations to free-standing outbuildings. A full and detailed survey, record and analysis of the Conservation Area is required, to determine the range of relevant restrictions, the types of Article 4 to be pursued and the properties affected. Apart from the major complexes at South Roskear/Bennets fuseworks, and industrial, commercial and religious buildings in and around Tuckingmill.

As large areas of Roskear and Tuckingmill have had original fabric removed only the selected areas outlined in the Appraisal have been suggested for Article 4 designation.

Areas of concern for any Article 4 Directions will be wide-ranging, and will cover the following:

- windows, doors
- rendered and ornamental architectural details (window surrounds etc.)
- porches and conservatories
- roofs
- removal of render; application of render
- extensions and alterations on rear elevations
- front garden walls; hard standings; rear walls; outbuildings

Appendix 4 Potential Archeology

There are two principal aspects to the archaeological potential of the Conservation Area. Firstly, deposits around the Tuckingmill/Tolgarrick core and around Roskear farm and town-place may yield information about medieval, and possibly Iron Age or earlier origins, elements of which underpin the current morphology, character and indeed appearance of these areas.

A second strand of archaeological potential lies in the significant industrial remains. Evidence may be available in the archaeological record within and around the Conservation Area of all phases of development of mining from the earliest prehistoric exploitation, through medieval tin streaming to 19th century deep mining, as well of the various phases of 19th century industrial process (fuseworks, iron foundries). Some fairly detailed investigation has taken place, particularly of standing buildings, at Bickford-Smith's and South Roskear; but these have not been exhaustive, and other sites have received much less attention (Bennetts), with little below-ground investigation anywhere. Reference should be made to studies by Cornwall Archaeological Unit and others for full details.

It cannot be assumed that all sites of archaeological potential in the settlement have already been identified (for instance in the County Historic Environment Record), even those completely new streets laid out on mainly agricultural land (especially Edward Street and Pendarves Street) also exploited old mining wastes (there is some evidence that the line of Pendarves Street was in part determined by an older linear series of mine shafts and waste dumps). The earlier settlement cores (Tuckingmill/Tolgarrick and Roskear) may have surprisingly complex deposits, and surviving structures and landscape features in those areas may contain significant archaeological evidence.

The importance of the historic and archaeological character of the Conservation Area is already recognised by existing designations:

- the local list of settlements and villages of historic origin (paragraphs 4.33-4.38 of the Local Plan)
- target historic settlement for CISI
- the whole historic settlement, as defined by the 2002 CISI report is within the World Heritage Site for Camborne-Redruth

This adapts existing Policy ENV9 (tree preservation orders) to relate to all trees in the Conservation Area to indicate when a TPO is likely to be made.

In order to preserve the important contribution to character and appearance of the often large gardens, grounds and historic plots within the Conservation Area, the retention of such spaces may require reductions in other standards, such as parking, or a flexible approach to housing development densities.

Back Lanes, alleys etc. are unique streetscapes, often an important aspect of the character and setting of principal streets, but also of exceptional importance in themselves; here buildings and informal streetscapes directly preserve historic layout and grain or archaeological sites, and sometimes contain amongst the oldest buildings in the Conservation Area, often with significant histories, textures and fabric of their own. Erosion or loss of these buildings could result in a severe poverty of townscape.

Streetscape

Relevant Local plan policies:

- Policy B.EN 16: Shopfronts and Awnings
- Policy B.EN 17: Advertisements and Areas of Special Control
- Policy B.EN 18: advertisements in Conservation Areas – siting and design
- Policy S1: town centres and new shops
- Policy S2: ground floor uses in town centre
- Policy S3: non-retail Uses in town centres (Fringe commercial areas)
- Cross Street and Chapel Street are designated as a fringe commercial area (SF757)
- Policy S5: town centre shopping opportunity
- The bus depot is designated as a shopping development opportunity site (SO763)
- Policy S7: design and layout of new urban shops

Principles

- Apply all relevant Statutory and Local policies
- Retain old shopfronts of merit as a fundamental principle
- Repair and maintain the existing stock of historic shopfronts in Camborne
- Integrate shopfront scheme into a wider framework of regeneration measures
- Establish and promote grant schemes and investment initiatives to repair and re-use vacant buildings
- Review extent and effectiveness of town centre designations and associated policies
- Fringe commercial area: programme of managed retreat
- Celebrate, interpret and present historic buildings etc.
- Local authority to effectively exercise statutory controls as well as enabling role
- Extend strategy beyond current Conservation Area

Policies

- Encourage the re-use of historic shopfronts in Camborne by promoting their suitability for a variety of new uses
- Target key buildings and reinstate missing elements of shopfronts as part of townscape and streetscape improvements
- Ensure the most appropriate schemes when change of use and/or loss of existing shopfronts become inevitable
- Encourage the replacement of inappropriate modern shopfronts with traditionally detailed shopfronts based on historical evidence or with appropriately and well-detailed modern shopfronts
- Restore whole buildings/shopfront as part of overall building repair
- Review application of advertisement controls
- Review application of town centre/shopfront/personal security