



Bude Conservation Area Management Plan

March 2010

This Conservation Area Management Plan was undertaken by North Cornwall District Council in 2009. It was endorsed by North Cornwall District Council's Planning & Development Committee on the 23rd March 2009 and was subsequently endorsed by Cornwall Council as a material consideration within the emerging Cornwall Council Local Development Framework on 24 April 2010.

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1 Introduction

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

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

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

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

Article 4(2) directions

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

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

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

2 General guidance

Archaeology

The history and nature of Bude means that there is archaeological potential virtually everywhere. Consequently any works that involve excavation may reveal interesting finds. Where work is subject to the planning process it will be considered within the context of the PPS5 and may be subject to relevant conditions.

If work is being carried out by private owners they should be alert to pieces of artefacts, wall footings and changes in the colour of the earth. If such finds are made they should contact the Council for advice. Significant finds ought to be recorded to add to our understanding of historic Bude.

Statutory undertakers carrying out trench work ought to seek advice before starting and agree a watching brief where appropriate – for example if cable undergrounding is carried out.

Where there are conditions attached to any planning, listed building or conservation area approval or any other relevant approval requiring archaeological investigation and recording then this work shall be funded by the applicant as it is not supplied by the local planning authority. Similarly outside the planning system any investigation will require funding.

3 Roofs

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

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

Slate

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

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

Owners of buildings with rag slate must be aware that the slate will actually have a lot of life left in it but may be suffering from nail rot. Opportunistic contractors will often offer such owners an amazingly cheap price to re-roof in artificial or imported slate, knowing that the rag or random slate they reclaim can be sold on or re-used on much more lucrative work elsewhere.

Chimneys

Loss of chimneys is nearly always detrimental to the character of the roofscape. It is seldom necessary and ought to be resisted. Repair or reconstruction must be the first aim unless there are extenuating circumstances such as serious structural concerns.

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

Rainwater goods

Most of the historic rainwater goods in the town are cast iron. Traditional gutter profiles – mostly half round or ogee add to the appearance of individual buildings and collectively enrich whole streetscenes. With proper maintenance these items can offer good service for well over one hundred years. When replacement is needed there are plenty of suppliers

of historic profiles - many are available factory finished and some in cast aluminium. Plastic is an inferior product which will not last as well or look as good – especially if it has a modern box profile. It doesn't take paint well but unpainted it soon develops a coating of algae. Like other plastic building products, when it is replaced it has to go to landfill where it will not break down for centuries, so the environmental costs deserve consideration.

Ridges, hips, eaves and verges

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

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

Dormers and rooflights

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

Rooflights can allow the use of valuable roofspace and there are good modern interpretations of low profile metal units available. Where they can be inserted with little impact to townscape views, especially on screened or rear roofslopes, this is acceptable. The smallest unit needed should be used and it ought to be a quality metal unit with a slender frame. In groups or terraces neighbours should try to use rooflights that are complementary in their size, type and location.

Solar Panels

Whilst Cornwall Council clearly would wish to promote sound, sustainable energy systems, the choice of such systems can seriously erode the historic integrity of listed and unlisted buildings in conservation areas. Therefore careful consideration should be given to their positioning to avoid compromising the character of the historic environment. Very often there are alternative locations away from the historic building where solar panels can be fitted. This may indeed result in such equipment being fixed to less sensitive buildings which are part of the curtilage. Alternatively there are less obtrusive solutions available such as ground source heat pumps. Although solar panels can be reversible they can be most damaging to historic roofscapes.

Roofing: A summary

- Note and record detailing before starting works to enable reinstatement.
- If traditional details are missing look to similar buildings for inspiration.

- Repair local historic rag and random slate roofs or re-use in situ.
- Maintain or recreate authentic details to ridges, hips, eaves and verges.
- Repair chimneys and retain historic pot or cowl details.
- Repair or reinstate metal rainwater goods in traditional profiles.
- Avoid dormers unless there is strong justification.
- Only use rooflights and solar panels sensitively and consider impact on views.

4 Walls

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

The earlier buildings in the town are constructed from local slatestone – with most of the domestic buildings rendered and the majority of farm and industrial building left un-rendered. Some high status buildings such as the church and Central Methodist Chapel were built from imported stone. After the arrival of the railway at Holsworthy and subsequently Bude brick was imported and many of the buildings from the late nineteenth century are of brick construction. A number were still built from local stone however with brick used for the window and door surrounds and quoins.

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

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

Stonework

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

Render

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

Generally speaking the finish of render is a reflection of the status of the building and/or its function. So functional buildings, humble cottages and the rear elevations of some higher status dwellings have roughcast or float finished render that follows the unevenness of the wall beneath. These renders were hand-thrown to achieve a better key and texture is derived from the coarse aggregate; modern 'tyrolean' type finishes take their texture from cementitious droplets and have a fundamentally different character. Grander and

more aspirational buildings have smooth render, sometimes fine stucco; these renders may be lined in imitation of ashlar stonework below. Considerable skill is needed to achieve this type of finish.

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

Slate hanging

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

Brickwork

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

Walls: A summary

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

5 Joinery

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

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

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

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

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

Windows

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

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

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

- Proportion and subdivision – The glazing pattern of the original windows ought to be retained, (or restored if lost), as that is a critical part of the whole building. It indicates the size of glass available or affordable at the time of construction.
- Mode of opening – The introduction of top hung or tilt-and-turn opening lights is always visually jarring and harmful to historic character. Overlapping ‘storm-seal’ type details are an entirely modern introduction and are unnecessary if flush units are properly made. Spring loaded sashes are an inferior replacement mechanism compared with properly weighted double-hung sashes.
- Glazing – Traditional glazing bar profiles, properly jointed and glazed with putty, (or glazing compound), rather than beading, will give a genuine appearance.
- Thermal insulation – Double glazing cannot be achieved within traditional multiple pane designs without bars being either much too thick or fake. Beading is nearly always added which further detracts from the appearance. Attempting to introduce double glazing into a traditional design usually means a small air gap that hugely reduces the insulation properties anyway. The use of shutters and/or insulated curtains can greatly reduce heat loss without the need for window replacement.
- Draught-proofing – The most significant heat loss through old windows is due to poor fitting and lack of draught-stripping. There are proprietary systems that retro-fit draught excluders and greatly reduce the amount of air changes and so heat loss.
- Sound insulation – In noisy locations people often replace windows with modern double glazed units to reduce the problem. In fact secondary glazing is more effective than double glazing and allows retention of traditional windows.
- Sills – Traditional sills should be retained unless beyond repair.

Doors

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

Shopfronts

Sadly very few entire historic shopfronts have survived in Bude. There are however quite a few shopfront remnants and evidence that some historic features may survive behind modern insertions. It would be most desirable if surviving historic shopfronts could be revealed and where appropriate reinstated.

The following issues should be addressed –

- Signage – There was a time when the emphasis was on quality, legibility and illustration of function. Somehow the approach to shop signage has slipped towards achieving the cheapest, largest, brightest and most prolific advertisement. Over large fascias draw attention in the wrong way and detract from neighbouring businesses.
- Design – New shopfronts and signage require planning permission and the LPA will expect these elements to be competently designed to suit their context. Shopkeepers cannot expect to go to a shopfitting contractor with a budget and expect that approach to achieve an acceptable outcome.

Joinery : A summary

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

6 Enclosure and space

In the past enclosure was about demarcation and also keeping out passing animals. Historic enclosure is threatened with change by the desire for greater privacy – leading to the addition of timber fence panels for example. Alternatively it may be removed to provide parking. In areas such as the canal and its environs where the buildings were originally accompanied by spaces for storage of materials and industrial activities it is especially important that, if the historic industrial character is to be preserved, these plots are retained.

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

The tendency towards close-boarded fencing is one that is having a very tangible visual impact. Apart from being a characteristically modern approach, these fences are quite expensive, require regular maintenance over the years and make it difficult to establish planting due to overshadowing and wind damage. Timber fences also tend to be stained in eye-catching colours that are often unsympathetic to an historic setting.

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

Walls

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

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

There are few historic brick boundary walls in Bude.

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

Railings

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

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

Hedges

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

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

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

Hurdles

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

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

Garden structures

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

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

Enclosure : A summary

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

7 Townscape features

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

Floorscape

The traditional cobbled surfaces greatly enhance the character of King Street, as do the cobbled pathways leading to the houses on Falcon Terrace and in the churchyard.

Many of the smaller lanes in the town have no pavements reflecting their semi-rural/semi-industrial nature whilst most of the other paving in the town is simple tarmac with concrete kerbs. Lansdown Road however has been paved in brick. Tarmac forms a neutral surface, but if funds were available the replacement of the concrete with granite kerbs would add to the quality of the area.

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

Seating

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

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

Signage

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

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

Planting

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

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

8 Guidance by location

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

Proposals are rated as follows:-

*** High priority for action

** Medium priority

* Long term aim or possibility

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

Bude Haven and Old Efford

This area of Bude has over recent years received quite a degree of investment and much of the work that has taken place has added to the visitor enjoyment and quality of the area. There are however a few remaining issues that should be addressed

- i. ** The car park at present is a wide open space with poor quality street furniture and ticket machines set in an attractive natural setting opposite a number of significant historic buildings. The area needs to be redesigned and landscaped, with better quality street furniture.
- ii. ** The street lighting along Vicarage Road is very utilitarian and better suited to a bypass than the fringes of an historic settlement. New street lighting should be well designed and on a more human scale.

The Leisure Development

Like the canal area this part of Bude has been the subject of a number of successful schemes in recent years including the relocation of the museum and the Bude Light sculpture. Further enhancements works in the area could include

- i. ** * Redesigning the car park opposite Morwenna Terrace to include landscaping and better quality street furniture.
- ii. *** Make a decision about the future of the two public conveniences – whether they should be retained and refurbished, converted or demolished.
- iii. ** Provide street lighting along Summerleaze Crecent of a scale and design better suited to its location.

The Resort Town

This part of Bude would benefit most from some investment in both the historic buildings and the public realm. Initiatives could include

- i. ** * A shopfront scheme - to encourage shopkeepers with existing historic shopfronts to keep them well repaired and maintained, to encourage the removal of modern features which currently disguise historic shopfronts and to reinstate traditional shopfronts on buildings where original shopfronts have been lost.
- ii. *** Consolidate the public realm signage. Making sure signs are kept to a reasonable scale, avoiding repetitious or unnecessary signage and siting them sympathetically to the surrounding historic fabric.
- iii. *** Encourage better quality commercial signs of suitable materials and scale. Discourage the use of A frame pavement signs.
- iv. ** Encourage the use of well designed street furniture and replace the modern telephone box with a traditional one or a better designed modern alternative.
- v. ** Provide barriers at the base of the ope leading from Grenville Terrace to Belles Vue in materials and design better suited to their historic location.

