

**NORTH CORNWALL DISTRICT COUNCIL**

**PADSTOW CONSERVATION AREA STATEMENT**

**FEBRUARY 1996**

## PADSTOW CONSERVATION AREA STATEMENT

NCDC/9240/RG  
19th November 1993

### 1.00 INTRODUCTION

Before 1967, historic buildings were protected by the listed building legislation. This concentrated the emphasis on individual buildings or monuments of architectural merit or historical interest, but left vulnerable the large number of traditional historic buildings that contribute to the quality and character of large areas of settlements, but which are not individually outstanding. The Civic Amenities Act of 1967 recognised the value of maintaining the sense of place that groups of buildings and spaces of distinctive quality and character form, and introduced the concept of Conservation Areas where emphasis would be placed on the preservation or enhancement of the appearance and character of the area.

Conservation Area status implies a presumption against the demolition or damaging alteration of buildings and spaces that make a positive contribution to the special quality of the area, but it is not intended that Conservation Areas should become outdoor museums where no change takes place. There will inevitably be pressures for change as the community evolves, but such changes must reinforce the sense of place with good contemporary buildings respectful of their context.

The Padstow Conservation Area Statement is intended to identify the qualities that contribute to the special nature of the Padstow Conservation Area, and the elements of the townscape that form those qualities. It will consider the potential risks to the character of the area and how best to achieve further protection and enhancement.

Further information regarding general policies for the town may be found in North Cornwall District Council's Draft Local Plan.

## 2.00 APPRAISAL OF THE SPECIAL QUALITIES OF THE PADSTOW CONSERVATION AREA

### 2.01 Setting of the Conservation Area

The old part of Padstow is enclosed to the North, West and South by rising land, heavily wooded for the most part, which forms a backdrop for the buildings and has acted as a natural boundary to constrain development. To the East, the shallow valley occupied by the town opens to the wide Camel Estuary, a broad stretch of water at high tide and a sandy expanse at low tide.

The relationship of the town to the landscape is unique and the setting forms a distinctive framework for the Conservation Area.

### 2.02 Development of Padstow

The Padstow area has probably been inhabited by man since 8000BC (before the formation of the Camel Estuary), but began to develop as a port from, perhaps, as early as 2500BC, when it formed a part of the trading route between Ireland and the Mediterranean.

Padstow grew to some importance as a port during the thirteenth and fourteenth centuries as the best haven on the North Cornish coast - notwithstanding the perils of the Doom Bar - and the form of the town is influenced by its development as a port from this period.

The first stone pier was built before 1536 on the site of the rebuilt Red House and the inner quay walls were built after this date. Trading in various commodities continued up to the nineteenth century and a number of warehouses from the late eighteenth and early nineteenth centuries still exist around the quays. The street pattern dates from the medieval period although most of the buildings are from the eighteenth or nineteenth centuries.

Shipbuilding and fishing became important industries during the eighteenth and nineteenth centuries, the Lower Shipyard being one remaining element of the former.

The grounds and Deer Park of the grade I listed sixteenth century Prideaux Place have constrained development of the town towards the West and North, forming a definite boundary between open countryside and developed town. This boundary, together with the rising land and dense trees to the South, have discouraged twentieth century development around the edges of the old town. Instead, most recent building has taken place on flatter land to the South of the original site of the town, physically and visually separated from the older part of Padstow and leaving the nineteenth century town unusually clearly defined and almost unaltered.

The provision of new housing to the South has also reduced the pressure to redevelop sites in the old town. Consequently, the street pattern has remained largely unaltered and many of the roads remain narrow and restricted.

### 2.03 The Archaeology of Padstow

Padstow is defined as an Historic Settlement under Policy C17 of the County Structure Plan, First Alteration, and the town is potentially very rich in archaeological remains. It is suspected that the medieval town included all the area enclosed by the Conservation Area with the exception of St. Saviour's Lane and Station Road, and that there were also houses to the West of the Church and on the North side of Fentonluna Lane.

The site of the great pre-Norman monastery of St. Petroc has never been identified with certainty, but it is believed to be based on the present parish church with an extension towards Prideaux Place.

A leper hospital existed in 1309 but the site remains unidentified. There were thirteen chapels in Padstow, more than in any other Cornish parish, but many of these were already lost by the eighteenth century. Many were in the town, but their precise sites are unknown.

No archaeological excavation has been carried out in the town.

### 2.04 The Street Pattern and Open Spaces

The built up part of the Conservation Area, within the Development Boundary, is generally formed of narrow streets and lanes, mainly medieval in origin, enclosed by buildings constructed at the edge of the road or footpath and generally without front gardens. The atmosphere is one of enclosure and intimacy, reinforced by the absence of any public open spaces except the Churchyard and the Harbour.

Excepting these, the only appreciable open spaces within the developed part of the Conservation Area are the distinctive walled gardens in Fentonluna Lane and St. Saviour's Lane. The high walls maintain the sense of enclosure of the streets although the lack of buildings rising above the wall indicates that there is open space behind. The open space within the gardens forms an important part of the townscape in longer views over the settlement.

#### 2.05 The Harbour

The Harbour is the focus of the town now just as it was when the trading, fishing and shipbuilding industries were at their peak. The buildings wrap around the Harbour on three sides and are built relatively close to the quay walls, some being three or four storeys high. Many are converted warehouses although some of their original qualities have been lost in the change of use to flats and shops.

It is unusual to find a harbour where so many buildings directly address the quayside (St. Ives is another such example). This is an important aspect of the topography of the town that has resulted from the influence of the landscape on the development of the Harbour.

#### 2.06 Character of the Buildings

The buildings forming the Conservation Area date mainly from the 18th and 19th centuries, and most are typical vernacular buildings of the period. Some of the old warehouse buildings around the harbour are unusually high, three or even four storeys, but away from the Harbour most of the buildings are of two or three storeys.

A variety of wall materials are used including local Catacleuse stone, render, brick, slate and tile hanging, but roofs are almost uniformly covered with Delabole slate. Predominant colours are grey, white and the brownish tones of the stone, punctuated by red brick and blue, cream or pink painted render.

The variety of wall materials, colours and textures create contrasts that are important to the quality of the Conservation Area.

### 3.00 TOWNSCAPE AND LANDSCAPE ELEMENTS CONTRIBUTING TO THE SPECIAL QUALITIES OF THE CONSERVATION AREA

#### 3.01 Landscape

The undeveloped band of fields and woodland surrounding Padstow to the North, West and South is a crucial element in the unique setting of the Padstow Conservation Area. The clarity of development of the old part of the town and its relationship to the landscape that influenced its form would be compromised if the land were to be developed, and the loss of the tree belt would deprive the town of its characteristic and dramatic backdrop.

#### 3.02 Density of Development

The density of development around the Harbour area is very high, with no open space in the street pattern except on the quays. The streets are generally narrow, sometimes without pavements, and the front walls of the buildings are generally at the back of the pavement or at the boundary of the road leaving no open space for front gardens.

Further away from the Harbour, the density becomes lower and gardens larger, but the streets are still narrow for the most part, with no front gardens between the buildings and the road or pavement. Where gardens abut the streets, there are often high walls which maintain the sense of a continuous built-up street frontage.

#### 3.03 Patterns of Development

Almost all the buildings in the Conservation Area were built as individuals rather than as a part of a larger uniform development such as a terrace, square or crescent, although there are a small number of buildings constructed as pairs or short terraces. Consequently, there are many contrasts between neighbouring buildings which bring a liveliness and variety to the townscape.

### 3.04 Building Materials

A range of wall materials are used which provide further contrasts in colour and texture between neighbouring buildings, but the unifying element is the roofing material, Delabole slate. This is laid on most of the roofs in a range of types - rag slate, sized slate or scantle slate - but many roofs have been covered with a bitumen and glassfibre waterproofing product indicating leakage and slippage problems. The hips of rag slated roofs are usually finished with a mitred detail, rather than a bedded hip tile, and ridge tiles would originally have been made of red clay.

The roofs of the town are seen in long views from the Harbour, and looking down from the high land to the North, West and South and are, consequently, an important visual element.

### 3.05 Building Heights

The range of building heights represented in Padstow also contributes to the variety of the townscape. The higher buildings are generally the three or four storey converted warehouses clustered around South Quay, reducing to low two storey cottages in the residential streets away from the commercial centre.

### 3.06 Proportion

The majority of the buildings in the Conservation Area are of traditional local construction and, therefore, have the proportions associated with such buildings. Openings are generally regularly arranged and of vertical emphasis with a low proportion of opening to wall. Spans of floors and roofs are limited by the small timber sections available and the technology of timber principal truss and purlin roofs, and the pitch of roofs is determined by the angle at which natural slates produce a watertight covering.

### 3.07 Open Spaces

The medieval centre of Padstow extending from the Harbour to St. Petroc's Church is so densely developed that there are no open spaces except the Harbour, its quays and the Churchyard. However, in the less densely developed areas of St. Saviour's Lane, Fentonluna Lane and High Street there are three large, distinctive walled gardens that are important elements in these parts of the Conservation Area.

### 3.08 Floorscape

Most of the streets in the Conservation Area are finished with tarmacadam, as are most of the footpaths, and consequently these make little contribution to the quality of the environment. Most of the streets are also painted with double yellow lines. There have been some attempts at more sympathetic finishes such as the granite setts around the rebuilt Red Brick building and brick paved pavements around the Harbour area.

### 3.09 Shopfronts

The tourism industry that is so important to Padstow has brought with it the inevitable pressure to convert buildings to commercial use and to fit new shopfronts, especially in the most popular streets around the Harbour. The quality of shopfronts has an important effect on a streetscape, particularly in a Conservation Area where the buildings are in themselves a major part of the attraction.

### 3.10 Wirescape

Padstow's cabling is not as obtrusive as that of many historic towns, but the appearance of the Conservation Area would benefit from underground cabling where possible. It is unlikely that a comprehensive scheme could ever be contemplated, but any new developments or redevelopments should provide for all services to run below ground.

## 4.00 PROTECTION AND ENHANCEMENT

### 4.01 Landscape Belt

The Conservation Area boundary has been recently extended to include within it much of the undeveloped belt of land to the North, West and South of the town. In addition, the land to the North and West of the town is included within a designated Area of Outstanding Natural Beauty. It has also been recommended that the wooded area to the South of the town should be designated an Open Area of Local Significance to provide protection to the setting of the Conservation Area. All the wooded areas surrounding the old part of Padstow are protected by a Tree Preservation Order. The protection of the landscape is discussed in more detail in Part 3 of Appendix A.

Having protected the land, a woodland management scheme should be implemented, particularly in The Plantation and the area surrounding the Quarry, to improve the quality of the tree growth and, possibly, to upgrade the paths.

### 4.02 Density of Development

There seems little risk that the density of development in the core of the Conservation Area will not be maintained, but any schemes proposing demolition and rebuilding in the existing developed blocks of the town should use similar densities and extend building lines to the edge of the street or pavement.

In the less densely developed parts of the Conservation Area there may be pressure to develop some of the large walled gardens, or parts of smaller gardens. The Review of Open Spaces in the Padstow Conservation Area (Appendix A) has identified sites where this may take place and has set down recommendations for the possible development of such sites. In most cases, where development is to be permitted, the building line should be brought to the boundary of the site to maintain the sense of a built-up street frontage that exists throughout the town. This was not done in the case of the recently constructed dwelling, Lowen Place, at the corner of High Street and Church Street and, consequently, the house does not relate well to the character of the Conservation Area.

#### 4.03 Pattern of Development

Developers considering projects in the Conservation Area involving two or more buildings may be tempted to propose repetitive schemes using identical units. This would run counter to the evolution of Padstow and the proposal of a variety of designs within a single scheme should be encouraged to maintain the pattern of the town.

#### 4.04 Building Materials

The roofscape is an important visual element to Padstow, but it is obvious that many of the roofs are in poor condition and in need of repair or replacement. Ideally, repairs should be carried out with new or secondhand Delabole slate in sizes to match the existing roof, and this will be a condition of work carried out under Town Scheme grants. Outside the town scheme rules, there is no control to prevent replacement with cheaper substitute material such as artificial slates, concrete tiles or even sheet roofing, except where buildings are listed. The detailing of the slating is important and in particular where rag slates are relaid, the mitred hip detail should be used rather than a bedded hip tile.

There is sometimes pressure to demolish redundant chimney stacks, but their loss should be resisted to maintain the appearance of the roofscape.

Similarly the wall materials are an important visual element equally susceptible to replacement with cheaper, inappropriate materials. The slate hanging is probably the most vulnerable material and should be treated in the same way as roofing slates. Rendered buildings can also be repaired quite simply, although any detailing should be retained or reinstated if possible, and hard, cement-based renders and metal beads should be avoided. The stone and brick finishes are probably most at risk as the cheapest solution to failed pointing, porous bricks or decayed stones is to render them over. Repointing stone and brickwork in otherwise good condition will usually cure damp penetration problems, but some of the stones in the older buildings are suffering erosion and there may be pressure to render these buildings in the future. Owners should be encouraged to piece in new stone to match the existing wherever possible or to use slips of a similarly coloured stone if the original is not available.

#### 4.05 Height

The height of existing buildings is not likely to be at risk, but new buildings will clearly need to respect the pattern of existing development and the protection of existing views.

#### 4.06 Proportion

The traditional proportions of Padstow's buildings fit well with the mainly domestic and small commercial uses for which they were built and are being used. It is unlikely that any major influence will bring pressure to change the existing buildings significantly and present controls should be adequate to ensure that any structural changes are sympathetic.

Elements that are at risk are joinery items, such as doors and windows, which give a building much of its visual quality but which are vulnerable to the elements and changes in fashion. They can be removed and replaced very quickly. Padstow's location is exposed, but owners should be encouraged to regularly maintain and repair joinery to protect it from deterioration. Repair of existing fittings rather than replacement with new is to be preferred, and owners need to be encouraged to use sympathetic, custom-made joinery when replacement does become necessary. Traditional joinery can be weatherproofed effectively and discreetly, and the circulation of literature summarising the benefits of retaining such details may be beneficial.

#### 4.07 Open Spaces

The few remaining open spaces within the Conservation Area are subject to development control and should, therefore, be adequately protected from unsympathetic development. If the large walled gardens should become disused and neglected, efforts should be made to find a sympathetic new use for them similar to the existing uses, thus ensuring that the spaces and characteristic walls are maintained.

The Zoological Bird Garden between Fentonluna Lane and High Street has been developed as a tourism attraction although it is now closed. The walled garden immediately to the East of the Bird Garden, and Oak Terrace off St. Saviour's Lane, are both enclosed by walls listed as being of architectural or historic interest, grade II, and both spaces have historic associations with Prideaux Place as kitchen gardens to the manor house.

The walls and spaces make a considerable visual contribution to the character and quality of the Conservation Area and for visual and historic association reasons there should be a presumption in favour of the gardens remaining unaltered. However, schemes for their development have already been proposed and pressure on the gardens may mount, as their status as the only remaining open spaces in the town creates a conflict between their historic and visual value, and their value as development land.

The narrow streets giving access to the sites, the undesirability of altering the walls to form wider openings and visibility splays, and the desirability of maintaining the nature of the gardens leads to the conclusion that any development should be minimal rather than comprehensive, subservient to the walls that enclose the gardens. Each garden, together with the smaller open spaces that form potential development sites, are discussed in detail in Parts 1 and 2 of Appendix A.

#### 4.08 Floorscape

In general, the quality of the floorscape in the Conservation Area is poor compared with the quality of the buildings, and a scheme of enhancement could make welcome improvements especially if some of the recommendations suggested in the Civic Trust's document "Padstow - an Action Plan" for partial pedestrianisation are adopted.

Removal of the yellow lines and a thorough review of the street furniture and signage throughout the Conservation Area would enhance the quality of the streetscape, and a scheme of surface improvement using traditional materials such as cobbles, granite setts and kerbs would significantly improve the environment.

#### 4.09 Shopfronts

Padstow has not suffered the total loss of character caused to some towns by the pressure to convert many buildings to commercial use. The existing shopfronts are mainly modest and of traditional materials even if the proportions and details are not always all that they might be. A scheme to encourage owners to look critically at their shopfronts and signage and to consider improvements that would benefit their business and enhance the environment drawing their customers may well prove beneficial, but existing development controls should be adequate to ensure that new shopfronts and signs are sympathetic.

There are some inappropriate exterior blinds and awnings fitted to some of the buildings, particularly in the harbour area. A campaign of enforcement action against unauthorised development may remove some of these and dissuade others from copying the idea, but such a campaign should attempt to explain to owners the damaging effect of such additions and suggest alternatives that would be more satisfactory.

In general Padstow is remarkably free of much of the undesirable development that accompanies the tourist industry, but the town should be carefully monitored to assess the likely impact of developing trends.

#### 4.10 Redundant Buildings

There are few redundant or under-used buildings in Padstow due to the continuance of many of its traditional industries and its popularity as a high quality holiday destination. Unlike many towns, most of the space above the shops is occupied, either by permanent homes or holiday flats, ensuring their continuous maintenance. The few empty buildings, such as the old garage in St. Edmund's Lane and the fire damaged building in Commercial Terrace, seem to be the subject of planning applications and may soon be brought back into use. Buildings in the Conservation Area which become disused for any length of time will inevitably deteriorate and efforts should be made to find new uses for them.

#### 4.11 Colours

Padstow is a vibrant town with many contrasts in the materials, heights and natural colours of its buildings. Much of the joinery is painted white or black, but some strong colours, such as red or blue, have been used in limited quantities. Rendered walls are painted predominantly white although blue, cream, pink and stone colours are also used. The brighter joinery colours are not to every taste, but in small quantities their use is acceptable and there would not seem to be a need for additional control or enhancement.

#### 4.12 Pedestrian Lanes

There is a network of narrow pedestrian lanes which link together the principal streets of the town, including Marble Arch (High Street to Church Street), the lane running beside 20 High Street and 3 Fentonluna Lane and the lanes giving access to 1-5 Lanadwell Street, and Chapel Court, both off Lanadwell Street. These are distinctive elements of the street pattern contributing to the character of the Conservation Area, and efforts should be made to ensure that the buildings enclosing them and their floor surfaces continue to be maintained in good order.

## 5.00 POTENTIAL RISKS TO THE CHARACTER OF THE CONSERVATION AREA UNDER PERMITTED DEVELOPMENT

### 5.01 Permitted Development

Extension of the boundary of the Conservation Area has brought the whole of the older part of Padstow under stricter development control and has consequently removed some classes of permitted development.

### 5.02 Rendering of Brick and Stone Buildings

The rendering of brick and stone buildings to prevent water penetration would not appear to be controlled by the need to obtain Conservation Area consent and this may become an issue in the future as brick and stone buildings deteriorate.

### 5.03 Joinery

The removal and replacement of original joinery with new windows and doors of unsympathetic design or materials is not controlled by the need to obtain Conservation Area Consent, and there is a risk that unsuitable replacements will damage the character of the buildings. At present there is little sign that this is becoming a problem, but the situation should be carefully monitored.

### 5.04 Roof Conversions

The roofs of some of the larger buildings in Padstow may contain sufficient volume for conversions using rooflights rather than dormers. Used sparingly, and with flush fitting details, rooflights can be quite acceptable, but there does not seem to be undue pressure for roof conversions at present. Class C1 would not seem to offer sufficient control if pressure developed.

### 5.05 Roof Coverings

The removal and replacement of existing roofing slates with substitute materials is also outside the control of the Conservation Area legislation. There are clearly a number of prominent roofs that will require reslating in the near future, and while it will be necessary for local slates to be used for re-roofing under the Town Scheme Grant system, owners of other buildings may be tempted to use cheaper, less sympathetic materials. This is not a problem at present, but emerging trends should be observed and action taken if necessary.

### 5.06 Curtilage Buildings

The pattern of development in Padstow with buildings occupying entire frontages and gardens screened by walls leaves little opportunity for "curtilage" buildings to make a significant impact on the townscape, and the limitation to 10 cubic metres within the Conservation Area further reduces their potential impact.

#### 5.07 Satellite Antenna

Satellite antenna have made a very minimal impact in Padstow so far, but they have the potential to cause a major visual intrusion on the townscape, particularly where houses are divided into several flats. However, planning consent is required for the erection of a satellite antenna if it is to be fitted to a chimney stack, or to a wall or roof slope fronting a road or footpath. These provisions of the planning legislation will give control over installations and should restrict their impact to an acceptable minimum.

#### 5.08 Painting

There does not appear to be a pressure to paint buildings in garish colours and in general the palette used in the town is restrained and appropriate.

#### 5.09 Conclusions

The present permitted development and Conservation Area controls could allow changes to be made to Padstow's buildings that would be detrimental to the quality and appearance of the Conservation Area, but at present the risks that have been identified are potential rather than actual. There would not seem to be a case for the instigation of an Article 4 direction to restrict permitted development rights, but a careful watch should be maintained on the issues highlighted so that emerging pressures may be dealt with promptly.

PAD9240,W/D25  
RG/LCH  
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## APPENDIX A

### REVIEW OF OPEN SPACES IN THE PADSTOW CONSERVATION AREA

#### PART 1 EXISTING OPEN SPACES IDENTIFIED AS POTENTIAL DEVELOPMENT SITES

(Refer to drawing no. 9240.03)

#### 1. ZOOLOGICAL BIRD GARDENS, FENTONLUNA LANE, PADSTOW Site No. 1.1

##### 1. Description of Site

The Fentonluna Lane and High Street frontages are enclosed by characteristic high stone walls linked to buildings at the North West and South East corners. There is a wide opening with gates in the wall to the High Street, and narrower openings with gates in the wall to Fentonluna Lane. The site slopes quite steeply from North to South and there are a number of greenhouses and display buildings remaining on the site from the last use. It is thought to be the site of the medieval pound.

##### 2. Character

The high stone walls containing limited openings forming the North and South boundaries of the site are distinctive features which contribute to the visual character of the Conservation Area, maintaining the sense of enclosure of the street that is prevalent throughout the town. The site is prominent when viewed from the South gate to Prideaux Place and the area at the top of both High Street and Church Street, and is appreciated as a large area of open space. The North end of the site is also visible from Mill Lane.

##### 3. Views Across Site

From the East entrance to Prideaux Place there is a view through the trees over the site to the Camel estuary. Looking up from the area near 36 High Street, the Dower House is visible over the walls of the site.

#### 4. Existing Planning Permission

Planning permission for a limited development of this site was approved at appeal in 1994 (ref. T/APP/C0820/A/94/237218/P8). The decision allows a terrace of three cottages running east/west across the centre of the site, two cottages on the southern, High Street boundary with vehicular access to the site through an arched opening beneath their first floors, and the extension of the existing building on the south boundary. Garaging, parking and turning is contained in the space between the two groups of dwellings, and the upper part of the site is given over to gardens and an existing building.

The Inspector concluded the following:

- (i) That any residential development on the site should maintain the sense of enclosure of the High Street frontage and the spacious nature of the backland.
- (ii) That the proposed scheme did maintain the sense of enclosure due to the new buildings on the frontage.
- (iii) The sense of spaciousness would be retained because the roofs of the central terrace would be seen against the buildings at the top of the site fronting Fentonluna Lane.
- (iv) That the character of the Conservation Area would be preserved by a development of this kind.
- (v) That the Bird Garden site was a special case since it had a long history of commercial use with large numbers of visitors and several large building structures already existing, characteristics not shared by the walled garden immediately to the East or Oak Terrace.

#### 5. Conclusion

The Inspector clearly felt that this site was a special case, and that the granting of a permission for its development did not create a precedent for the neighbouring walled garden to the east off Fentonluna Lane, or the walled garden at Oak Terrace. In addition, the walls enclosing this site are not listed and, therefore, do not have the benefit of the additional protection that this gives.

The proposed buildings are of modest size and height, and are designed and detailed in a traditional manner that is sympathetic to the character of the Conservation Area.

2. LAND AT FENTONLUNA LANE, PADSTOW  
Site No. 1.2

1. Description of Site

The site is very similar to the Bird Garden, enclosed by high stone walls with limited openings closed by solid gates, and sloping from North to South. The building on the Southern boundary is a two storey stone building that also forms part of the Southern boundary of the Bird Garden. The walls enclosing the site are listed as being of special architectural or historical interest, grade II, and the site has historical associations with Prideaux Place as one of the manor house's kitchen gardens.

2. Character

The distinctive high stone walls containing limited openings contribute to the visual character of the environment in this part of the Conservation Area, maintaining the sense of enclosure of the street that is prevalent throughout the town. The site is slightly more prominent than the Bird Garden when viewed from the South gate to Prideaux Place and the area at the top of High Street and Church Street, and is appreciable as a large, open space. The upper, North end of the site is also visible from Mill Lane.

3. Views Across Site

As with the Bird Garden Site, the height of the walls allows views across the site from Prideaux Place towards the Camel Estuary, and from High Street to the Dower House.

4. Conclusions

- (i) The visual character of the Conservation Area and the historic association with Prideaux Place would be damaged by a comprehensive development of the garden. The original functional relationship between the walls and the enclosed space would be lost, the space would become divided, views would be obstructed and extensive alterations would be necessary to parts of the listed walls. In addition, the open nature of the site appreciated in long views across the town would be lost.
- (ii) Any development within the garden should not be visible above the boundary walls when viewed from Fentonluna Lane and High Street. This will maintain the sense of enclosure that the walls give to the streets and the indication that open space exists behind them, whilst continuing to allow unobstructed views over the site from Prideaux Place and from High Street to the Dower House.

- (iii) The existing walls are important to the visual quality and sense of enclosure in the Conservation Area, and should be retained. They are also listed as being of special architectural and historical interest, grade II. Any development within the garden should complement the existing walls and be subservient to them.
- (iv) There is no obvious entry point to the site for vehicles without the undesirable action of taking down a large part of the listed wall to form an opening and visibility splay. Any alterations to the wall should be kept to a minimum.
- (v) Having regard to the difficulties of access, the desirability of maintaining the open nature of the site and retention of the high listed walls, the only conceivable form of development if the present use cannot be maintained will probably be a limited scheme proposing the construction of one or two high quality single storey lean-to dwellings constructed against the existing walls. This is a form analogous to traditional greenhouses in walled gardens. The dwellings should be located at the lower, South end of the site, with their gardens occupying the centre and upper portions.

3. 64 AND 66 CHURCH STREET, PADSTOW  
Site No. 1.3

1. Description of Site

The site is narrow and bounded to either side on the Church Street frontage by two storey cottages built at the back of the footway. The South boundary is formed by a typical stone garden wall approximately 2.0 metres high, and the North boundary by the Althea Library. The land slopes from North to South.

2. Character

The character of the area is formed by the small cottages built very close to the road on the North side of Church Street, overlooking the wooded land and the churchyard. This is the only plot in the immediate area that is not developed on both the Church Street and High Street frontages.

3. Views Across Site

The neighbouring houses prevent any long distance views over the site to other parts of Padstow.

4. Conclusions

- (i) The existing pattern of the area would be continued if the site were to be developed.
- (ii) No important views would be compromised by a building on the site.
- (iii) Closing the present gap in the street frontage will not compromise the character of the Conservation Area at this point.

4. REAR OF 52 CHURCH STREET, PADSTOW  
Site No. 1.4

1. Description of Site

The site is formed by the rear garden of 52 Church Street, accessed from High Street. At present, a high brick wall with a sliding door forms the boundary to High Street, but the building behind the wall has been demolished.

2. Character

The plots to either side of the site run through from High Street to Church Street, with garages and sheds forming the buildings fronting High Street. To the East and West of this group, the plots are developed with cottages on both the High Street and Church Street frontages built close to the road.

3. Views Across Site

None

4. Conclusions

- (i) Removal of the present wall and its replacement with a building of good quality would enhance the Conservation Area.

5. OAK TERRACE, ST. SAVIOURS LANE, PADSTOW  
Site No. 1.5

1. Description of Site

The site is a large walled garden, sloping from North to South at the Eastern edge of the developed part of Padstow. To the West are large houses set in spacious grounds, whilst to the East are the rear gardens of the buildings fronting North Quay, and the open land leading towards the Ferry and Stepper Point.

The wall enclosing the site is listed as being of architectural or historic interest, grade II, and it has historic associations with Prideaux Place as a kitchen garden built for the manor house in the mid-nineteenth century. Vehicular access to the site is along restricted streets and the garden is remote from the classified road giving access to the town. The garden falls within the designated Area of Outstanding Natural Beauty to the North of the town and it is outside the development boundary designated for Padstow in the Draft Local Plan.

2. Character

The garden is well cultivated and contains a large greenhouse and other, ancillary buildings. It is enclosed by a stone wall some 4 to 5 metres high which has just one opening, approximately the width of a car, off St. Saviour's Lane. The wall is a dominating feature in St. Saviour's Lane, and the wall and the garden it encloses form an important part of the character of Padstow. It is visible from many parts of the town, but it is especially prominent from New Street and The Plantation.

3. Views Across Site

The high stone walls prevent any views across the site from the boundary with St. Saviours Lane. Two storey buildings built within the site are likely to be visible over the wall, however, particularly when viewed from the East end of St. Saviours Lane. Any construction on the site would be clearly visible from New Street and The Plantation areas. The lower, South, end of the site is screened by adjacent buildings.

4. Conclusions

- (i) The visual character of the Conservation Area and the historic association of the kitchen garden with Prideaux Place would be damaged by development of the garden. The original functional relationship between the walls and the enclosed space would be lost, the space would become divided, and extensive alterations would be needed to parts of the existing listed walls. In addition, the open nature of the site appreciated in long views across the town would be lost.

- (ii) The existing stone walls are important to the visual quality and sense of enclosure in the Conservation Area and should be retained. They are listed as being of special architectural or historic interest, grade II.
- (iii) In view of the location of the site outside the development boundary of Padstow, its designation as part of an Area of Outstanding Natural Beauty, its inaccessibility and its visual importance, the site should remain as an open garden space with ancillary buildings.

## PART 2 IDENTIFICATION OF REMAINING EXISTING OPEN SPACES

1. METHODIST CHURCH CAR PARK,  
CORNER OF BARRY'S LANE/CHURCH STREET  
Site No. 2.1

This land is presently used as a valuable car park for the Methodist Church in Barry's Lane and it has probably been formed by the demolition of older buildings. If circumstances changed and there was no longer a requirement for car parking use, it would be quite acceptable to see this site redeveloped with buildings pushed out to the back of the footpath.

2. LARGE GARDENS, WEST SIDE, RUTHY'S LANE  
Site No. 2.2

There is sufficient land for possibly one dwelling, but several owners would need to get together to rearrange the boundaries to form a site. Ruthy's Lane is narrow but there is already a garage in the gardens. The East side of the street is well developed but an additional building on the West side of the street will close views of the church tower and the woodland to the South of Padstow, and would be detrimental to the Conservation Area.

3. LARGE GARDEN, WEST OF 17 HIGH STREET  
Site No. 2.3

This land is presently a large well-cultivated garden and car parking area, enclosed by a high wall. Any development in the garden will be visible above the wall. Most of the houses in this part of Padstow are narrow frontage buildings with narrow gardens, and this wide, generous garden is therefore a distinctive space relieving the street scene which should be retained undeveloped.

4. HOTEL METROPOLE  
Site No. 2.4

The Hotel is surrounded by large, mature landscaped gardens with many trees and the size of the open space emphasises the scale of the building. The prominent location high over the car park and the Estuary below combine with the building and garden to form a distinctive visual "full stop" to the older part of the town sweeping around the South side of the valley. The generous garden, together with the adjacent swimming pool site, should be retained in their present form as large, open undivided gardens if at all possible to maintain the present sense of scale and dominance.

5. ALMSHOUSES/ST. PETROCK'S GARDEN (MILL ROAD/HILL STREET)  
Site No. 2.5

Together, these areas form an appreciable open space when viewed from St. Saviour's Lane. The Almshouses site is unlikely to be developed because of the difficulty of providing a vehicular access, and similar problems would also limit a more intensive, but undesirable, development of St. Petrock's Garden.

### PART 3 OPEN AREAS OF LOCAL SIGNIFICANCE

1. The undeveloped areas of land close to or within settlements can contribute greatly to the visual quality and character of the area. Some settlements are set in areas of attractive countryside which are not protected from development pressures by landscape policies. Policy ENV4 of the Draft Local Plan recognises the importance of such Open Areas of Local Significance and sets out criteria for their identification, together with a policy for their protection.
2. Padstow's unique character is due in part to its setting in a shallow valley, surrounded to the North, West and South by rising land covered for the most part with a dramatic belt of woodland; a natural backdrop which encloses the village and defines its boundary.
3. The following areas are important and some are already protected by landscape designations to preserve the setting of the Conservation Area. Where protection does not already exist, designation as an Open Area of Local Significance is proposed.
  - (i) The meadows, allotments and scrub covered land to the North of the town, stretching from the low tide ferry quay, behind North Quay Parade, North Quay and St. Saviour's Lane, to the Deer Park. This land is already protected by designation as part of an Area of Outstanding Natural Beauty and the trees and woodlands are protected by a Tree Preservation Order.
  - (ii) The woodland enclosing Prideaux Place on its North, West and South sides, stretching down to the junction of the B3276 with the A389. This land is also protected by inclusion within the Area of Outstanding Natural Beauty and the woodlands are protected by a Tree Preservation Order.
  - (iii) The woodland surrounding the quarry, and stretching along the South boundary of the old town including the Churchyard, glebe land and the woodland belt of The Plantation. This land is unprotected, and it is proposed that it should be designated, as an Open Area of Local Significance. The woodland is protected by a Tree Preservation Order.
  - (iv) A stretch of meadow and woodland to the South of Dennis Cove running out to a steep bluff above the Camel Trail forms a backdrop to the town when viewed from St. Saviour's Lane and the harbour. This land is protected by inclusion in the designated Area of Outstanding Natural Beauty to the South of the town.

4. The residential development to the South of the A389 is visible on the skyline from the old part of the town. The buildings could be screened and the feeling of enclosure reinforced by planting along the boundary of the car park with the A394, continuing around the boundary of the Fire Station and the houses on School Hill. The Padstow Forum is pursuing proposals for an extensive tree planting scheme along the link road which should achieve this screening and improve the approach to the town.

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