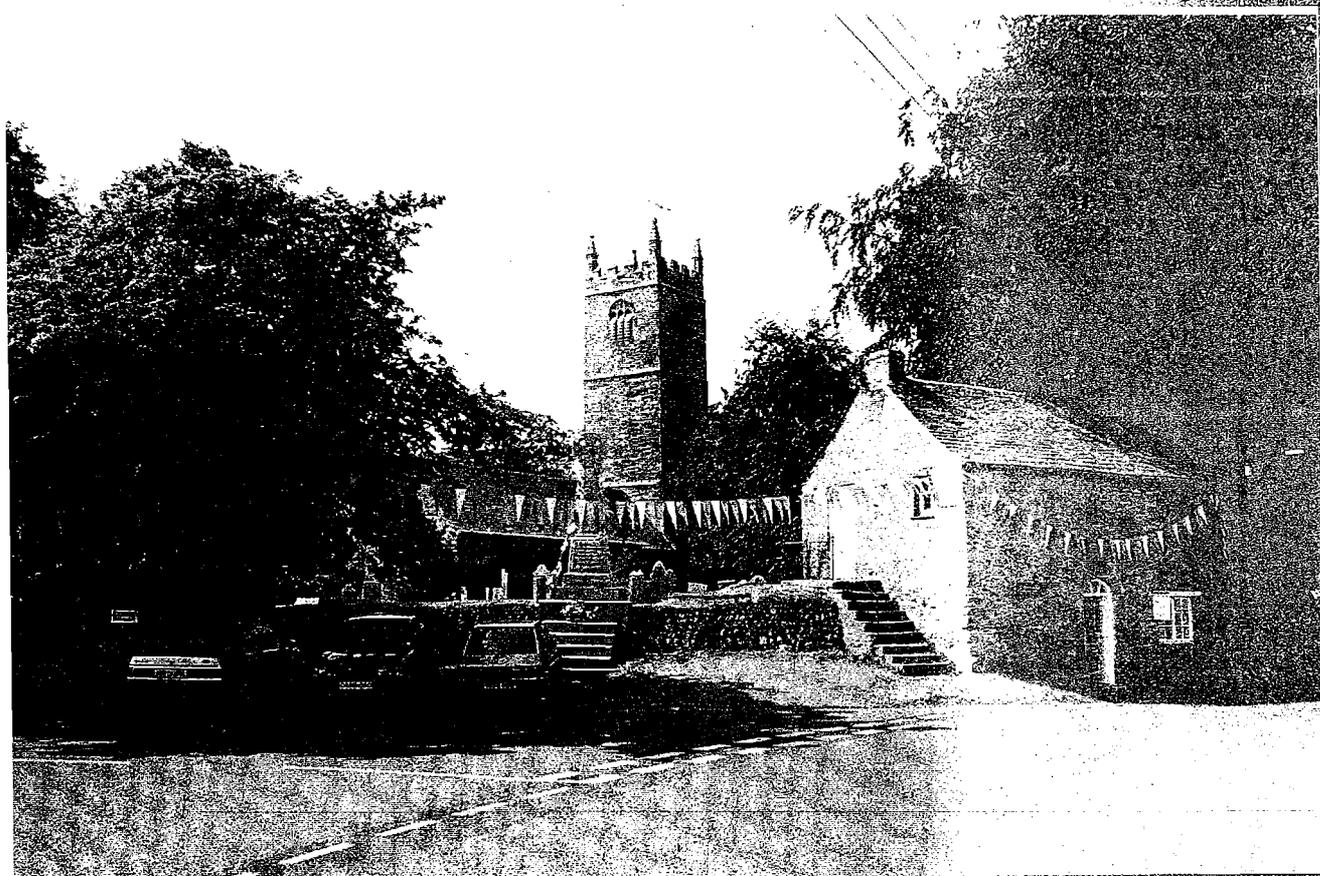


# St Tudy

## Conservation Area Character Statement



(front cover)

*St. Tudy Parish Church is the focal point of the village. The raised, circular site of the church is indicative of its Celtic foundation. The Clink - formerly the Church House, later a gaolhouse, is set into the boundary bank.*

## INTRODUCTION

Conservation Areas are designated by local planning authorities under the Planning Acts. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as *an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*. North Cornwall District Council, as the local planning authority, has a duty to designate appropriate parts of its area as Conservation Areas. At present there are some 8,500 Conservation Areas in England of which 29 are in the district of North Cornwall. During the preparation of the North Cornwall District Local Plan the centre of St Tudy was identified as a potential Conservation Area. Following public consultation it was designated as a Conservation Area by North Cornwall District Council on 3 February 1997.



*Opposite the church is the Old Smithy, a simple building of rendered stone and cob. Beside it, the 19th century village pump retains its granite trough.*

## St. Tudy Village

The historic village of St. Tudy lies in the midst of rolling downland between the valleys of the rivers Camel and Allen which run parallel to each other in a north-east/south-west orientation. A network of minor roads connects the village to the B3266 Bodmin-Camelford road and the main A39 Bude-Wadebridge road. Wadebridge is about 8 km (5 miles) to the south-west. The name St. Tudy is derived from the Celtic missionary who founded the village.

The surrounding area is farmland, but today St. Tudy is growing as a commuter/retirement settlement, partly because of its relatively good road links. The village is well kept and there is a strong sense of local pride. It is a medium sized village whose amenities include the Parish Church, a Methodist Chapel, pub, Post Office/general store, primary school, play areas and community halls.

## Conservation Area Boundary

The Conservation Area boundary has been drawn to include the historic core of the village around the Parish Church, its approaches and the landscape features which form its setting.

The purpose of this statement is threefold:

- to analyse the special character and appearance of St. Tudy
- to outline the planning policies and controls applying to the Conservation Area
- to identify opportunities for enhancement

## THE CHARACTER OF THE CONSERVATION AREA

### Historical Context

The raised churchyard of Celtic origin and the present 15th century church form the core of the settlement. Surrounding it are various historically valuable buildings which yield many details of past village life. St. Tudy is also important in the context of its parish, where there are remnants of other smaller historic villages and several manor houses developed by Tudor squires.

Like other settlements in the area surrounding the Camel Estuary, St. Tudy's origins are linked to the establishment of Celtic Christian cells and chapels by monastic missionaries who travelled to Cornwall from Ireland and Wales in the 6th century. St. Tudy was a 6th century abbot and active missionary who founded monasteries and churches in Brittany e.g. at Loc-Tudy near Quimper, and Port-Tudy on the Ile de Groix. It is thought unlikely that Tudy actually visited the site of the village himself; it was probably established by one of his monks.

At the heart of St. Tudy, the circular churchyard (God's acre) is characteristic of its Celtic foundation. Originally, people met in the open air with the priest to celebrate mass, perhaps around a stone preaching cross. The first 6th century church would have been a simple rectangular structure of wood and stone with very small windows.

St. Tudy is mentioned in the Domesday Book (1086) which refers to the parish as Eglostudic (from *eglos* meaning church, plus the saint's name). It is further mentioned in mediaeval registers as Ecclesia Sancti Tuddii or Sancto Tudio.



*Garlands is an 18th century house of rendered stone and cob which retains much of its original character, including Georgian 16-pane sliding sash windows. Its proximity to the church reflects its former function as The Rectory.*

*Chapel Cottages were built c. 1840. They are substantially constructed of dressed granite blocks. They retain their original 6-panelled doors with wicket gates set in front - designed to keep out wandering animals when the main door was open.*



The church was rebuilt during the Norman period and again in the 15th century when it was considerably enlarged. In common with other parts of England, a surge of domestic rebuilding followed in the parish during the Tudor period - Tinten and Tremeer date from this time. Lamellan and Weatherham reflect a second wave of rebuilding at the end of the 17th century. Some of the manors developed into villages. By the 18th century records reveal that there were five principal villages in the parish - St. Tudy Churchtown, Kelly Green, Penhale, Polshea and Tamsquite; now only Churchtown remains. Tudor and Stuart development is reflected in St. Tudy Churchtown where some of the oldest houses originally functioned as farmsteads at that time. Agricultural life continued in the central part of the village until the earlier part of this century and many outbuildings survive as evidence e.g. pig sties.

A. L. Rowse, the historian, has commented that St. Tudy has had more eminent people living in it than any other rural parish in the whole of Cornwall. For example, Humphrey Lower of Tremeer became the friend of the famous Quaker, George Fox. Richard Lower was an eminent physician to Charles II (he is mentioned in Samuel Pepys' diary) and his brother Sir William Lower a distinguished author. Perhaps the best known figure is Captain William Bligh of the Mutiny of the Bounty, who was born in St. Tudy parish in 1754. In the last 30 years, two of Her Majesty's Deputy Lieutenants have lived there.

### **The Present Character and Appearance of the Village**

St. Tudy is situated in gently undulating farmland with tree clusters or small woodlands in the valleys. From the surrounding countryside the church tower is prominent landmark. The agricultural theme is continued within the village by a number of allotment-type cottage gardens and small orchards, reflective of traditional ways of managing garden plots, rather than more modern suburban influences. Both farm and domestic hedgerows are tree-lined and trees make a major contribution to both the wider and more immediate setting of the village.

The village is a classic example of a radial-patterned settlement sited on fairly flat ground, focusing onto the raised platform of the circular graveyard at its

hub. From the lane around the edge of the graveyard three minor roads fan out. Two of these split, creating a total of five minor routes leading away from the village core, which have been progressively colonised by buildings and trees. The plan of the village is essentially informal and incremental. Off the road are several narrow and secluded paths, overhung by trees.

As an aid to understanding, the centre of the village is described and analysed first and then the routes leading away from it, in the following order:

- *The Village Centre and the Church*
- *North of the Church - Chapel Road*
- *South of the Church - School Lane*

### ***The Village Centre and the Church:***

Located on a raised stone-faced platform St. Tudy Parish Church is the focal point of the village. Its 15th century battlemented and pinnacled tower is clearly visible from most parts of St. Tudy above the canopy of surrounding mature trees. Built of slatery rubble stone with granite dressings, the present church is mostly of 15th century construction, with extensive repairs and internal re-ordering dating from the 19th century. The surrounding graveyard contains a particularly fine selection of 18th century tombs. Planting in the churchyard consists of a partial avenue of beech with dot plantings of ash, weeping ash, cherry, horse chestnut, sycamore, yew, various conifers and evergreen shrubs. Most trees are mature specimens; some have been planted for commemorative reasons. The churchyard is a significant open area in the middle of the village.

Set into the stone hedge face of the churchyard are steps, gates and the Clink - the former gaol; these features contribute to the texture and richness of the village centre. The combination of road patterns, old buildings walls, trees, and hedges create a sense of intimacy within the immediate vicinity of the church and graveyard area.

Opposite the church on an island site are two particular functional elements of former village life. The Old Smithy retains its vernacular character with a



*Cob construction is found quite frequently in St. Tudy. Cob is usually built up on a stone plinth to protect it from rising damp, but also needs a good overhanging roof to protect it from wind and rain. Limewash or soft lime renders have traditionally been used to protect cob walls from erosion.*

slate roof and rendered cob and stone walls, whilst beside it on the green is the mid-19th century village pump and granite trough.

Several former farmhouses are grouped on the north side of the street facing the church. Quies Cottage, dating from the late 17th century, is a particularly prominent building with its rag slate roof, rendered stone and cob walls and robust chimney stacks. The windows are, unusually, shallow 8-pane sliding sashes.



*Several pig houses survive in a relatively unaltered state. Rag slate roofs with mitred hips and red clay ridge tiles are a traditional detail.*

Adjacent to the church on its east side is the Old Rectory (now known as Garlands). This is a long, low substantial 18th century house which presides over the south-east corner of the central area.

### ***North of the Church - Chapel Road:***

Beside 'The Cornish Arms' pub, Chapel Road leads away from the village centre to the north-east. A pair of long, low rendered cottages, Green View and Churchtown, are positioned at the Delabole Road/Chapel Road junction, making a significant contribution to the village scene at this point.

On the Delabole Road is another short row of cottages - Maymear Terrace - which in the late 19th century were the outermost dwellings of the village. Like Greenview, where upvc windows and a door have been fitted, all the properties in Maymear Terrace have had replacement windows. The mixture of materials and styles tends to disrupt the original unity of the terrace.

At Oak Cottage, where the road forks again, Chapel Road turns sharply to the east. On its north side is a fine terrace of four early Victorian granite cottages - Chapel Cottages; these are largely unaltered and retain their 6 panelled doors with wicket gates set in front.

Just beyond Chapel Row is Fradds Meadow, one of the original farms of the settlement, which probably dates from the 18th century, but was remodelled in the mid- to late 19th century. Together with the old farmstead outbuildings fronting the road and a cob wall to the garden, it makes a harmonious grouping, though in need of some maintenance.

The Methodist Church stands on a triangular site at the junction of two separate approach routes from the Bodmin-Camelford road. It marks one of the principal entrances to the village. It is a substantial building dating from 1869 and the facade has a classical theme with round headed arched openings and tall round headed windows. It is constructed of ashlar slatestone walling with dressed granite quoins and a rag slate roof.

Along both lanes leading out of the village from the chapel are avenues of sycamore trees running on top of the hedgerows. On the south side of the Bodmin Road where it drops gently down from the chapel is a new house (Lindum House) faced with a selection of traditional materials and incorporating various historical details. This recent addition on the edge of the village is a notable feature in the principal approach to St. Tudy from the east.

### *South of the Church - School Lane:*

Behind the church, around School Lane, there is a hidden and intimate cluster of stone and cob cottages between Cavalier Cottage and School View. Spare Hill Cottage has a traditional late Victorian glazed porch. The piggeries and farm outbuildings which are a surviving feature of the village are a particular element along this lane where they remain largely unaltered, with rag slate roofs, planked doors and walls of huge vertical slate slabs.

The Victorian school, just south of the church, is an important local building, with dressed granite details and carved barge boarding. It has been partly re-roofed using a dark coloured non-local slate.

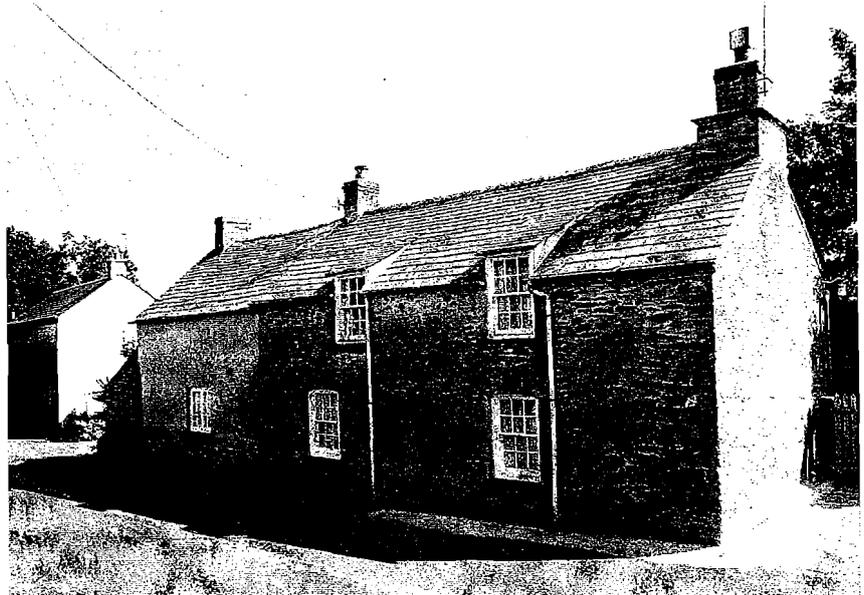


*A stone and cob cottage typical of those in School Lane. Simple side hung casement windows, wicket gates, wedge shaped dormers and stone boundary walls are traditional vernacular details, as is the slate wind spur course at the gable verge of the adjoining house.*

Beyond the old school on the west side of the St. Mabyn Road is the playground, across which there is a fine view of the surrounding countryside. A line of mature ash trees runs along the south margin of the playing field where it abuts the early 20th century former Rectory.

The Rectory was built in 1909 and designed in the country house style of that period, with a steep pitched slate roof falling from a central flat leaded top, flat headed lead clad dormers, granite quoins and dressings, mullioned

*Wedge shaped dormers were frequently inserted during the 19th century to create more useable accommodation in roof spaces without raising the walls. Old squat stone chimneys often have slate drip courses and may have been built up later with a brick stack.*



windows with leaded lights and a segmental headed granite portal. Its grounds form an open area with planting of mainly mature specimens of oak and ash.

On the east side of the road opposite the former Rectory is Butts Parc, an 18th century house with stables. It has a distinctive vertical slate slab front boundary wall, topped with a timber capping.

### **Building Materials**

There is a rich variety of traditional materials and treatments to architectural features within the village which combine to form a diverse yet harmonious scene. The informality of the village means that different styles and materials blend together without conflict. Buildings are mostly 1½ or 2 storeys high.

Most of the dwellings in the Conservation Area are constructed of slaty rubble stone or cob, often rendered and painted. Some dwellings have simple or more decorative porches. Granite quoins, lintels and window surrounds are a feature on some of the more prosperous dwellings, together



*Garden boundary walls in St Tudy are sometimes formed by massive Delabole slate slabs laid on end.*

with brick arched lintels and window reveals. Some modern attempts at stone facing are less pleasing, and can look more like crazy paving than traditional stonework.

Delabole rag slate roofing predominates, weathering to a silvery grey appearance. Most roofs are gable ended with slate verges and plain terracotta ridge tiles. Some have mitred hips. There are some wedge shaped dormers. Chimneys are mostly brick; some have slate weatherings and angled slates instead of clay pots.

Windows are usually of white painted timber - either sliding sash - split pane, 12 pane, 16 pane or 20 pane - or 2 light casements. Many original planked and boarded stable doors have been retained and the doors to the Chapel Cottages are 6 panelled but with boarded planked wicket gates immediately in front. Door hoods of slate supported on iron brackets are quite usual whilst enclosed porches are usually simple gabled structures.

Many outhouses or piggeries still exist in largely unaltered form with rag slate roofs, planked doors and vertical slate slab walls.

Boundary and garden walls are a significant feature of the village landscape - most are stone and some are blockwork painted or rendered with quartz copings. They add character and interest to the village as a whole. Some of the public footpaths are walled either with rubble masonry, blockwork or, what is peculiar to this village and some nearby, vertical slate flags crimped together with iron clips. Fradds Meadow has a slabbed granite wall.

## PLANNING POLICIES AND CONTROLS

All planning authorities are required by Sections 71 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to *pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas*. Local planning authorities - in this case North Cornwall District Council - have a duty to *formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas*. This statement seeks to respond to that statutory duty.

Guidance on planning policies in Conservation Areas is provided at a variety of levels. Government guidelines are given in Planning Policy Guidance Note 15 *Planning and the Historic Environment* (PPG15). English Heritage also publishes advisory leaflets. At county level, the Cornwall Structure Plan provides a strategic policy framework in its Countryside and Built Environment chapter. At local level the North Cornwall District Local Plan forms the basis for planning decisions. The policies contained in the *The Historic Environment* section of its Environment chapter are particularly relevant. Supplementary planning guidance is provided by this Character Statement and by the North Cornwall Design Guide.

St. Tudy is also subject to particular policies which are described in more detail in the North Cornwall District Local Plan. It has been identified as a main village capable in principle of absorbing some further residential development especially on land outside the Conservation Area, but this is subject to constraints imposed by the lack of mains drainage.

Owners of property within the Conservation Area should be aware that the designation of a Conservation Area automatically brings into effect additional planning controls and considerations which include:

- The demolition of buildings is not permitted except with the prior consent of the District Council.
- Tighter limits on 'permitted development' allowances.
- Restrictions on felling and other tree work. Owners must give 6 weeks notice to the District Council of proposed work to trees. Important hedges and trees are shown on the accompanying character map. Trees along the southern boundary of the playing field and adjacent field are additionally covered by a Tree Preservation Order.
- The District Council must publicise development proposals.
- A presumption that new development should preserve or enhance the character of the area.
- Outline planning applications will not be accepted.

The pace of change to private property has been relatively modest but the provision of substitute windows, doors and materials to walls and roofs has occurred in some cases. This is considered to be detrimental to the character of the Conservation Area. The future use of PVCu, or other inappropriate window, door or wall styles or materials is discouraged. This includes the use of manufactured slates or tiles on roofs or as cladding. As a general rule repair rather than replacement is preferred. Where repairs are necessary the use of traditional materials and styles which maintain the architectural detailing of the Conservation Area is recommended. In particular the use of cementitious pointing should be avoided as this is both non-traditional and may be unsightly, and can cause erosion of the stones themselves. The North Cornwall Design Guide gives further details.

### **Listed Buildings**

Some buildings are additionally listed by the Secretary of State as being of special architectural or historic interest in their own right. The interiors and exteriors of these buildings are protected by law and prior listed building consent is usually necessary from the District Council before any works of alteration, demolition or extension can be carried out. Such works could include re-roofing, rendering or painting walls, the alteration of doors and windows, replacing rainwater goods, the removal of internal fixtures or structural changes. Permission is also required for the erection of small buildings such as garden sheds within the grounds of a listed building, or for changes to gates, fences or walls enclosing it.

Buildings in St. Tudy which are listed as being of special architectural or historic interest are shown on the accompanying character map.

### **AREAS OF OPPORTUNITY FOR ENHANCEMENT WITHIN THE CONSERVATION AREA**

There are some features of St. Tudy Conservation Area where there is scope for enhancement work. Responsibility rests with both private owners and public bodies. The suggestions below have been identified in conjunction with

local people and are set out for consideration as opportunities arise. The District Council will take the lead in encouraging their implementation.

- In general St. Tudy is a quiet and harmonious village with little evidence of lack of sensitivity. The District Council will seek to maintain its character through the exercise of its powers described above.
- The co-operation of statutory undertakers will be sought to reduce the impact of overhead lines.

## FURTHER INFORMATION

Documents and policies referred to above include:

Department of the Environment/Department of National Heritage,

PPG 15 : *Planning Policy Guidance: Planning and the Historic Environment*, HMSO 1994

English Heritage, *Conservation Area Practice*, October 1995

English Heritage, *Development in the Historic Environment*, June 1995

Cornwall County Council, *Cornwall Structure Plan*

North Cornwall District Council, *North Cornwall District Local Plan*

North Cornwall District Council, *North Cornwall Design Guide*

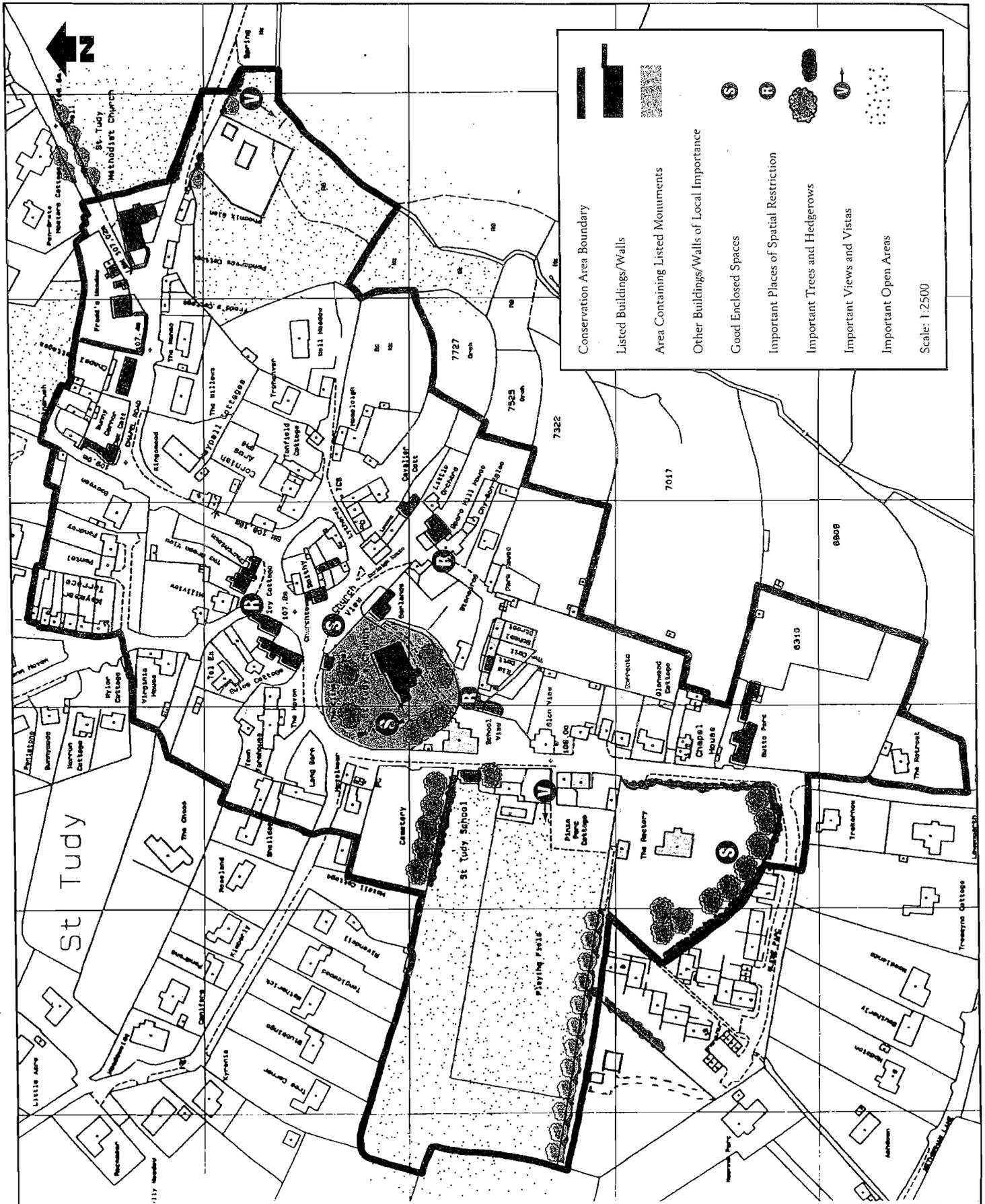
*Lake's Parochial History of the County of Cornwall*, Vols. 1-4, 1867-72

O. J. Padel, *Cornish Place Names*, 1988

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# ST TUDY CONSERVATION AREA



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