



Liskeard Conservation Area Character Appraisal and Management Plan

Consultation Draft
December 2012

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Acknowledgements

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Contents

1 Introduction	4
2 Planning Context	5
3 Summary of Special Interest	6
4 Location and Setting	7
Historic Landscape Characterisation	7
5 Designations	8
6 Historic and Topographic Development	9
Prehistory -	9
Medieval -	9
Sixteenth Century -	11
Eighteenth Century.....	12
Early Nineteenth Century -	13
Late Nineteenth Century -	14
Early Twentieth Century –	15
Late Twentieth Century –	16
7 Archaeological Potential	17
8 Present Settlement Character	20
9 Character Areas	30
9.1 Understanding Character	30
9.2 The Character Areas.....	30
10 Problems and Pressures	67
11 Recommendations	70
12 Opportunities	72
Sources	73
Liskeard Conservation Area Management Plan	78
General Guidance	79
Archaeology	79
Roofs.....	79
Walls.....	81
Joinery	83
Enclosure	86
Townscape features	88

1 Introduction

The purpose of a Conservation Area Appraisal

The purpose of this conservation area appraisal is to clearly define the special interest, character and appearance of the conservation area. The appraisal should then inform development control decisions and policies and act as a foundation for further work on design guidance and enhancement schemes. The Appraisal complements the 2005 *Cornwall and Scillys Urban Survey (CSUS)* for Liskeard. It should also be used in conjunction with other studies such as the *Liskeard Regeneration Study 1996*, and the *Liskeard Heritage Trail (2006)*.

Scope and structure

This appraisal describes and analyses the character of the Liskeard conservation area and the immediately surrounding historic environment. The appraisal will look at the historic and topographical development of the settlement, analyse its present character and identify distinct character areas. These areas will then be further analysed, problems and pressures identified and recommendations made for its future management. More detailed advice on the management of the conservation area can be found in the Liskeard Conservation Area Management Plan, which is designed to stand alongside this appraisal.

General identity and character

Lying in the lush rolling countryside of south-east Cornwall, Liskeard is an attractive historic town with a population of over 8,500. The town acts as a

service centre for both the local community and the surrounding agricultural hinterland. A market centre since medieval times, Liskeard still holds a weekly cattle market. The medieval street pattern, high survival of historic buildings (including a large number of listed structures) and the lack of insensitive post war development in the central core all add to the quality and historic interest of the town.

Date of designation

The Conservation Area was designated in February 1977 in accordance with Caradon District Council's policy document for the area.

The Conservation Area within the wider settlement

The Conservation Area roughly follows the 1907 development boundary including the historic core, spreading to the southern boundary of the Council Offices at Luxstowe House to the north, to the Henry Rice villas of Dean Terrace to the west, to the Lamellion Hospital site to the south and to the Churchyard to the east.

2 Planning Context

National

In 1967 the concept of protecting areas of special merit, rather than individual buildings was first brought under legislative control with the passing of the Civic Amenities Act. Whilst listed buildings are assessed nationally with lists drawn up by the government on advice from English Heritage Conservation Areas are designated by local authorities. The current Act governing the designation of 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' is the Planning (Listed Buildings and Conservation Areas) Act 1990. Under this Act local planning authorities are required to designate conservation areas, to keep them under review and if appropriate to designate further areas. Designation remains the principal means by which local authorities can apply conservation policies to a particular area.

Regional

- Planning (Listed Buildings and Conservation Areas) Act 1990.
- National Planning Policy Framework (NPPF) March 2012.
- PPS5: Planning for the Historic Environment: Historic Environment Planning Practice Guide March 2010.

Regional Policy

- Cornwall Structure Plan 2004, particularly Policy 2 Character Areas, Design and Environmental Protection.

Local Policy

- Caradon Local Plan First Alteration 2007, particularly Chapter 5 Town and Village Environment.

3 Summary of Special Interest

Liskeard's distinction lies in its unique topography and the quality of the buildings. Its setting on the side of two hills has resulted in steep, curving and interconnecting streets with far reaching vistas over the roof tops to the rolling countryside beyond. The buildings display a range of architectural styles unusual in Cornwall, further enhanced by the quality of the materials – specifically the local Cheesewring granite, slatestone and Delabole slate.

The town presents a very visitor-friendly environment with open spaces for congregation leading into picturesque side streets and alleyways. A high survival of historic buildings, including a large number of original nineteenth century shopfronts further enhances the town centre area, and unlike so many other market towns in the County there has been no extensive insensitive late twentieth century redevelopment. The high quality of the architecture is complemented by the surviving historic paving and the large number of significant gardens containing mature trees.

The town is an important local centre and has an upbeat atmosphere.



This row of buildings all designed by the local architect Henry Rice in the mid 19th century typify the quality of architecture that can be found in Liskeard. They are all three storeys high, designed in the Classical style with Delabole slate roofs, giving visual homogeneity. However, blandness is avoided by the varied materials - granite ashlar for the bank, stucco on masonry for the adjoining townhouse and slatehanging on studwork for the third building, which is a remodeling of an earlier 18th century townhouse



Local, natural materials are found throughout the town. They add texture, colour, a sense of visual homogeneity and link the settlement to the surrounding natural landscape

4 Location and Setting

Liskeard lies in the heart of the rolling agricultural terrain of south-east Cornwall; a wide landscape of big fields cut through with deep wooded river valleys. Lacking some of the drama and ruggedness of so much of the Cornish countryside its undoubtedly attractive pastoral landscape is more akin to the undulating fields of Devon.

It is situated on relatively high land - 150 metres at its highest point - between two rivers, the River Seaton and the East Looe River. To the south the land continues to undulate in a series of hills interspersed by valleys with tributaries of the two main rivers at their base, before it reaches the coast five miles away at Looe. Similar landscape lies to the east and the west while to the north the land rises to the peak of Caradon Hill, which stands 369 metres above sea level with the high open land of Bodmin Moor beyond.

One of Cornwall's oldest towns, Liskeard is a focus for many other important historic sites, often with regal connections, such as the 'Doniert Stone' just three miles to the north, commemorating King Dumgarth (died c. 872) or the three great medieval ducal deer parks in the parish - Lodge Park to the west, Old Park, to the south west, and probably one at Liskeard 'Castle' itself.

The town straddles a spring-head valley between two hills and the steep gradients add to the character of the built environment. The higher ground within the settlement gives long

reaching views and from the northern end of the town the mass of Caradon Hill is clearly visible on the horizon.

Liskeard is the main urban centre in south east Cornwall and is connected to the main road network by the A38, the main route into Cornwall from Plymouth and the south coast of England. The A38 runs directly to the south of the built up area and then via the Glynn Valley north west to the A30 and Bodmin. Liskeard also has a main line rail service to Paddington and Penzance, and a branch line to Looe. The branch line is particularly important in the summer months carrying tourists to and from Looe, the principal holiday town in south east Cornwall.

Liskeard lies within the Plymouth travel to work area. There is significant commuter traffic from Liskeard to Plymouth, which is about 30 minutes away by road. The town is also a significant commercial and service centre whose shops, market and public facilities serve the surrounding very rural south-east corner of Cornwall.

Historic Landscape Characterisation

The surrounding countryside has been defined in the Cornwall Historic Landscape Characterisation survey as predominantly Anciently Enclosed Land (that is medieval or earlier). However to the north north west and south east of the settlement there are areas of post medieval farmland, and two patches of ancient woodland lie to the north west and south west.

5 Designations

Scheduled Monuments

There are three scheduled monuments in Liskeard– two stone crosses in the churchyard of St Martin’s and a third in the garden of Pendean House.

Historic Buildings

There are 163 listed buildings and structures in Liskeard, the majority of which are listed grade II. Stuart House, St Martin’s Church, two preaching crosses and the Guild Hall are listed grade II*.

There is no local list.

Historic Area Designations

The historic core of the town (comprising roughly the town’s development by 1907) lies within the Conservation Area

Other Designations

(All policy numbers refer to Caradon Local Plan adopted August 2007)

The main core of the conservation area is designated an Historic Settlement – EV1

The area to the south of the supermarket car park on Poundbridge is designated an Open Area of Local Significance (OALS) – EV6

6 Historic and Topographical Development

This section should be read in conjunction with the historical development map - Figure 1. The coloured sections refer to areas that were developed by this period and do not necessarily refer to buildings extant.

Medieval Liskeard

- **Important medieval centre - associated with the Earls and Dukes of Cornwall**
- **Settlement concentrated around the church and Castle Park**
- **Agriculture and early tin industry main sources of wealth**
- **By the 13th century market area around the Well**

Liskeard is one of the oldest towns in Cornwall. First recorded c.1010 as Lys Cerruyt -probably a noble or even royal settlement. By the end of the eleventh century it was a developing urban centre at the heart of one of the largest and richest manors in one of the richest agricultural areas of Cornwall. The earliest development took place to the east of the modern centre, around the present church, which may overlie an even more ancient hill-top settlement.

This site would have been attractive to the early settlers as it was defensible, well drained and close to the spring head in the steep-sided, but marshy valley running southwards from Pipe

Well and Pondbridge.



Medieval preaching cross, resited in 1908 by Samuel Bone, Mayor. This cross was found on land at Vensloe and is probably the Culverland Cross a wayside cross erected during the medieval period. Wayside crosses were used as waymarkers on routes which sometimes were associated with religious functions. There is a further early cross in the churchyard adjacent to the south east corner of the church the Tencreek Cross. It was recorded by the historian Langdon in 1903 in use as a gatepost on Tencreek Farm. In 1903 the cross was removed to St Martin's churchyard and re-erected in its present position

In addition to the unusually large Norman church the eleventh century settlement included a market - one of only a handful recorded in Cornwall in the Domesday Book (1086). This may have been sited on the gently sloping land to the west of the church.

Liskeard maintained its high status throughout the Middle Ages. It was associated with the Earls and Dukes of Cornwall who had a number of deer parks in the

parish and a residence (the castle) in the town described in the 1330s as 'a manor house' including a 'hall, a chapel, and six chambers'. The Dukes' residence was sited on a secondary hill just to the north of the original church site.



Castle Park site of the medieval manor/castle of the Earls and Dukes of Cornwall

Although the scale and character of the ruins seen in later centuries were suggestive of a castle, it was not recorded as such in medieval documents until the late fifteenth century.

The town was granted a borough charter and two annual fairs, and in 1296 became one of only six towns in Cornwall at the time to elect an MP and form merchant guilds. Further development included a pilgrimage chapel at Lady Park, a leper hospital at Maudlin (both outside the town), and a reputed nunnery for the Poor Clares on Bay Tree Hill - although the evidence for this is purely anecdotal. As the town grew the focus of the settlement and the market area shifted westwards from the steep slopes below the church onto the more gently shelving land around the Well Spring.



The medieval holy well head was enclosed in the rubblestone well house during the mid 19th century. Wide granite steps lead down from an outer arch to a granite trough filled by 4 lead spouts

Development to the north and east may have been prevented by the extensive manor lands, and an ancient open field system east of the church; whilst to the south the land was marshy and a large pond covered some of the present day Pondbridge Hill area.

The status and economy of this already prosperous agricultural, trading and administrative settlement was further enhanced by its role as a centre for the burgeoning tin industry - in 1307 it became one of five Cornish coinage towns. By 1340 the population had grown to a thousand - although in common with much of the country the town suffered a decline following the Black Death in 1348.

The Fifteenth and Sixteenth Centuries

- **Church rebuilt in 15th century**
- **Tin industry and town in decline in 16th century**

The continued revenue from the tin industry ensured that in the years subsequent to the Black Death the town was able to regain its relative prosperity. This continued throughout the late Middle Ages as reflected in the rebuilding of the church during the fifteenth century. The medieval stannary of Foweymore (Bodmin Moor) was a major tin producing area, with coinage towns at Lostwithiel and Liskeard, but by the sixteenth century, it was in decline, both relative to other areas, and in absolute terms. Leland described a still prosperous town in 1530 '*Liskeard standeth on rocky hills and is the best market town at this day in Cornwall, saving Bodmin. In this town the market is kept on Monday*'. But there are hints of decay - he describes the manor as '*now all in ruin.... It is now somtym for a pound of cattell*'. In 1574 it was demolished altogether and rebuilt as a grammar school.

Visitors at the end of the sixteenth century record a town suffering from decay. Norden in 1584 described Liskeard as a 'poor town, very ruined and depopulated'. Carew visiting the town at the end of the sixteenth century observed: '*fairs and markets (as vital spirits in a decayed body) keep the inner parts of the town alive; while the ruined skirts accuse the injury of time, and the neglect of industry*'. Part of the development which kept at least the heart of the town

alive during this period was the town hall which also housed butchers' stalls and a prison. It was constructed in 1574 adjacent to the market place and the well.

The Civil War

- **Town Royalist in Civil War**
- **Economic situation improving**
- **Settlement spreading outwards from market core to the south and west**

Liskeard gained some local notoriety during the Civil War as it was strongly Royalist and indeed it was here in Stuart House in Barras Street that Charles I stayed intermittently during his campaigns in 1644.



Stuart House, originally a late medieval town house remodelled and extended in the 17th century and slightly altered during the mid 19th century

The town was an early centre of Non-conformism - an urban phenomenon rather than rural and 'industrial' at this stage. George Fox, the founder of the Society of Friends, visited the town in 1688 and a Presbyterian meeting house was built in Dean Street in 1701 by the son of Thomas Johnson, a major in the Parliamentary army.

Gradually the fortunes of Liskeard began to improve and by 1700 the population overtook its former fourteenth century peak. The town developed outward from the market core along the relatively flat roads to the south and west (West Street, Dean Street and Barn Street). Further scattered development took place along Castle Hill, Bay Tree Hill, Church Street and Borel Street (Barras Street).



Bay Tree House, Church Street probably originally constructed in the 17th century – the chamfered granite piers to the porch date from this period.

The Eighteenth Century

- **Agriculture now the main industry**
- **Tanneries in Pondbridge area**
- **Market extends northwards to The Parade**
- **Nonconformism grows**
- **Road improvements**

Although tin streaming still took place on the moors to the north of the town it was agriculture and its associated industries which were to provide the bulk of the town's wealth during this period. Liskeard became well known for its leather tanning, Daniel Defoe noting '*a good trade in leatherware*

including the making of breeches'. During this period the town also became a centre of yarn and cloth production, which sold both locally and was exported to Devon. Many of the premises associated with these industries were located in the Pondbridge/Barn Street area and evidence of this can still be found in some of the surviving buildings along Barn Street (workshops, cart entrances etc). The prosperous merchants, tannery owners and professionals also built town houses close to, or even as part of, their premises.

As the boundaries of the town expanded the centre of Liskeard remained a hub of activity. The markets and fairs continued to prosper and by the mid eighteenth century some of the market functions shifted to what had probably been the medieval fair-ground, the flat area of land to the north of Pike Street now known as The Parade. By the mid-eighteenth century it was a significant urban space with many fine houses fronting onto it. John Wesley visiting in 1757 noted '*We rode to Liskeard, I think one of the largest and pleasantest towns in Cornwall. I preached about the middle of the town in a broad, convenient place*'. The Parade became a focus for social events with increasing numbers visiting the local public houses and attending various sporting spectacles including bull baiting, badger baiting and cock fighting.

As the visit of Wesley indicated, the Nonconformist tradition in the town continued to grow. Wesley in fact visited a number of times and by 1776 the first Wesleyan preaching house, a small thatched outhouse, was constructed on Castle Street.

By 1796 the Society of Friends had gained enough members within the town to move from their site at Halbathic to a new meeting house in the town centre.

The need to improve access to the town led to a series of road improvements more strikingly evident in Liskeard than perhaps any other Cornish town. The original east to west road followed a complicated route through the town centre including a sharp turn into Fore Street (as buildings blocked the top of Pike Street) before joining Barras Street, and leaving the town via West Street and Old Road. Around 1760 new turnpike routes were developed, particularly from the east.



View of Medieval Pound Street where it joins Castle Street created in the later eighteenth century to ease the route of traffic entering the town from the east

The general prosperity of the town was set on an upward curve prompting the Universal British Directory to observe in 1798 that "Liskeard had *'improved to be one of the largest and best-built towns in Cornwall, with the greatest market'*.

The Nineteenth Century

- **1830s-1840s**
development of copper and lead mining, and granite quarrying in surrounding area leads to sizeable increase in the population
- **1859 arrival of railway**
- **Development of housing along main routes into town and large programme of public buildings**

The building of the Liskeard to Looe Canal in 1825 was designed to strengthen the traditional economic base of the town (markets, wool, tanning, papermaking and milling). Coal from South Wales was shipped in, and lime and sea sand for the surrounding farmland. The canal terminus at Moorswater, immediately west of the town, became the focus of further industries during the nineteenth century, including lime kilns, a paper mill, an iron foundry and a stone yard. In recognition of the increasing importance of access to this western development Dean Street was considerably improved during this period.

In 1841 almost 20% of the borough population of 3,000 was still involved in agriculture. Cows were led down Fore Street to be milked in the dairies and many premises within the town had their own slaughterhouses. There were a growing number of professional people living in the town, lawyers and bankers who managed the affairs of the newly prosperous merchants, manufacturers and farmers.

Then, in 1837, Captain Clymo

discovered a rich seam of copper at South Caradon Mine and in 1844 lead was discovered at Menheniot and Herodsfoot to the south of the town. In 1844 the Liskeard and Caradon Railway was opened, linking Moorswater to the mines around Caradon Hill; a branch line to the granite quarries at Cheesewring was opened in 1846. Much of this development was actually financed by Liskeard merchants and banking interests.

In 1831 there had been no miners residing in Liskeard. By 1851 the census records show that the borough population had swelled to 4,400, with one in three men described as miners. John Allen, the local historian, recorded in 1856,

'the house accommodation proved very insufficient, small cottages and single rooms became frightfully crowded... the markets were thronged, the roads were worn into dangerous ruts'.

The majority of miners (mostly lead workers) were accommodated in new courtyard developments around Higher Lux Street, Castle Hill, Castle Street, Church Lane and Barn Street, introducing a new building type into the town. These cottages often squeezed between or projecting from existing buildings, would have resulted in the eastern side of the town seeming far more densely populated and enclosed.

The increase in population, especially of miners, meant that the town's existing chapels struggled to accommodate the new congregations. A Wesleyan Chapel was built by 1841, a Primitive Methodist chapel in 1871 and a Roman Catholic church with an attached school in 1886. In

1890 the Salvation Army built a citadel in the form of a fort on Church Street.



Wesleyan Chapel, Windsor Place built in 1846, then enlarged and restored in 1887 and 1907. The chapel has slatestone rubble walls with stucco details in an Italianate style with a modillioned cornice, which resembles a pediment with a central oculus and channelled rustications on the ground floor

Despite the rise of Non-conformism the Anglican church remained at the heart of the community and underwent restoration in 1879 and 1890.



The parish church of St Martin was restored in two phases in 1879 and 1890, and the tower rebuilt by John Sansom in 1903

The increase in wealth and the need for services resulting from the growth in population had a profound effect on the commercial heart of the town. In 1851 around 13% of the workforce was involved in trade and just over 30% were craftsmen. Shops and workshops multiplied. The town centre saw many large and fine new commercial and public buildings, including the new Guild Hall rebuilt in 1859 to an Italianate design.

The railway, arriving in 1859, brought more prosperity, and visitors, to the town, and became a significant employer. The 1881 census records that between sixty and seventy men were working for the railway.

In addition to the intensive development in the centre of Liskeard expansion continued along the main routes into the town including grand terraces (Dean Street),



This Classical style terrace by the local architect, Henry Rice, formed part of the mid-nineteenth century development of Liskeard

substantial middle class terraces (Station Road), more humble cottage rows (Thorn Terrace) and institutional sites (Foulston and Gilbert Scott's workhouse on Station Road, 1839-40 and the Cottage Hospital off Barras Place

by James Hicks of Redruth, 1893). In 1894 the Town Council enlarged Castle Park to create a larger open public park.

By the end of the nineteenth century the mining boom was over, but the services and secondary industries, not to mention the markets, ensured the town continued to prosper.

The Twentieth Century

- **Closure of mines**
- **Town becomes local centre for services and commerce**
- **1961 opening of Plymouth road bridge – Liskeard partly becomes dormitory town for Plymouth**

By 1917 the last mine in the district had closed and Liskeard reverted to its former market town status. In 1905, due to the increased traffic and congestion, the market moved from The Parade to a site in the gardens of the old Trehawke House. Although no longer at the heart of the settlement, the market remains physically an intrinsic element of the town's commercial core.

The interwar years saw relatively little development in Liskeard – although the trend to spread out along the main roads continued with public housing (Park View and Park Road, on land between the Castle and Higher Lux Street). The mixed economy of the town based largely on marketing and service industries continued to serve the surrounding area and an ever growing inward-migrating population. A new period of growth was stimulated by the

opening of the Tamar Bridge in 1961, and Liskeard has in part relied on the Plymouth area since then in economic terms.

In the later twentieth century the ribbon development began to reach its limits – there was more infill between the main projecting routes with new estates such as Lanchard Road in the previously undeveloped valley between Station Road and New Road. These estates also, however, saw a substantial spread out onto the surrounding fields for the first time – to the east of the church the land which had remained undeveloped became a series of new estates, as did the flatter land to the south of the Castle Park, originally part of the Castle's estate.

In many ways Liskeard has survived remarkably unaltered since its Victorian heyday. The major components of the town – its commercial core, the market and the railway are all still in place. Despite its proximity to the coast and Plymouth the town did not suffer any direct hits during the Second World War and there was no large-scale redevelopment during the 1960s. This has resulted in the centre of the town in plan, scale and the majority of its buildings retaining its historic integrity.

7 Archaeological Potential

In addition to the three nationally recognised archaeological sites of importance in Liskeard the long and many layered evolution of the settlement gives the whole area developed up to the early twentieth century potential for standing or buried archaeological features. The historic core of the settlement is of particular archaeological interest and sensitivity in that deposits are likely to provide valuable information on its early form and development. Urban archaeological remains are likely to be more complex in these areas.

Archaeology does not refer solely to buried remains. Information on the historical sequences embodied in standing buildings and other above ground features could be extremely valuable and a building survey of the town would be likely to yield significant new information. Opportunities for investigation and recording should be sought when buildings are refurbished or undergo substantial alteration. Archaeological remains are an important and non-renewable resource and as such are protected by national and local planning legislation.

Site specific guidance

- **The area around Fore Street and Market Place**
As one of the oldest areas in the town, and the site of the late medieval market place, there is potential here for both buried

deposits and standing fabric. Evidence may survive of the former market space and related structures, and burgage plots behind the buildings in Fore Street. Some of the eighteenth century buildings could contain earlier fabric, which could be revealed through careful recording. Trenching in Well Lane in 2002 revealed nineteenth century build-up and walls, and a few eleventh to twelfth century shards; no early remains were found in excavations on the site of the Bell in 1987. Full appraisal and mitigation works should be undertaken in this part of Liskeard whenever damaging development takes place.

- **The area around the Parade and Barras Street**

As the site of medieval and later suburban building there is potential to encounter evidence of early townhouses and gardens lost to subsequent development. An archaeological evaluation carried out at 6 Baytree Hill in 1995 discovered evidence of eighteenth or nineteenth century outbuildings but no medieval material.

Trial pits excavated at Parade Motors in 1999 likewise found no medieval remains.

The north western wing of Stuart House was demolished in the late nineteenth century and there is the potential for below ground remains.

- o **The area around Barn Street, Dean Street and West Street**

This area was largely undeveloped until the seventeenth century, but there could be below-ground evidence of early industrial sites, including tanneries and breweries, and eighteenth century suburban gardens. Most realistic potential lies in the study of the standing structures including the town houses, chapels and warehouses. Archaeological investigation could also reveal further information concerning the former courtyard developments.

- o **The area around the Castle Park, Higher and Lower Lux Street and Pound Street**

This area incorporates the castle site, potentially one of the major urban archaeological sites in Cornwall. Archaeological investigations could reveal information on the original castle/fortified manor and the extent of its grounds All these streets bound or are within the medieval area of Liskeard, and share the generally high archaeological potential of both standing fabric and below ground deposits in the historic core. In particular, this area may offer evidence of the outer limits of the medieval town. This was also an area popular for early schooling and chapels, evidence of which could still exist below ground. In addition there

was a certain amount of light industry specifically sawmills and blacksmiths. As with the area above archaeological investigation could reveal further information concerning the former courtyard developments.

- o **The area around the church**

The site of the earliest phase of the town's development including the first market place and the Norman church. This is an extremely sensitive area with a great deal of archaeological potential. There is likely to be evidence of the greatest significance here, including deep and complex layers of below ground deposits and remains incorporated into later structures. Below ground evidence may exist of a fortified site, the original church, the extent of the market place and the former existence of burgage plots.

- o **The 18th and 19th century villas sites**

On the eastern side of the town these sites include areas of medieval fields prior to the early nineteenth century development. There could be the potential to discover medieval field features but the locations of these cannot be easily predicted. The 1880 OS maps for Liskeard includes detailed information concerning the villas' formal ornamental gardens and potentially further evidence below ground of the layout

and features of these gardens could survive.

- o **Area of 19th century ribbon development**

The relatively late development of much of this area, developed on green field land, results in little predictable potential for buried archaeology. However Station Road and West Street were medieval routes into the town. Further evidence of the original extensive workhouse could still survive underground.

8 Present Settlement Character

Topography and settlement form

Topography plays an important role in the character of Liskeard defining the early medieval settlement, a place of narrow, steep streets from the later flatter and broader Victorian planned development.



View from Canon Hill towards Bay Tree Hill – one of the surviving Medieval streets in Liskeard

- The early town developed on the eastern side of modern Liskeard consisting of a castle at the summit of the hill, a church on the slopes below to the south with the villagers located towards the foot of the valley. The streets here were narrow, steep and interconnecting following the slopes of the hill up to the market place and church, then on to the castle. The land on the lower slopes to the east of the castle was given over to parkland and remained free from development.

- During the later medieval period the feudal pull of the castle and church began to lessen in intensity and the town began to climb the valley to the west with developments along the relatively flat roads crossing the gradient at

Fore Street and Barras Street.

- The process of drawing the town out along the relatively flat roads to the west – West Street, Dean Street and Barn Street – began as early as the seventeenth century and continued into the nineteenth and early twentieth century with new interconnecting roads such as Dean Hill and New Road.

- In the later twentieth century on the western side of the town the land between the main projecting routes became in-filled with new estates such as Lanchard Road in the previously undeveloped valley between Station Road and New Road. To the east of the church the land which had remained undeveloped possibly due to its steep gradient or previous ownership became a series of new estates, as did the flatter land to the south of the Castle Park, originally part of the Castle's estate. This sizeable development to the east represents the draw towards Plymouth for commuting.

Standing historic fabric - summary

See figure 3 -- which analyses the nature of the surviving historic fabric.

One of the defining features of Liskeard is the wealth of its surviving historic buildings. Having escaped bomb damage during the Second World War the town did not find itself subject to the swingeing redevelopment suffered by so many other Cornish towns in the ensuing years. As a result Liskeard has an enviable homogeneity and rhythm of development with only a handful of interruptions. Some losses have

occurred over the years and these are detailed later under the relevant character areas.

Throughout the town there has been extensive replacement of original windows and doors, but a high proportion of original roofs are still in situ.

Historic survivals

Although the town prospered during the **medieval period** and developed to be one of the major settlements in Cornwall very little built fabric survives from this period. The **Church**, built in the Perpendicular style from slatestone with granite dressings, is the only building in the town to be confidently dated to the fifteenth century, although it is possible that some of the cottages around Church Street might have older parts within their fabric.

One of the earliest surviving domestic buildings, a slate hung building with a three-storey gable-ended porch and moulded granite doorway on Church Street, dates from the **late fifteenth or early sixteenth century**, as does **Stuart House**. There are a number of properties dating from the **seventeenth century** including Nos. **1, 31, 33 and 35 Church Street** and **Nos. 11 and 22 Fore Street**. Although some of these buildings were re-fronted during the nineteenth century they were probably originally stucco on studwork or render on rubblestone. Original seventeenth century features include fireplaces, staircases and two-storey porches. **No 18 Church Street**, known as the Ancient House has an open gable ended porch supported by chamfered

granite piers.

The **eighteenth century** is well represented with **town houses** and cottages in Barn Street, Barras Street, Dean Street, Church Street, Fore Street, Higher Lux Street, Pike Street and the Parade. These buildings are mainly vernacular in style with a mixture of slatestone, stucco, painted rubble and slate hung walls. Many have Delabole slate roofs and are two or three bays wide. Some, especially those which later became commercial premises, were remodelled in the nineteenth century.

Among the larger town houses are **Kilmar House**, 45 Higher Lux Street and **Parade House**, which include neoclassical features such as symmetrical frontages, modillioned cornices and porches supported by columns. **The Albion** in Dean Street is a surviving **eighteenth century public** house with a Delabole slate roof and an almost symmetrical three bay façade.



The doorcase to Kilmar House is designed in the classical style with pedimented doorway with engaged Tuscan columns to consoles; moulded architrave; entablature with paterae and dentilled cornice; fielded panelled reveals and 6-panel door

The **majority** of the surviving historic fabric in Liskeard, however, dates from the **nineteenth century**. There is a wide range of public buildings, town houses, terraces, villas, clubs, hotels, public houses, warehouses and chapels.

A high number of original nineteenth century shop fronts can still be found in the town. Shops such as No 13 Fore Street with its elegant pilasters, fascia with moulded entablature and slender columns flanking plate glass windows greatly add to the quality of the townscape.

Noted architects

The local architect **Henry Rice** had an enormous impact on the character of the town and he was involved in the design of almost a

hundred different buildings. His work ranged from elegant Neoclassical terraces and villas such as **Ashpark Terrace** and **Dean Villas** to the wild Venetian Gothic polychromy of the **Forester's Hall** and the sober stone Italianate Wesleyan **Methodist Church, Barn Street**.

Rice's eclectic approach to architectural style and materials was in harmony with his contemporary architects working in Liskeard. One of his major buildings, the **Guild Hall** (built in association with the Home Office architect Charles Reeves), is built from Cheesewring granite in a strong Italianate style reminiscent of fortified Renaissance town houses. The public rooms in contrast have simple rendered walls with Gothic lancet windows. The chapels are a mixture of simple Gothic detailing and Neoclassical styles. There are a number of polychrome buildings in the town, one of the most striking of which is the Foresters Hall on Pike Street.



The Forester's Hall, originally the East Cornwall Savings Bank designed in 1896 by Henry Rice. The polychrome stonework includes slate, granite and freestone dressings, and the vigorous Venetian Gothic style demonstrates the influence of the Victorian writer John Ruskin.

A list of the buildings designed by Henry Rice can be found in Appendix A.

The Plymouth architect, **Foulston**, is also represented in the town. His Classical style **Webb's House** in the centre of the town is one of Liskeard's most prominent buildings.



Webb's House built in 1833 by J Foulston of Plymouth from stucco-fronted slatestone on a coursed freestone plinth in the Classical style. The height and

mass of the building and its prominent position, in addition to its decorative qualities, makes it a key component in the surrounding streetscape.

He also designed the **lodges** to the Workhouse, which later became **Lamellion Hospital**. Other buildings on the site were by Henry Rice, **George Gilbert Scott** and **John Sanson**. Sanson was greatly influenced by the work of Henry Rice and some of his buildings, like Rice's, include classical details. Other buildings by him, such as the **Grammar School**, now sadly demolished, were in the Arts and Crafts style. **George Gilbert Scott** designed the main building of the **Workhouse** along with other commissions for workhouses throughout Cornwall including St Austell, Redruth and Penzance. Only the lower storey of this building still survives and is scheduled for demolition under the redevelopment of the site. Another Plymouth architect, **Wightwick**, designed the **Vicarage** and **Luxstowe House**.

A local architect **John Paul** designed the **Masonic Hall** built in a Ruskinian Venetian Gothic style in polychrome stone including local slatestone, freestone, granite and terracotta, further enriched with Masonic symbols.

Materials and local distinctiveness

As mentioned earlier, many buildings in the town have **granite** plinths and detailing, buildings wholly in granite are scarcely found.



Rusticated granite ashlar blocks on the façade of a late nineteenth century shop on Barras Street

The few exceptions include the Guild Hall constructed from stone from the Cheesewring Quarry on the moors to the north east of the town, the East Cornwall Bank on The Parade and a private house on Varley Lane. Granite was also used for kerbs and pavement along the main streets, steps, troughs, gateposts and other street ephemera.



Granite gate piers with ball finials on Church Street

The local **slatestone** was used as the basic building material for most buildings,



Late 19th century villa with coursed local slatestone walls with brick dressings

but is often **rendered**



Stucco facades on Varley Terrace

or slatehung



Throughout Liskeard facades, elevations facing the prevailing wind and walls where access and therefore maintenance is difficult are hung with local slate

as it is not very durable. Other materials used throughout the town include **Portland and Bathstone**, used by Rice for his more prestigious buildings, and **elvan** – used on the Lloyds Bank building and the Museum, which also incorporates **polyphant** stone. **Coloured bricks** are widely used as ornament to supplement the polychrome stonework found on many buildings –and whole brick buildings,



The Constitutional Club, built in 1910 mainly from red brick incorporates stone dressings in its design

often with stone dressings occur in the later nineteenth century. There is an unusual (for Cornwall) use of **glazed tiles** (on the terraces along Station Road) and terracotta ornament.

Timber framing is more common than might at first appear – but rarely as an ancient structural technique. Many of the nineteenth century commercial buildings in the town centre, especially in their upper floors are clearly timber framed, and stuccoed or slate hung (the thinness of the walls is usually shown by the lack of depth of the window reveals). **Timber** is the most common material used for shopfronts – these are an important feature of the central area, where the quality of the joinery work rivals that of the stonework in the streetscape and livens up many a relatively flat stuccoed or slate hung façade.

Slatestone walls can be found throughout the town,



The local slatestone walls found throughout the town are an important part of its historic character

indicating the sites of former courtyard developments, delineating the plots of nineteenth century villas, enclosing the front gardens of nineteenth century terraces and shoring up the banks of plots above the road line. In

the eastern side of the town where a greater percentage of cottages and townhouses have been lost, they often provide an indication of the site of former developments.

Streetscapes and views

Streetscape

The central commercial area of Liskeard hums with life and this rises to a loud buzz on market days. A steady stream of traffic passes through the town centre from Greenbank through the Parade, down Barras Street and then out along Barn Street. Despite its constant nature the traffic moves steadily through the town and does not prevent the easy passage of the pedestrians. As a result Barras Street has retained its character as a street rather than a traffic dominated road.

In the Parade the impact of the traffic is lessened by the large pedestrianised area which affords seating areas and places of congregation. Traffic is excluded from Fore Street but the area is still thronged with pedestrians visiting the shops and cafes. The area to the east of Fore Street, the original medieval commercial centre, is now much quieter. Although traffic can still pass along the streets, this is rarely the case. Many of the old shops are now houses and as a result there are fewer pedestrians. Here the intricate road layout gives a great sense of connectivity and permeability.

The landscaping in the centre of the town is very hard, with very

few trees or gardens. The major routes into the town centre – Dean Street, West Street - Station Road and Greenbank Road are now primarily areas for the car. This said they all still retain a domestic feel not least due to the high number of surviving mature trees, a legacy from the nineteenth century villa gardens, and the carefully tended front gardens. Only in Greenbank Road has this sense of domestic scale been lost due to the demolition of houses and their front gardens. Their replacement with modern houses and bungalows set back from the road has heightened its impact.

Liskeard's proximity to the granite quarry at Cheesewring is reflected in the high standard of granite paving which can be found throughout the settlement. Many of the roads and streets have wide granite kerbs stones and vast slabs can be found in the centre of the town. The few surviving granite slabs along Fore Street contrast with the rather poor modern brick pavements which constitute the majority of the street surface.

The areas of Liskeard where historic paving and surface treatments still survive are listed in Appendix B and marked on *fig. 3*.

Views

See Fig. 3

One of the most prominent landmarks in Liskeard is the Italianate clock tower to the Guild Hall. Due to the narrowness of Pike Street it is difficult to appreciate at close quarters but can be seen throughout the northern and eastern side of the

town rising above the surrounding grey, pitched slate roofs.





The church tower viewed from Pondbridge Hill



The granite Italianate clock tower to the Guildhall is an important focal point of many of the vistas throughout the town

Other highly visible structures include the slatestone church tower

and the park keeper's cottage in the castle grounds.

Some of the vistas in Liskeard can be deceptive such as the view across from Barn Street towards the church tower where, due to the gradient, the entire network of medieval streets below remain hidden. This contrasts greatly with the vista from the Parade down Pike Street where the intricate, multi-layered early settlement can be appreciated.

Looking north from the foot of Barras Street the fringes of tall buildings open out towards the open space of the Parade with its central granite, Neo-classical fountain.

Most of the long reaching views are experienced from the approach roads into the town. Station Road has a wide boulevard-like quality affording views into the town and out

towards the valley of the East Looe River broached by a magnificent granite viaduct. Similarly striking views can be experienced from the edge of the churchyard where the land falls steeply away into the rolling landscape of the farmland to the south- east of the town.

Looking west from the church the impressive roofscape of Liskeard can be best appreciated; slate roofs both plain and with decorative ridge tiles, hipped and pitched, are laid out in stepped and random patterns interspersed with lanterns, turrets and gables.

9 Character Areas

9.1 Understanding character

In addition to the broad elements of settlement character identified in the previous chapter Liskeard can be divided into six distinct character areas. These relate in part to the character areas first identified by the Cornwall and Scillys Urban Survey in 2005 (figure 2). They are:

- The Market Core
- The Parade
- Post medieval urban expansion
- Church Town
- Eighteenth and nineteenth century villas
- Nineteenth century ribbon development

Character areas are differentiated from each other by their varied historic origins, functions and resultant urban topography, by the processes of change which have affected each subsequently and the extent to which these elements and processes are evident in the current townscape.

The special interest of each character area will be defined in order to assess its value or significance both as an individual area and as part of the settlement as a whole. This understanding can then form the basis for maintaining and enhancing Liskeard in the future – to ensure that its special character is sustained and enhanced.

9.2 The Character Areas

The Market Core

Fore Street, Market Street, Church Street, Well Lane and Pondbridge Hill/ Cannon Hill

Statement of Significance –

This is historically one of the most important parts of Liskeard where the original medieval streets are lined with mainly eighteenth and nineteenth century good quality buildings. Traditionally the commercial core, it is still part of the principal shopping area in the town with a busy thriving atmosphere.

Historic development

- Late medieval period – market moved from slopes near the church to site adjacent to the well. Area developed from early domestic dwellings to commercial premises
- 1574 - building of Market Hall confirmed commercial status of area
- 18th century – number of elegant town houses
- 19th century - conversion of most of houses to shops



Pair of 18th century houses in Church Street refronted and converted into shops in the early 19th century

- 20th century – retracted commercial area - Fore Street and Market Street still commercial, but on Church Street, Well Lane and Pondbridge Hill many shops empty or converted to domestic use.

Building types –

- 18th and 19th century town houses (some could include earlier fabric)
- 19th century shop conversions
- 19th century warehouses



Substantial late 19th century warehouses on Well Lane

- 19th century purpose built shops
- 19th century public buildings

Architectural styles –

Initially at street level the impression is of visual homogeneity, especially noticeable on Fore Street and Market Street, due to the high number of surviving historic shopfronts, usually two bays wide. However, glancing up one

becomes aware of the differing nature of the buildings.



19 Fore Street Shop built c1880s. Has a fine and complete original double shop front

Whilst some of the buildings are simple low vernacular structures with plain rendered walls and slate pitched roofs, others have been designed with specific architectural details and some of the larger buildings built in a specific architectural style.

Classical – Many of the aforementioned historic **shopfronts** are designed with classical proportions and symmetry and include classical detailing such as modillion brackets, quoins, pilasters and cornices. In addition to its classical influenced shopfront **1 Market Street** has a number of classical details as do many of the shops and former town houses along Fore Street. The **Guild Hall** is **Italianate** with a design based on a Renaissance palace including loggia and three stage clock tower.

Eclectic – The **Constitutional Club** has a ground floor incorporating Classical details such as rusticated stonework, keystones and modillion brackets surmounted by two storeys of brickwork in a Dutch **Gothic** style

with a gable flanked by corbelled turrets. **6 Church Street** has large segmental windows with a **Tudor style** central square headed window with modern mullions. The **Salvation Army** church is designed like a **Medieval Castle** in stone with brick crenellated towers flanking pointed windows with brick dressings.



The Salvation Army citadel on Church Street – red brick dressings define the architectural features and were used throughout the town following the arrival of the railway

Key buildings and structures –

These are structures which play a key part in the surrounding townscape and in the views and vistas.

- The Guild Hall – grade II*, designed by Reeves of Reeves and Baker and Henry Rice, 1859.



Ground floor open loggia in front of the arcade of the Guild Hall on Fore Street with original cast-iron gates on left.

Its massive granite loggia dominates the streetscape, whilst the three stage Italianate clock tower is a significant landmark and point of navigation throughout the town.



The Italianate Guild Hall clock tower, which is a feature of so many views throughout Liskeard

- 1 Market Street – grade II, designed by Henry Rice, 1853. A fine example of an extremely ornate town house in the Classical style

with an enriched modillion eaves cornice, rusticated quoins and cartouches. At the ground floor level is an early twentieth century shopfront.



The façade of 1 Market Street is rich in Classical detailing designed by Henry Rice including an enriched modillion eaves cornice, rusticated quoins to upper floors and first floor segmentally-headed sashes between pilasters with consoles to open pediments with dated cartouches. The building is an important focal point when looking northwards along Fore Street

- The Pipe Well – grade II. Tucked away behind Fore Street the Pipe Well is easily missed. It is notable not so much for its mid-nineteenth century rubblestone wellhouse and late nineteenth century wrought iron gates, but for its connection with the early settlement – the present structure replacing a medieval building.

- Ough's, 1 Market Street – grade II, 1853. Occupying a corner site on the junction between Market Street and Lower Lux Street this shop was, until recently, run by the same family since the 1850s. The shopfront is a replica of an historic design with pilasters, fascia board, glazing bars and stall risers and forms a strong focal point to the vista down Pike Street and Market Street.



Mid 19th century town houses with historic replica shopfront

- The Constitutional Club – built in 1910. The ashlar blocks of the ground floor contrast with the red brickwork above enlivened by granite dressings.

Other listed buildings (all grade II)

–

Late 17th century town houses – 11, 22 Fore Street, 1, 18, 33 and 35 Church Street

18th century town houses – 20 Fore Street, 7 Market Street (remodeled mid 19th century), 8, 11, 13 and 15 Church Street



7 Market Street – an 18th century town house remodeled by Henry Rice in mid/late 19th century when the shopfront was added. Bold Classical details include the modillion cornice and first floor round-headed sashes with moulded keyed architraves between pilasters with consoles to triangular pediments

18th century former inn – 4 Church Street

Early 19th century town houses – 23 Fore Street, 10 Market Street, 22, 26 and 28 Church Street

Early to mid 19th century shops – 21 Fore Street, 8 Market Street, 2 Church Street

Mid 19th century town houses – 3, 12 and 14, 13 and 15, 16 Fore Street, 11 Market Street, 23, 24 Church Street, 2 Cannon Hill

Mid 19th century warehouse – 9 Well Lane

Mid 19th century cottages – 6 and 8 Cannon Hill

Mid to late 19th century shops – 4 and 6, 7, 18, 19 Fore Street

Public realm and streetscape (see figure 3) –

Streets and lanes – The streets are intensely interconnected especially in the area between Fore Street, Market Street and Well Lane, and to a lesser extent between Church Street and Market Street. This sense of a complicated network of interconnecting routes is intensified by the narrowness of the streets. Due to the large number of shops the area has a very busy street life. Most of the traffic is human, however, as the area is pedestrianised or pedestrian priority.

Traditional paving –The majority of pavements are tarmac with very high quality thick kerbs made from granite. This contrasts with the modern paving scheme in Fore Street where the sense of pavement and carriageway has been lost to a wall-to-wall surface treatment of brick sets.



The high quality granite paving outside the Guild Hall contrasts with the poor modern brick pavements of Fore Street. The historic profile of the street and the visual homogeneity which existed when local materials were used has been lost

Elsewhere there are still very high quality areas of granite pavements and cobbled gutters, particularly in the streets leading towards the church (see fig. 3).

Greenery and green space (see figure 3)-

The majority of structures are built straight onto the street with no front gardens or forecourts, resulting in a very hard landscape with little greenery and no trees. There are a few planters outside the modern supermarket on Pondbridge Hill.

Views (see figure 3)

Due to the intricate nature of the street pattern there are few long vistas. However looking north from Market Street the street climbs, fringed by a handsome succession of buildings rising in steps punctuated by the confident column of the clock tower. Another sweeping vista can be experienced looking east from Pondbridge Hill where the road falls away before climbing again in steps at Cannon Hill towards Church Street. Looking north along Fore Street the road gently curves away flanked by shops, many of which have original facades, lending a 'period' feel to the street not unlike a film set of Victorian England.

The majority of views are intimate glimpses, typified by the alleyways leading to the well.



The narrow, curving alleyway leading to the well offers an intriguing glimpse of the former warehouse in Well Lane

In this part of the town more informal vistas can be found such as the backs of the buildings along Fore Street.

Enclosure –

The open space of the market place would originally have dominated this area. However, subsequent development over the years has resulted in an environment characterized by narrow streets, tall buildings on narrow plots and a general sense of intensive development.



Tall flanking buildings and a narrow Medieval carriageway leads to a strong sense of enclosure at the northern end of Fore Street

The tight grain of the built environment slackens somewhat at the southern end of Well Street, but recent redevelopment has left only the plot bordering Pondbridge Hill as an open space.

Loss, intrusion and damage –

Historic losses include –

- buildings on the junction between Fore Street and Bay Tree Hill (some of which were lost through fire in 1968)
- the market house (two storeys high with a semi-circular façade, built 1822 and demolished 1956)
- buildings to the south of Canons Hill (cottages and a former school)
- Buildings to the south of Pondbridge Hill
- warehouses and outbuildings on Well Lane

Intrusion –

- a number of historic shopfronts have been obscured by modern designs
- the replacement of historic windows and doors with inappropriate modern versions
- forecourt areas defined by

cheap railings and paving

Damage –

- poor quality new build at the south western corner of Fore Street
- modern paving along Fore Street

Neutral Areas (see figure 3) –

- undeveloped site at the south western end of Well Lane
- replacement building and forecourt on the site of the former Market House

General condition and Buildings at Risk -

Buildings in this area are generally in good condition and there are no Buildings at Risk.

The Parade and its environs

Pike Street, The Parade, Barras Street, Bay Tree Hill, Windsor Place and the eastern edges of Dean Street and West Street

Statement of Significance –

An important area for public resort and commerce. This part of Liskeard contains a large number of significant buildings in a variety of architectural styles and materials. The townscape is planned, and on a grand scale unusual in Cornwall. Although bisected by the main route through the town it is not dominated by traffic.



Two fine townhouses on the Parade. Liskerit House was built by Henry Rice in the mid 19th century, whilst Parade House is a remodeling by Rice of an earlier 18th century structure

Historic development – key events

- Late 15th/early 16th century – area developed by wealthy merchants for homes near, but not too close to commercial core around the market place. Stuart House part of this development
- Mid 18th century – the market relocates to the Parade and the area becomes part of the expanding commercial core
- Mid 19th century – The Parade and Barras Street become the main route through Liskeard after a number of buildings are demolished
- Late 19th century – a number of significant public

buildings are built in the area including the Library

Building types –

- **18th century** and earlier **town houses** – some quite sizeable, originally set within larger gardens (many refronted during the 19th century)
- **18th century** piecemeal develop of **inns** and **smaller commercial premises** – lower lying than the earlier town houses and later commercial buildings, vernacular in style, often in the form of in-fill within earlier gardens
- **Mid-late 19th century town houses**, some with shops at ground floor level – tall structures (some three/four storeys) often with wide frontages
- **Mid-late 19th century commercial properties** – including a number of late 19th century **banks** (tall buildings with architectural embellishments such as towers or exaggerated cornices)
- **Mid-late 19th century public buildings** (a lively mixture of architectural styles)

Architectural styles –

Early buildings in this area such as Stuart House (see below) and the White Horse were built in the local vernacular style. However the majority of buildings are fine examples of the eclectic mix of architectural styles, which so characterized the Victorian era;

the period when this area underwent most development.

Classical – Many of the **town houses** and purpose-built commercial buildings such as the **banks** were designed in the Classical style or with Classical detailing.



This bank on Barras Street has a Classical Doric style ground floor

Other styles include **Gothic**, **Venetian Gothic** and **Flemish Renaissance** – see examples below, many examples of which are public buildings.

Key buildings and structures –

- Webbs House – grade II, purpose-built hotel, 1833 by J Foulston of Plymouth this five bay three story stucco building with Classical detailing is one of the most prominent buildings in the town.
- The Fountain – grade II, a Henry Rice construction dating from 1871. Although not large this granite structure with Classical features such as miniature pedimented doorcases and aedicules is still the focal point of the northern Parade area.
- Freemason's Hall – grade II, this extremely exuberant

building designed by the architect John Paul in 1872 is one of a number of polychrome buildings in the town. The façade is redolent of the Ruskinian style of Venetian Gothic.



The highly decorative Masonic Hall includes polychrome stonework in addition to Venetian Gothic decoration

- Forester's Hall – grade II, originally the East Cornwall Saving Bank designed by Henry Rice, this building is similar in materials, style and detailing to the Freemason's Hall. Its ground floor loggia greatly enlivens the surrounding townscape of Pike Street. The bank was built in 1856,
- The Library – grade II, commissioned by the philanthropist John Passmore Edwards, 1896. This imposing building in the Flemish Renaissance style with three gables and a central oriel window provides a strong frontage on the eastern side of Barras Street.



The library built in 1896 by Symons and Sons, of Blackwater for John Passmore Edwards. Symons and Sons had previously built the Technical Institute for Passmore Edwards in Hayle and that same year were working for him on the Library in St Ives

- Parade House – grade II, one of the town houses dating from the period (mid- eighteenth century) when the Parade was considered ‘suburban’. This house was re-fronted in the late nineteenth century by Henry Rice and fashionable Classical details such as the Tuscan porch and modillion eaves cornice were added. The low granite front wall and wrought- iron railings are still in situ.
- Stuart House – grade II*, originally dating from the late fifteenth/ early sixteenth century. This building was remodelled and extended in the seventeenth and mid-nineteenth centuries. Its slate hung walls and prominent three-storey porch are key features in the surrounding townscape.
- Guardian House – grade II, was built in the mid nineteenth Century as a town house with a shop. The shopfront was added to the original stucco façade with Classical features in the 1950s.

Other listed buildings (all grade II)
–

18th century town houses, remodeled in the mid 19th century (some to include shopfronts) – 4,6,8,9 Pike Street, 2 The Parade, Parade House, the Nationwide Building Society, Barras Street

Early 19th century town houses – Highwood House, Barras Street

Mid 19th century town houses – 2,5,7,10 Pike Street, 6 The Parade, Liskerit House,

Mid 19th century town house converted to public house – 18 Pike Street

Mid 19th century town house and shops – 4 Bay Tree Hill (1872), 17 Bay Tree Hill, The Great House, Bay Tree Hill (on the site of the 16th century Great House)

Mid 19th public houses – The Fountain Hotel, The Parade,

Mid 19th century warehouse – Pet and Gardens, Windsor Place

Mid to late 19th banks – Lloyds Bank (1867) and East Cornwall Bank (1851), The Parade, the Midland Bank, Barras Street, NatWest Bank (1860s-70s), Windsor Place



Lloyds Bank designed by Henry Rice in 1867. Constructed from pink granite on a white granite plinth in an Italianate style – it is the most elaborate and well-preserved Victorian bank in Liskeard

Late 19th century town houses with shops – 6 Bay Tree Hill, Rapsons, Windsor Place

Late 19th century town houses – 1 and 8 Windsor Place
1893 – Horse trough, the Parade

Public realm and streetscape
(see figure 3)–

Streets and lanes –

The nature of **the Parade** has altered over the years as part of the evolution of Liskeard.

Originally just one of a network of narrow medieval streets, it was widened during the nineteenth century by the demolition of a row of houses to form a market place and part of the new main route through the town. Although the market is no longer held on this site the open aspect of the Parade has been retained through a recent environmental scheme, which stresses the area's importance as a place for meeting and ameliorates the effects of the constant flow of traffic.



The environmental scheme in the Parade/Barras Street area included granite bollards with strips of copper making reference to the town's industrial past

Barras Street continues the open aspect of the parade with a broad carriageway and wide pavements.

Pike Street is the only street in this area built on a gradient and its narrow carriageway reflects its early medieval origin. However its buildings have wider frontages than in nearby Fore Street and descend the hill in an elegant series of steps.



6 -10 Pike Street row of 18th/ early 19th century townhouses with later shopfronts

There are a number of **alleyways** and pedestrian-only routes in this area that pass through back yards and rear plots allowing for unusual glimpses of the principal buildings, and containing outbuildings, walls and surfacing of value in themselves; adding important layers of historically authentic textures and detail.

Traditional paving –

There is some survival of historic paving in the area including granite pavements and wide granite kerb stones along Pike Street, Windsor Place and Barras Street.

Boundary and garden walls –

In this area of Liskeard nearly all the buildings directly address the street and any garden plots, where they exist, are hidden behind the buildings.

Consequently there are very few garden walls other than the low

walls in front of 1 and 8 Windsor Place and Parade House. Some boundary walls can be seen from the alleyways leading to the West Street car park.

Railings –

- In front of Stuart House
- In front of Parade House

Steps –

Granite steps can be found leading up to

- 1-8 Windsor Place
- 2 The Parade
- Webbs Hotel (very broad)
- Barclays Bank

Street ephemera –



Fountain designed by Henry Rice in 1871. Constructed from dressed granite, elvan and freestone in a Classical style

- The Fountain (see above)
- Granite troughs on The Parade
- Granite bollards on The Parade
- The Millennium Cross

Greenery and green space (see figure 3) -

In the main this is an area of hard landscaping, with most of the buildings addressing the road. Any greenery in the area takes the form of planters such as those on the corner of Barras Street and Dean Street and on the Parade, or limited front garden planting such as in front of Stuart House and Parade House.

Views (see figure3)-

Due to the width and length of the streets there are significant vistas, the most notable being the view to the fountain from the foot of Barras Street. From this point it is possible to appreciate the way the

streets opened out to accommodate the former market place. From The Parade there are glimpses of the church and castle site, but there is no real link to the original commercial area of the town. This can only be appreciated from the head of Pike Street where the interconnecting network of early streets and jumble of slate roofs become visible.

Enclosure –

The open aspect of the Parade and Barras Street have been mentioned above, and the grandness of the townscape on a scale unusual for Cornwall. Pike Street has a narrow medieval carriageway flanked by stepped three storey structures, but the wide street frontages lessen their impact. The broad, designed character of the Parade contrasts with the narrowing gateway effect at the southern end of Barras Street.



Although no longer the venue for the market or fairs the Parade has retained its broad, open character

Whilst an uneasy open space at the junction between Dean Street and Barras Street has been created by the demolition of a curving row of houses and shops.

Loss, intrusion and damage –

Loss –

- Middleton House and garden adjacent to Webb's House
- The Congregationalist Chapel on the junction between Dean Street and Windsor Place has been demolished and replaced
- Part of Stuart House
- Cottages on the Parade, demolished for road widening
- No 6 Pike Street, a former smithy.
- Curving row of shops at the junction between Dean Street and Barras Street
- The 18th century Trehawke House at the foot of Barras Street was replaced by a bank in the mid- nineteenth century.

Intrusion –

- The roundabouts at either end of The Parade are at present very utilitarian traffic junctions with an overabundance of signage. The ugly tubular steel barriers around the Dean Street roundabout impede connectivity and pedestrian flow.
- There is in general a good survival of historic shopfronts, but some have been replaced by inappropriate modern versions



Some modern shopfronts can obscure historic features

- A number of historic windows and doors have been replaced with modern versions

Damage –

- The three modern buildings between Webbs House and the Library have a detrimental effect on the character of the conservation area. They are sited in the heart of the town in a most prominent position amongst some of the town's most magnificent buildings, and yet their design, detailing and materials are of a very low standard.

Neutral Areas – (see figure 3)

- The area at the junction between Bay Tree Hill and Windsor Place has long been promised an enhancement scheme, but remains an undefined open expanse of tarmac.



This expanse of tarmac at the junction between Bay Tree hill and Windsor Place would benefit from an environmental scheme

- The former garage site to the south of Stuart House is currently boarded-up awaiting re-development.

General condition and Buildings at Risk -

Buildings in this area are generally in a good condition, but the grade II listed Highwood House, Barras Street is in a poor state of repair, particularly its rear elevation.

Post Medieval Urban Expansion

Dean Street, West Street, Barn Street, Higher Lux Street, Castle Street, Castle Hill, Pound Street, Lower Lux Street

Statement of Significance –

An extension of the central commercial area characterised by an eclectic mix of building types and styles and a large number of places of worship. On the western side the cattle market is a significant feature, which although under threat

of closure, continues to attract large numbers of visitors. The eastern side with its medieval street pattern and early nineteenth century buildings is now mainly residential.

Although there are no standing castle remains there is still an open area of parkland. Some of the grass banks surrounding the current Castle Gardens could be part of earlier defensive features.

Historic development – key events

- Medieval period – castle/fortified manor
- By 1699 – sporadic development throughout the whole of the area
- 18th century – sub-urban town houses and inns. The castle site becomes a school
- By 1803 - Dean Street Chapel and Sunday School
- 1841 – Wesleyan Chapel Barn Street, replaced after fire in 1846 by chapel designed by Henry Rice
- 1854 – Bible Christian Chapel, Barn Street designed by Henry Rice
- Mid 19th century – two schools on Castle Lane, the school on the castle site becomes a police station, the castle grounds become a pleasure park, a Friends Meeting house built on Pound Street and a Chapel on Castle Hill.
- 1860 – Windsor Place created to form better access to Barras Street
- 1876 – Baptist Chapel and Temperance Hall, Barn Street and Congregationalist Chapel, Dean Street

- 1886 – Roman Catholic Church, West Street and Sunday School



The Roman Catholic Church on West Street built in 1886 in the Early English Gothic style

- Late 19th century – Railway Hotel, Barn Street
- 1905 - cattle market built in the grounds of the former Trehawke House

Building types –

- Substantial **town houses** – dating from the **18th century** and the **early, mid and late 19th century**



Two attached town houses, c1870s designed by Henry Rice with polychrome masonry and Gothic detailing



13 Higher Lux Street – mid 19th century town house with classical 4-light shop front with end pilasters with moulded caps, fascia and moulded cornice – forms part of a group of small town houses and shops

- **Chapels, churches, halls and Sunday Schools** – dating from the **early to late 19th century**
- Purpose built **shops** – **Mid to late 19th century**
- **Cottage and terraces** – **early to mid 19th century**



Large shop with domestic accommodation built in 1886. Many original features survive including the shopfront with fascia board and elliptical windows and paired sash windows on the first floor

Architectural styles –

In common with the neighbouring commercial area of The Parade and Barras Street there is a mix of building materials and styles. Here however there is a higher percentage of vernacular

architecture than in the town centre – buildings with simple rendered facades and slate roofs. Despite the modest scale of many of the buildings, there is much decorative **Classical** detailing



Decorative Classical doorcases on Barn Street

- such as the Doric doorcases on the row of houses along Castle Street.



Row of townhouses along Castle Street with Classical detailing

In addition to the restrained Classical detailing a number of buildings are designed in an exuberant **Gothic** manner.



The former Bible Christian Chapel, Barn Street was designed by Henry Rice in 1854 in the Early English Gothic style

Key buildings –

- Wesleyan Methodist Church – grade II, built in 1846 by Henry Rice in the Italianate style with slatestone rubble walls and stucco details. The imposing bulk of this two-storey structure with its hipped slate roof makes an important contribution to the surrounding streetscape.
- No 1 Barn Street – grade II, is a survival of a mid-nineteenth century town house with shop. The glazing bars, pilasters and moulded entablature with fascia board are still in situ.
- Denmore House, Barn Street – grade II, a town house built around 1865 by Henry Rice from polychrome coursed rubble and dressed stone. Although less elaborate, the building makes reference to the

Masonic Hall and Forester's Hall in the centre of the town.

- The Albion Inn, Dean Street – grade II, dating from the eighteenth century this simple vernacular rendered building with a Delabole slate roof is one of the oldest surviving buildings in the area. It gives an impression of the scale of buildings which originally occupied this part of the town.
- Rosedean House, Dean Street – grade II, built by Henry Rice in 1863 for a local doctor, part of the town's growing professional class. The façade of polychrome rubble is decorated in a mixture of styles with Gothic and Classical details, and a porch with a Moorish arch. The house typifies Henry Rice's eclectic approach to architecture which can be found throughout the town.



Rosedean House, designed in 1863 by Henry Rice in an eclectic style from coursed, faced polychrome rubble with a granite plinth and freestone dressings

- Roman Catholic Church, West Street – A simple stone building in the Gothic style with a steeply pitched roof. The main frontage has

simple cream bricks around the lancet windows and a central decorative trefoil.

- The Cattle Market – although there are no individual buildings of note the groupings of simple, unpretentious one storey sheds with corrugated iron roofs are a good example of early twentieth century agricultural market vernacular.
- Kilmar House, No. 4 Higher Lux Street – grade II, built in the mid- eighteenth century, this town house was re- fronted in 1808 in the Classical style. In the nineteenth century the house was used as a private girls’ school.



18th century rear range to Kilmar House with pointed headed windows with intersecting glazing

- Raymonte House, Higher Lux Street – grade II, an early nineteenth century town house with original sash windows and a pedimented doorway.
- Chapel, Castle Hill – a greenstone building in the Early English Gothic style with cream bricks around the arched windows and traceried quatrefoil decorations. Similar in style to the Roman Catholic

Church.



The late 19th century chapel on Castle Hill built in the Gothic Revival style

- 15, Lower Lux Street – grade II, a mid nineteenth century shop with original double shopfront including fascia and blind.
- No 4, Castle Street – grade II, built in 1886 as a large shop with domestic accommodation. The shopfront still survives and the building with its Classical detailing makes reference to the smaller scale surrounding town houses.

Other listed buildings (all grade II)

–

18th century town houses – 13 West Street, 2 Barn Street
18th century town houses, remodeled in the 19th century
 – 16, 18, 20 Dean Street
Early 19th century town houses
 – 17, 23 Dean Street, 9, 11, 17 and 19, West Street, Bolventor Barn Street, 3, 27 Higher Lux Street, 1, 3, 12 Castle Street
Early 19th century terrace – 11, 11A, 15-23 Castle Street
Mid 19th century town houses
 – 6, 13/13A, 15, 25, 27 Dean Street, 1,4,6,7 West Street, 17

Bay Tree Hill, 3, 4, Tregantle,
Barn Street, 10 Castle Street, 3
Pound House

**Mid 19th century town house
and shop** – 13 Higher Lux Street

Mid 19th century Manse – 7
Dean Street

Mid 19th century lodge – 29
Dean Street

Mid 19th century cottages –
Windsor Cottage and Swan
Cottage, Russell Street

Mid 19th century shops – 17,
20, 21 Lower Lux Street

Late 19th century town houses
– 19, 21 Dean Street, Wesleyan
School Room, 1890 – Barn Street,
War Memorial c.1920s – Castle
Street



Granite war memorial in the Castle Park

Public realm and streetscape – (see figure 3)

Streets and lanes –

Although Dean Street, Barn Street
and West Street should still be
regarded as streets (urban spaces
where people live, work, walk and
interact) they increasingly have
the characteristics of roads

(routes/channels for traffic), and
do not encourage the pedestrian
to linger.

The interconnecting alleyways
between the three main arteries
are an important part of the
character of this area. It is
possible to travel from West
Street to Barn Street without
using the main roads.

Higher Lux Street, one of the
major routes into the settlement
from the north during the
medieval period is now a quiet
road. Whereas Castle Street is
now the main route to Plymouth
and the east

The smaller interconnecting
streets to the south of Pound
Street have become increasingly
quiet over the years, as the
commercial premises have been
converted into domestic
accommodation.

Traditional paving –

The pavements still have their
original wide granite kerbs, and
add to the sense of good quality
design in the area.



Wide granite kerbs stones and granite door step at the foot of Lower Lux Street

There is an attractive mix of materials to be found in the streetscape including wide slabs of slate on the alleyway floors.



Wide granite paving slabs at the eastern end of Dean Street

Significant slatestone boundary and garden walls -

- The retaining walls on the northern side of Pound Street
- The tall garden wall which forms a considerable part of the street boundary at the eastern end of Pound Street

- The retaining walls to Castle Park on the eastern side of Castle Street



Tall slatestone garden walls along the eastern side of Castle Lane

- Garden walls along the eastern side of Castle Lane

Greenery and green space – (see figure 3)

The western side of the area is characterized by its hard landscape where only the buildings define the street. On the eastern side Castle Park is a significant open area of green space including open lawns and a children's play area. The park stretches down to border Castle Street and its slopes with shrubs and mature trees are clearly visible from street level.

There is an open area of grass on the northern side of Pound Street and most of the houses on this side of the street have front gardens including bushes and shrubs. At the eastern end of Pound Street on the southern side is a wide grass verge.

Other green verges can be found at the southern end of Castle Street.

The otherwise hard landscaping on Castle Hill and Castle Lane is alleviated by a group of trees where the two streets meet.

Views –

Although on the western side of the area the ground is level there are still significant views such as the curve of the street towards the town looking from the station. There are also intriguing glimpses along alleys, through arches and into courtyards. This is particularly true in the area leading into the cattle market and the car park off Pig Meadow Lane.

Due to its high location some of the most far reaching and important views in Liskeard can be found looking south- west from Castle Park. From here one can appreciate the high survival of slate roofs and the intricate pattern of the medieval streets below. The clock tower on the Guild Hall provides an important navigation point in the jumble of stepped roofs below. Looking west one can appreciate the proximity of the surrounding countryside culminating in the peak of Caradon Hill. In the area around Lower Lux Street, Castle Lane and Castle Hill the views are more restricted, the real interest lying in intimate glimpses into the courtyards and backplots behind the street frontages. Off Pound Street and Higher Lux Street similar glimpses can be seen which include sections of ruined stone walls – all that remains of the intensively developed courtyard sites.

Enclosure -

Good enclosure –

- Lower Lux Street – narrow with two and three storey buildings



There is a good sense of enclosure along the narrow Medieval Lower Lux Street lined with buildings

- Pound Street – west end, but opens up towards east with low level buildings on northern side and a grass verge to the south
- Castle Street – retaining wall and high slopes of the park on one side and tall buildings of three stories on the other

Medium enclosure –

- Higher Lux Street – gaps in streetline due to car parks both sides of the road and new build on the western side set back from the street
- West Street – begins enclosed at eastern end but enclosure lost due to car parks on either side of the road



The buildings and tall garden walls along the western end of West Street give a good sense of enclosure

- Dean Street – has a wide carriageway and pavements, but continuously developed on either side
- Barn Street – a fairly wide road, but highly developed on both sides
- Castle Hill – although narrow, the new build on the eastern side is set back from the road – good sense of enclosure at western end.

Loss, intrusion and damage –

Historic loss –

- The Congregationalist Chapel on Dean Street, now replaced by modern shops.
- The Temperance Hall on Barn Street, now a club.
- Railings outside the town houses.
- All the courtyard developments in Higher Lux Street and Pound Street have been destroyed. The only surviving evidence being glimpses of walls in the gardens and plots behind.
- The schools off Castle Lane.
- Building on the corner of

Lower Lux Street and Pound Street lost to road widening.

- The Friends Meeting House.
- All significant remains of the castle and its parkland.
- The houses on the junction between Castle Street and Church Street North, and the houses on the junction between Castle Lane and Castle Street, lost to road widening.

Intrusion –

- Some historic buildings have satellite dishes on prominent highly visible facades
- The street lighting is very utilitarian in design and sometime sited without reference to the surrounding sensitive historic environment

Damage –

- A number of buildings, particularly on the busier roads have modern replacement windows and doors
- Some historic render has been replaced with modern render or pebbledash

Neutral Areas – (see figure 3)

- The former petrol station site to the south of Stuart House which is awaiting redevelopment
- The roundabout at the foot of Barras Street which is currently surrounded by very utilitarian rolled steel barriers



The roundabout at the foot of Barras Street is ringed by significant buildings including the listed Neoclassical Natwest Bank. The quality of the buildings is currently undermined due to the low quality of the street furniture and the signage clutter

- The car parks on either side of West Street and to the rear of 2 The Parade on Greenbank Road would benefit from higher enclosing walls. This would restore a sense of enclosure and lessen the visual impact of the parking facilities.



- At present the eastern end of Pound Street lacks enclosure and the car park to the bank and the rear elevations to Pike Street are all highly visible
- The areas of green verge and larger open areas of grass would benefit in places from some landscaping.

General condition and Buildings at Risk –

Buildings in this area are generally in a good state of repair except for the grade II listed 19 Castle Street which is in a very poor condition.

Church Town *Church Street, Church Place and Church Gate*

Statement of Significance –

One of the oldest parts of the town dominated by the sixteenth century church of St Martin. This was the original market centre of Liskeard, but is now mainly residential. High quality townscape of intricate interconnecting medieval streets lined with some of the oldest surviving buildings in the town.



The Churchtown area has the character of a separate small village centred on the church

Its topography detaches it from the rest of the settlement giving the impression of a separate entity.

Historic development – key events

- Norman period – First church built, remnants still survive
- Early medieval – the first market was possibly sited in this area
- 15th century – church rebuilt
- 18th century town houses
- 19th century – further development of cottages, almshouses and the rectory
- 1825 – Barley Sheaf public house
- 1865 – National School
- 1897 – Elliot House – town residence of the Earl of St Germans

Building types –

This area has a mix of small scale vernacular domestic, ecclesiastical and a few commercial buildings giving it the character of a small churchtown.

- **18th century town houses**
- Small **19th century cottage rows** – usually only one room wide
- The **Medieval church** and associated buildings including the **19th century vicarage** and early **20th century church hall**
- **Early 19th century public house**
- **Mid 19th century school**

Architectural styles –

The magnificent 15th century church of St Martin is the key building in this area and its

Gothic architecture has influenced the design of many of the surrounding buildings. The church hall displays a mixture of **Tudor** and **Gothic** details including stone window surrounds, a miniature bellcote and arched doorway. The former rectory has **Gothic** influenced pitched and gable roofs as does the **Gothic Revival** former school whose design includes stone mullions and arched windows.



The former rectory was designed by the Plymouth architect George Wightwick in the Gothic Revival style

The early twentieth century houses on Church Gate are typical of the **Mock Tudor** style of the inter-war years with gable ends and bay windows. Many of the larger domestic buildings include **Classical** detailing and proportions. Wadhams Court has **Classical** symmetrical proportions as does the main block of the Eliot House Hotel. The Eliot House Hotel includes **Classical** inspired moulded architraves to the windows and doors and a former central doorcase with a cornice. Nos. 9 and 11 Church Street North have **Classical** doorcases with pilasters as does the Barley Sheaf public house.



One of the 18th century town houses in Church Street North which has a Classical style doorcase

Key buildings –

- St Martin's Church – grade II*, mainly slatestone with some granite ashlar dressings this building dominates not only its immediate environs, but the whole of the south eastern side of the town. It is one of the three largest churches in Cornwall.
- The old school – grade II, a former National School built in 1865. This slatestone building with Delabole slate roofs in the Gothic Revival style influenced by the Ecclesiologist architects is still used as the church hall.



The former National School built in 1865 from local slatestone in the Gothic Revival style

- The old rectory – designed by Wightwick. Although the original slate roofs still survive this Victorian rendered building has been greatly altered due to the addition of new porches and replacement windows, and is now used as a dental surgery.
- The Barley Sheaf public house – grade II, built in 1825. At three storeys high and three bays wide this rendered building with slate roof is one of the most dominant buildings in the area. Some of the original Classical decorative features still survive such as the moulded cornice and wooden doorcase with pilasters and enriched entablature.



Its height and hillside location make the three storey Barley Sheaf a prominent building in the Churchtown area

interconnecting nature is similar to those around Market Street.

Traditional paving –

The majority of pavements are simple tarmac with granite kerbs. In places, such as Church Gate, the original wide granite kerbstones are still in situ.



Wide granite kerbs with distinctive diamond pattern on Church Street North

Other listed buildings (all grade II unless otherwise stated) –

Medieval cross – north west corner of the churchyard

Medieval preaching cross – (grade II*) south east corner of the churchyard

18th century town houses - 9 and 11 Church Street North

18th and 19th century gates and walls – St Martin’s churchyard

Early 19th century town house – Wadham House (now flats)

Early 19th century tombs – 5 tombs in St Martin’s churchyard

Public realm and streetscape – (see figure 3)

Streets and lanes –

The streets still retain their medieval characteristics. Their narrow, twisting and

Street ephemera –

- 18th and 19th century granite steps and gateways to the churchyard
- Horse tough and mounting block on Church Street North
- There are wide granite gullies outside the Barley Sheaf.



Mid 19th century cast iron gates and 18th century stone coffin rest form part of the lych gate on the southern side of the churchyard

Greenery and green space – (see figure 3)

The churchyard provides a significant open area of green space within the centre of Liskeard. Within the churchyard are a significant number of mature trees, including some sizeable yews.



Mature trees within the churchyard of St Martin's church

The trees provide a green backdrop to the church and give a sense of enclosure to the

churchyard on its northern, eastern and southern boundaries. The churchyard also imparts a pastoral character to Church Street South. The trees of the churchyard are clearly visible from Church Gate, which is itself 'greened-up' by the planted front gardens of the houses. The mature trees in the garden of the former rectory are a feature of Church Place in contrast to the hard landscaping at the eastern end of Church Street South.

Views –

Due to its high position striking vistas can be experienced from the church. Looking west the slate roofs drop away in stepped formations to the valley below. To the east the steep gradient hides the modern development directly below and the view is almost exclusively rural incorporating glimpses of the railway and viaduct.



Wide-reaching rural views looking east from the Churchtown area

Enclosure -

Good enclosure –

- Church Place – The row of buildings on the eastern side and the walls to the former rectory and school give a good sense of enclosure, which is lost at the southern end at the junction with Maddever

Crescent where the land falls sharply away.

- Church Street South – The churchyard wall and trees enclose the northern side of the road as do the houses on the southern side, this continues even where there is new build due to the retention of historic boundary walls.
- Church Gate – Rows of houses flank either side of the narrow street

Medium enclosure –

- Church Street North – The sense of enclosure is lost at the eastern end where buildings were demolished for road widening

Loss, intrusion and damage –

Historic loss –

- Almshouses to the south of the church
- Cottages on the northern side of Church Gate

Intrusion –

- There are strings of highly visible overhead power lines

Damage –

- On a number of buildings the traditional render has been replaced by modern coatings including pebbledash
- Many buildings have replacement windows and doors

General condition and Buildings at Risk -

The steps at the south eastern corner of the churchyard are currently very overgrown.



The churchyard steps on the south eastern side should be cleared of vegetation and repaired if necessary

Damage could occur to the stonework if they are left for much longer.

Otherwise buildings in this area are generally in good condition and there are no Buildings at Risk.

Eighteenth and Nineteenth Century Villas

Statement of Significance –

This area represents pockets of elegant detached houses and gardens within an urban context. The quality of materials and architectural design adds to the grandeur of Liskeard and complements the larger scale buildings in the town centre. Although some of the gardens have lost their ornamental features, only a few have been built over or reduced in size. As a consequence they provide green lungs in a largely highly

developed environment.

Historic development – key events

- Mid 18th century – Beech Lawn (45 Higher Lux Street)



The mid 18th century villa, Beech Lawn, includes classical details such as the modillioned cornice & central doorway with engaged twisted rope enriched columns

- 1816 – Westbourne House first constructed –possibly by Foulston
- Mid 19th century – Henry Rice designed a number of villas and remodeled Westbourne House in 1860

Building types –

This area consists of **eighteenth** and **nineteenth** century **villas**, some quite sizeable but the majority more modest in scale, built on land previously undeveloped apart from the occasional agricultural cottage. The majority were carefully sited to take advantage of the views into the surrounding countryside.

Architectural styles –

The area is characterized by houses architect designed in the **Classical** or **Regency** style. The majority have rubblestone walls with stucco facades, some with stone dressings, and slate roofs.



Mid 19th century villa designed by Henry Rice in the Classical style with giant pilasters incised with a Greek key pattern, plat bands and a moulded cornice

Key buildings –

- Graylands – built in the mid-nineteenth century and originally called Dean House this is a rubble stone building with stucco on its two main fronts. Elegant classical details include an eaves frieze with console brackets and a distyle Doric porch.
- Westbourne House – originally built 1816 possibly by Foulston and re-fronted in 1860 by Henry Rice to include bay windows surmounted by balustraded parapets. The original north entrance porch to Foulston's design still survives with a wooden doorcase and traceried fanlight.
- Dean Villas – this trio of houses now known as Inversnoid, Oak Dean and Dean Meadow were designed by Henry Rice around 1855. All are stucco in the Classical style, but distinguished from each other in the detailing. Dean Meadow has rusticated quoins, Oak Dean a distyle

Ionic porch and Inversnaid has striking giant pilasters with an incised Greek key pattern.

Other listed buildings (all grade II unless otherwise stated) –
Mid 18th century town house – 45 Higher Lux Street (Beechlawn)
Early 19th century town house – 30 Higher Lux Street
1830 town house (enlarged 1845) – Wadham House
Mid 19th century town house – 3 Greenbank Lane



3 Greenbank Lane – A mid 19th century villa combining local materials and classical proportions

Public realm and streetscape – (see figure 3)

The villas' tall slatestone boundary walls are an important part of the streetscape giving a good sense of enclosure and visual homogeneity. Many of the walls have overhanging trees and shrubs, which give a parkland character, and imposing gateways such as the granite block gate piers to Hollywood House add to the quality of the area.



Slatestone boundary walls to 3 Greenbank Lane with hollow-chamfered granite gateway



This listed mid 19th century slatestone screen wall on Greenbank Road with its doorway with moulded triangular open pediment is an important part of the streetscape, even though its original villa no longer exists



Front garden wall to Pendean House, c1860s, possibly by Henry Rice. Constructed from local slatestone with dressed granite copings and a moulded round-arched dressed granite doorway with roundels to spandrels and stepped coping



The granite gate piers to Hollywood House form an important part of the streetscape of Barn Street as do the mature trees

Greenery and green space – (see figure 3)

The surviving gardens of the villas form a green ring around the town which, as a result of the sloping topography, creates the sense of a town set in ornamental woodland: the roads into the town centre passing through woody gateways. As a consequence the hard landscape of central Liskeard

is ameliorated by its backdrop of lush greenery formed by the mature, varied planting. In the triangle of land lying between West Street, Dean Hill and Westbourne Lane there is more natural than built environment – a great environmental asset for any town. Westbourne Gardens is an important local amenity providing an area of green for the public adjacent to the town centre. The height of the mature trees within many of the villa gardens and their proximity to the boundary walls make them an important element in the wider streetscape.





The mature trees and planting in the villas' gardens greatly enhances the streetscape of Liskeard

Views –

Beyond Dean Villas the land falls away steeply to the south west giving far reaching views out over the valley below and the rolling fields beyond. Wadham House on the opposite side of the town was similarly positioned above a steep drop with equally far reaching rural vistas. Other houses such as Westbourne were positioned on large flat areas of land, which allowed for the laying out of elaborate formal gardens including lakes and tennis lawns

Loss, intrusion and damage –

Historic loss –

- Greenbank House, stood at the junction of Greenbank and Doctors Lane
- Part of the gardens at Graylands has been developed on the eastern side
- Westbourne House gardens are now a car park
- Wadham House garden is now a housing estate

Intrusion -

Many of the villas have been converted into flats and offices which have resulted in the loss of

some historic features and railings, and the addition of modern extensions and signage.



The character of some of the villas which have been converted into office use has been compromised by modern additions, loss of original features and insensitive signage

Neutral Areas -

Westbourne Gardens, as noted above is an important local amenity, but at present has a somewhat low-key, if not run-down air due to the loss of ornamental features and planting in order to allow for easy maintenance.



Westbourne Gardens is an important green open space in the heart of Liskeard, but would benefit from an environmental scheme based on its historic form

General condition and Buildings at Risk -

Buildings in this area are generally in good condition and there are no Buildings at Risk.

Nineteenth Century Ribbon Development
Russell Street, Victoria Terrace, Ashpark Terrace, Manley Terrace, Station Road, Lanchard Lane, Varley Lane, Varley Terrace, Thorn Park, Dean Terrace

Statement of Significance –
 The terraces and houses on the outskirts of Liskeard are notable for the high standard of their design. This is mainly due to the influence of the local architect Henry Rice who built houses with integrated designs and carefully planned gardens. These terraces are interspersed with a number of architect designed public buildings resulting in areas of high standard townscape in contrast to the more usual urban sprawl which surrounds many town centres.

Historic development – key events

- A few eighteenth century agricultural workers' cottages
- 1839-40 Foulston designed the gatehouses for the workhouse which later became Lamellion hospital. The main building was designed by George Gilbert Scott and his partner William Boynton Moffat to a standard design also used for Penzance, St Austell, Redruth and St Column Major workhouses.
- 1839 – gasworks on Barn Street
- 1838-47 Dean Terrace – designed by S Bone
- 1852 – Varley Terrace, Henry Rice

- 1860s Manley and Ashpark Terraces, Henry Rice



Ashpark Terrace, Station Road – designed by Henry Rice in the 1860s in the Classical style

- Mid 19th century – school to the south of Thorn Terrace
- 1898-99 – an infirmary was constructed on the western side of the workhouse site.

Building types –

The predominant building type in this area is the **mid to late nineteenth century terrace.**



Cottage row along Varley Lane with the canopy of mature trees in the garden of the early twentieth century villa St Malo in the background

These terraces range from modest **cottage rows** to imposing structures which, although mostly only two stories high, are sited on banks above the street behind long front gardens. Public buildings include the former

workhouse, now the disused Lamellion **hospital** and the former **mid nineteenth century school**, now a community centre.

Architectural styles –

Whilst the local vernacular is represented by cottage rows such as the Varley Lane cottages, Thorn Terrace and Verdun Terrace, the majority of larger terraced houses in the area are designed to include polite **Classical** and **Gothic** detailing. Typical of the **Classically** influenced houses in the area is Ashpark Terrace where the building facades include quoins, and doorcases with cornices supported by pilasters.



The pilasters supporting a moulded cornice on Ashpark Terrace have vermiculated quoins

Manley Terrace has an **eclectic** mix of **Gothic** gables, **Romanesque** round-headed windows and **Classical** style doorcases. The late nineteenth century former school is designed in a mixture of **Gothic** and **Tudor** styles typical of many schools of this date throughout Cornwall.

Key buildings –

- Dean Terrace – grade II, designed between 1838-47 by the architect S Bone in a very simple but elegant Classical style with stucco facades and Delabole slate roofs. The terrace consists of ten attached villas set parallel to the road with the house at the eastern end forming a return.
- Lodge Houses, Lamellion Hospital – grade II, designed between 1839-40 by the architect John Foulston of Plymouth as forecourt lodges to the former workhouse. Designed in a very simple Classical style with stucco walls the bays of which are delineated by plain wide pilasters under a slate roof they flank a carriageway entrance. The original archway between the two lodges has been demolished.
- Victoria Terrace – a row of stone terraces with two storey bay windows. The facades are decorated with stone plat bands and panels of ceramic tiles, newly available due to the railway.
- Varley Terrace – grade II, designed by Henry Rice in 1852. This terrace of houses include round headed sash windows with fanlight heads at ground floor level and distinctive glazed box porches with corner pilasters supporting moulded entablatures.

Public realm and streetscape – (see figure 3)

Streets and lanes –

This area is defined by the roads, and the majority of the development directly follows their pattern, radiating from the town centre in a series of tentacles. Apart from New Road and Dean Hill all the other roads have medieval origins but their wide layout dates from the 19th century turnpike improvements.

Station Road has the character of a boulevard with its wide carriageway and terraces of houses set back from the streetline behind front gardens. Dean Street has a similar feel in front of Varley Terrace, but becomes more rural opposite Dean Terrace where the steep slopes are thickly wooded. Elsewhere in this area the streets are more informal with Varley Lane retaining the character of a narrow rural lane. The eastern side of Thorn Park has the character of a miniature garden square, but the formality is weakened on its western side where Verdun Terrace presents its rear elevations, as it was built to take advantage of the views to the west.

Traditional paving –

Early photographs show extremely high quality paving in this area: large slabs of granite with thick granite kerbs. Sadly this has now largely disappeared, the majority of paving now being in the form of tarmac with granite kerbs.



Granite setts in front of Ashpark House

Greenery and green space – (see figure 3)

Despite the dominance of the roads the streetscape here is 'greened up' by the proliferation of front gardens, many planted with trees and shrubs. The cemetery represents a significant green open space as does Thorn Park which includes some significant mature trees.



The cemetery represents a significant green space on the western side of the town

Outside the Lamellion Hospital site the entrance is flanked by two magnificent copper beaches

enclosed within hedges.



The sizeable copper beech trees in front of the former Lamellion Hospital site make an important contribution to the streetscape

Hedges also contribute to the 'green' character of the area including the significant hedge bordering the car park opposite Manley Terrace.

Views –

Although subsequent modern development has taken place, standing in this area it is still possible to experience views directly out into the surrounding countryside. These are particularly far reaching from the high ground on Dean Hill and New Road. Similarly there are also views back into the town of an urban landscape beyond the trees of the suburban villas.

Enclosure -

As the majority of development in this area is set back from the streetline behind front gardens the overall character is one of openness and spaciousness.



The wide carriageway and houses set behind front gardens gives Station Road the open character of an avenue or boulevard

However, most of the gardens are enclosed behind low front walls and where there is no housing, spaces are enclosed by significant boundary walls, such as those along Varley Lane, or hedges.



The tall slatestone boundary walls give a strong sense of enclosure along the north-eastern side of Varley Lane

Consequently apart from the over-wide visibility splay to Heathlands Road there are few tears in the streetscape.

Loss, intrusion and damage –

Historic loss –

- Large parts of Lamellion Hospital including the entrance arch and Gilbert Scott's main accommodation block have been lost
- The former gasworks to the east of the cemetery.
- The elaborate wrought iron railings which bordered the front gardens of nearly all the terraces in the area.

Intrusion –

- Satellite dishes on the prominent facades of buildings
- Large scale street lighting which makes no reference to the high quality surrounding historic fabric



Large scale street lighting of a very utilitarian design dominates the vista along Dean Terrace

Damage –

- Replacement doors and windows of inappropriate materials and design on historic buildings

General condition and Buildings at Risk -

The remnants of Lamellion Hospital, the former workhouse, are currently boarded-up and the whole site is awaiting redevelopment. Foulston's lodges are in need of urgent repair and a future for the rest of the site needs to be agreed.



Foulston's lodges to the former Lamellion Hospital site are in urgent need of repair as is the main hospital building (above)

The small chapel/store associated with the cemetery site is currently boarded-up.

Otherwise buildings in this area are generally in good condition and there are no Buildings at Risk.

10 Problems and Pressures

Buildings

The historic character of Liskeard (in common with so many other historic communities) is at risk from inappropriate repairs, replacements and extensions. These conservation issues include –

- The loss of historic windows and doors and their subsequent non-traditional replacement.
- The loss of decorative wall treatments such as window surrounds, keystones, quoins, plat bands and historic decorative plasterwork to modern wall coatings.
- Original slatehanging replaced with non-local or man-made slate.
- The loss of decorative features such as carved bargeboards, roof finials and keystones
- The replacement of existing local slate roofs with substitute materials
- Shopfronts – Although there is a good survival of historic shopfronts throughout the town, a number have been obscured by over-scale modern fascia boards or lost to inappropriate modern replacements.
- The placing of satellite dishes on the facades of historic buildings

Development

There has been some new development in the town that has been carefully designed and planned in order to fit in with and complement the surrounding historic fabric. However, too often new buildings have been constructed from non-local materials and to designs which bear no relation to their locale. In many instances new development has been set back from the streetline preventing it from blending into its surroundings and resulting in a lost sense of enclosure.

Public Realm

The quality of the public realm in Liskeard does not always reflect the high quality of the historic built environment. The following issues need to be addressed: -

- Street lighting which in places is of poor design, over scale and insensitively positioned.
- Abundant overhead cables which are often sited with little regard to the surrounding historic fabric
- Signage clutter – this relates to both commercial and street signs
- Poor quality paving in Fore Street – the brick pavements do not enhance the high quality buildings, and disguise the street's original profile.
- The roundabouts at either end of The Parade are characterised by a mixture of poor quality materials and signage clutter.

- The car parks on either side of West Street and at the junction between Greenbank and Pound Street are bordered by low walls. Consequently the car parks themselves are highly visible and present sizeable tears in the streetline.



The car parks off West Street would benefit from tall boundary walls which would increase the sense of enclosure along the street and lessen their visual impact on the surrounding historic fabric

- The car park to the south of West Street is for many people their first impression of Liskeard, and currently presents an expanse of tarmac interspersed with poor quality street furniture.
- There are several areas of green verges throughout the town centre which at present appear somewhat desolate and neglected.



Many of the open areas of grass throughout the town would benefit from tree planting and landscaping

Designations

The current conservation area boundary excludes –

- Luxstowe House, built in 1831 by George Wightwick. Constructed from coursed slatestone rubble with granite dressings in a Gothic/Tudor style.
- The stone-built former stables opposite Luxstowe House.





Luxstowe House and its former stable block are significant buildings in the historic development of Liskeard and should be considered for inclusion within the conservation area boundary

11 Recommendations

Buildings

- Windows and doors in buildings in sensitive and highly visible locations should be of traditional materials and design. Historic windows and doors should be repaired where possible or replaced to match originals
- Traditional wall coatings should be repaired like-for-like rather than replaced by modern treatments. Historic brick or stone walls should remain untreated.
- Buildings clad with local natural slate should be repaired like-for-like. If new slates are necessary they should be locally sourced.
- Decorative features such as bargeboards should be conserved and replaced with like-for-like where repair is not possible.
- Local slate roofs should be retained and repaired with slate to match. The insertion of further dormer windows and rooflights should be limited and confined to rear and less visible roof slopes
- Historic shopfronts should be conserved and shopkeepers should be encouraged to reveal historic features which still survive beneath modern insertions. Commercial signage should reflect in its scale, materials, colour and siting the sensitive nature of the surrounding historic environment. Fluorescent, plastic or perspex signs should be avoided.

- Satellite dishes should be confined to rear facades which are not highly visible.

Development

- Further development within the conservation area should be limited in extent and, where necessary, fully integrated into the historic topography and settlement form. New buildings should be sited with reference to their surroundings, either to cause minimum impact on the surrounding landscape or to reflect existing historic street patterns.
- There are some sites which require redevelopment and some poorly designed modern buildings which in the future could be replaced with structures more in keeping with the sensitive historic environment. Any new buildings should avoid pastiche and 'token' local distinctiveness. Their design should be informed by the unique character of the conservation area and should be of appropriate materials, scale, design and detailing.

Public Realm

- Street lighting should be designed to reflect the character of its surroundings. The design of the lighting should be sympathetic to the different character areas and should be sensitively sited.
- Overhead cables should be appropriately sited in order to impact less on the surrounding historic environment and key views.

- The current street signage should be reassessed to ensure any redundant or over-scale signs are removed. New signage should be restricted to the minimum necessary, of good quality materials and design, and should be sited sympathetically to the historic environment.
- When the current paving scheme in Fore Street requires replacement any new scheme should reinstate the carriageway along with the original granite pavements and thick granite kerb stones
- At the roundabouts at the junctions between Barras Street and Dean Street and Greenbank Road and Pound Street there should be better quality signage (which should be rationalised) and any necessary street furniture should be of good quality design and materials. This would create gateways into the centre of the town which reflect the high quality of the surrounding historic environment rather than detracting from it.
- The car parks on either side of West Street and at the junction between Greenbank and Pound Lane should be enclosed by tall local slatestone walls. These walls would re-instate the streetline, give a sense of enclosure and lessen the impact of the serried banks of parked cars on the surrounding historic environment.
- The importance of the large car park to the south of West Street as many visitors' first impression of the town should be considered. By incorporating trees into its design it would improve the environment, link it to the surrounding tree lined grounds and break up the present bleak expanse of tarmac. In addition better quality street furniture should be provided and signage should be of good quality and rationalised.
- Many of the grass verges throughout the conservation area would benefit from tree planting.

Designations

- Consideration should be given to extending the conservation area to include Luxstowe House and its former stable buildings. The house is an important part of the development of the town being the most significant of the large villas built in the early nineteenth century. It currently abuts the existing conservation area boundary.

12 Opportunities

- The Lamellion Hospital site is currently awaiting re-development. As the two lodge houses by Foulston are listed it is assumed that any re-development of the site will include their retention and repair. The late nineteenth century infirmary building to the west of the site still survives.



The former infirmary building on the Lamellion Hospital site requires repair and reuse

By removing the modern entrance extension the elegant proportions of this building could be restored presenting a high quality structure that could be subdivided into apartments. If plans for the redevelopment of the site include the conservation and adaptation of these existing buildings Liskeard will retain good quality buildings which played a significant role in the development of the town.

- The site to the south of Stuart House, formerly occupied by a petrol station, has been cleared and awaits redevelopment. This is a key site in the

town; highly prominent and set amongst some of Liskeard's historically and architecturally most important buildings. It is a valuable opportunity to add to the townscape and it is to be hoped that the new development is informed by the surrounding historic fabric in terms of scale, site, detailing, materials and profile.

- At present Westbourne Gardens are being managed for ease of maintenance rather than as an important historic and environmental asset for the town centre. Consideration should be given to an environmental scheme based on historic maps and photographs to reinstate some of the features lost.
- Many of the upper floors of the buildings in the centre of the town are unused, or under-used, which can result in a lack of maintenance and ensuing degradation of the fabric. A Living Over the Shops (LOTS) scheme could improve the values, occupancy and out-of-hours vitality/security in the area.
- The Castle Site, whilst included on the very good Liskeard Heritage Trail, is at present un-interpreted. Consideration should be given to providing on-site information to illustrate the important part this area of the town played in Liskeard's early development.

Sources

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Strategic, policy and programme documents

Caradon District Local Plan 2007

Historic maps

Ordnance Survey 1st edn. (1809)
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Web Sites

www.genuki.co.uk
www.cornwall-online.co.uk

Cornwall County Council Historic Environment Record

Sites, Monuments and Buildings
Record
1994 Historic Landscape
Characterisation

APPENDIX A

Henry Rice Buildings within the conservation area
(Information compiled from *The Life and Work of Henry Rice* by G Vaughan-Ellis, E Crouch and J Rapson)

Foresters Hall, Pike Street –
Originally built as a lecture room and bank in 1835, the façade in the style of Ruskin was added in 1861

3,5,7 Pike Street - 1835-61

8,10,12 Pike Street – 1849

Guild Hall, Fore Street –
designed jointly with Charles Reeve, 1859. Clock added in 1868

Old Market House, 25 Fore Street – 1865

3, 11, 13, 14, 15, 16, 18 Fore Street – c. 1855

Goldsworthy, Market Street – 1853

7 Market Street – 1853

24 Baytree Hill – 1856

3 Baytree Hill – c. 1850

20 Baytree Hill – c. 1860

6, 7 Baytree Hill – c. 1879

Guardian House, Barras Street – c. 1840

1 Barras Street – c. 1860s

7 Barras Street – c.1850

Lloyds Bank, The Parade – 1867

16 The Parade – c. 1840

Parade House – c. 1835 with alterations in 1850

The Fountain, The Parade – 1872

2 The Parade – c. 1837

Barclays Bank, Pike Street - 1851

2, 4 Pike Street – c. 1845

1, 7 West Street – c. 1850

6 West Street – c. 1865

Westbourne House, West Street – remodeling of an earlier house in 1864

Pendean House, West Street – remodeling of an earlier house in 1849

Westbourne Lodge, Dean Street – 1872

19, 21 Dean Street – 1866

6 Dean Street – c. 1860s

Rosedean Surgery, Dean Street – 1864

16, 18 Dean Street – 1854

20 Dean Street – Remodeling of an earlier house in c. 1850

22, 24, 26, 18 Dean Street – c. 1850

1-7 Varley Terrace – 1853

Ashleigh House, Dean Street – c. 1855

Quiberon, Dean Street – 1855

1-4 Dean Place, Dean Street – 1851

Graylands, Dean Street - 1855

Bosinver, Dean Hill – 1849



This Doric doorway with engaged columns and frieze with triglyphs is part of Henry Rice's remodeling of an earlier 19th century house

Dean Meadow, Oakdean, Inversnaid New Road – mid 1850s

0 - 10 Dean Terrace, New Road – 1838-47

Corner Building, Windsor Place – 1864

Former Warehouse, Windsor Place – c. 1864

7 and 8 Windsor Place – c. 1864

Methodist Church, Windsor Place – 1845, enlarged in 1861,

Classical window details added by John Sansom 1910

Dunsland, Barn Street – 1860

Liskeard Band Room, Barn Street – 1854

Hollywood, Barn Street – 1869, turret added by Sansom

New Liston and Tregantle, Barn Street – c.1860

Denmore House, Barn Street – c. 1865

1-6 Russell Street – c. 1865

Davalmaur, Station Road – 1870

Kekewich Villa, Station Road – c. 1865

1-4 Ashpark Terrace, Station Road – c. 1865

Ashpark House, Station Road – c. 1865

Manley Terrace, Station Road – 1860

Eventide Residential Home, Castle Street – 1847

Castle Bungalow, Castle Street – 1836-54

Building corner of Market Street and Lower Lux Street – 1872

2 and 2a Lower Lux Street – c. 1860

21 Lower Lux Street – c. 1860s façade on an older building

Greenbank Chapel, Greenbank Road – 1838, portico by Sansom 1925

Trewithan, Greenbank Lane – c. 1860

Luxstowe Cottages (former stables), Greenbank Road – c. 1838

2 and 2a Greenbank Lane – 1847-51

3 Greenbank Road – c.1860

Warehouse, Well Lane – c. 1840

1 Pipewell, Well Lane - 1853

APPENDIX B Survey of surviving historic paving and street surfaces

The majority of kerb stones in Liskeard are local granite reflecting the proximity of the Cheesewring quarry on Bodmin Moor. Such is the ubiquity of these kerbs they have not been included in the survey, but the wider kerbs, which can be found in the town centre and on the roads radiating outwards, are recorded.

Barn Street – thick granite kerbs either side

Barras Street – thick granite kerbs either side from Stuart House northwards

Bay Tree Hill – thick granite kerbs on northern side and along the road which branches along the southern side of Windsor Place

Castle Street – granite slab door steps over gutter

Church Gate – thick granite kerbs, carry around into Church Street

Church Place – thick granite kerbs in front of the former school

Church Street – granite sett gutters on southern side and thick granite kerbs on northern side

Church Street North – granite kerbs with diamond either side of road

Dean Street – granite sett paving at entrance to Inversnaid

Higher Lux Street – thick granite kerbs on eastern side and on the western side from No.14 southwards



Granite kerbs in Higher Lux Street

Lower Lux Street – granite kerbs and granite sett gutter on western side

The Parade – modern granite paving scheme with granite kerbs

Pike Street – thick granite kerbs on either side and granite slabs in front of some of the shops

Russell Street – thick granite kerbs on either side as far as Lanchard Lane and then on the northern side as far as the Cemetery

Station Road – granite setts at entrance to Ashpark House



Granite setts in front of Ashpark House

Well House, Well Lane – granite slabs in front of the Well House

West Street – thick granite kerb outside the Roman Catholic church

Windsor Place – thick granite kerbs either side

Liskeard Conservation Area Management Plan

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. 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.

It is hoped that the document will act as a reference for all who make decisions which may impact on the special character of Liskeard – 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 Liskeard. 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 is a range of works that may need to be the subject of an application under an Article 4(2) direction – the most usual are alterations to windows, doors, roofs, chimneys and such 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 Liskeard.

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 Liskeard. It is, however, beyond the scope of this document to actually specify exact buildings and areas that need to be covered.

General Guidance

This guidance must be considered in conjunction with the Design Guide, which may be viewed at Council offices.

Archaeology

The history and nature of Liskeard means that there is archaeological potential virtually everywhere. Particularly sensitive areas include the area around the church and the Pipe Well – other areas of potential archaeological importance are detailed in Chapter 7 of the Conservation Area Appraisal. 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 NPPF 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 Liskeard.

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 Council. Similarly outside the planning system any investigation will require funding.

Roofs

The topography and development pattern of Liskeard is such that the roofscape is of great 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 Liskeard'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 the 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.

Walls

The palette of materials used to construct and finish the buildings of Liskeard 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 working and industrial buildings left un-rendered. Some high status

buildings such as the church use imported stone in their construction. After the arrival of the railway brick was more easily available and many of the buildings from the late nineteenth century, although built from local stone, use brick for window and door surrounds and quoins. Similarly some higher status buildings in the town centre have brick facades and stone dressings; celebrating the novelty value of the newly available building material.

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 Liskeard are of local slatestone construction. Although most of the stone used in Liskeard 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 location 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 Liskeard with brick facades 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.

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 Liskeard 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) will 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

The survival of historic shopfronts around the town is a reminder of how economic activity, shopping and employment patterns have changed over the years. Although some are now redundant the memory of these local shops needs to be retained – adaptation may not always be easy but it is seldom impossible.

Regarding the surviving shops still in use there are a number of issues that can have a profound impact on the character of the place: -

- Retention of features – There are many historic shopfronts in Liskeard that have had original features removed or obscured. Reinstatement or restoration of these can make a frontage more attractive to customers and boost business as well as allowing the building to be seen at its best.
- 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.

Enclosure

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.

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 more decorative treatments are also found such as spar caps and castellated caps.

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

There are few historic brick boundary walls in Liskeard.

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 planning department 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.

Townscape features

In addition to the buildings and walls that give Liskeard 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

Traditional cobbled gullies, granite paving slabs and thick granite kerbs can be found throughout Liskeard and greatly enhance its character. An inventory of the historic surfaces can be found in Appendix B of the Conservation Area Appraisal.

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. 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 in need of maintenance or replacement.

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.

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.

The Market Core: Fore Street, Market Street, Church Street, Well Lane and Pondbridge Hill/ Cannon Hill

This area originally comprised the medieval commercial core and is still a busy shopping district. The area is characterised by narrow interconnecting streets lined with 18th and 19th century buildings many with their original shopfronts. The challenge for the area is to continue to attract businesses that recognize the merit of the historic commercial premises and are committed to maintaining that quality. The following courses of action should be considered :-

- (i) *** A shopfront scheme should be implemented to encourage the repair or reinstatement of historic shopfronts
- (ii) *** The historic buildings should be kept in good repair, well maintained and used in such a way that any former historic functions can still be read in the surviving fabric.
- (iii) *** Gap sites should be redeveloped with buildings of appropriate design, materials and scale on plots which follow the historic streetline.
- (iv) *** A more subtle and traditional approach to shop signs and window

advertisements should be encouraged in order to heighten the impact and quality of the surviving historic shop fronts.

- (v) ** A Living Over the Shop (LOTS) scheme could encourage the greater use of the upper stories of buildings in this area leading to better maintenance and increased security.
- (vi) ** Good quality cast iron railings could replace the current modern railings around the forecourt to 27 Fore Street.
- (vii) * In the future, when the current environmental scheme in Fore Street is in need of refurbishment, consideration could be given to re-instating the pavements – with the historic granite kerbs which formerly lined the street.

The Parade: Pike Street, The Parade, Barras Street, Bay Tree Hill, Windsor Place and the eastern edges of Dean Street and West Street

Originally a mid-nineteenth expansion of commerce and entertainment which developed around the market place. Although the market has relocated the area is still an important commercial centre and a place of public resort. It is characterised by the wide open space of the former market place fringed by a number of large Victorian buildings in an eclectic mix of styles. The challenge for this area is to improve the areas

of the streetscape not included in the recent repaving scheme and, if the opportunity presents itself, to replace some of the modern infill with buildings which reflect the high standard of the surrounding historic environment. The following courses of action should be considered: -

- (i) *** Improve the public realm, particularly the roundabout at the foot of Barras Street.
- (ii) *** Extend the street lighting and street furniture used for The Parade itself into the whole area.
- (iii) *** Poor quality shopfronts and signage should be replaced with designs more suitable to the buildings and location.
- (iv) *** Prevent any further use of man made or non-local slate for slatehanging.
- (v) ** Landscape the area where Bay Tree Hill divides in order to break up the expanse of tarmac.
- (vi) ** Use signage to improve connectivity by encouraging the use of alleyways and pedestrian only routes.
- (vii) ** Consideration should be given to enclosing or developing the gap site on Windsor Place.
- (viii) ** Consideration should be given to enclosing the seating area at the junction between Dean Street and Barras Street.
- (ix) * If the opportunity were to present itself the three modern buildings between Webbs and the Library should be replaced with buildings more suited in terms of materials, scale,

design and detailing to their prominent and historically sensitive location.

Post Medieval Expansion (West): Dean Street, West Street, Barn Street

Expansion into this area began as early as medieval times and there could still be fabric from this period within later buildings. However the major development took place in the eighteenth and nineteenth centuries when a mix of commercial, domestic, light industrial buildings and chapels was built. A high proportion of the historic buildings still survive, although a number have been converted. The mixed economy persists and on market days in particular this part of Liskeard hums with life. In order to maintain the historic character of the area the following should be considered :-

- i. *** If possible the cattle market should be retained in its present position but if the site falls vacant any new development should be low key with a variety of uses such as a farmers' market/ car park extension. Due to its elevated position any new buildings should be low lying.
- ii. *** Improve the quality of the public realm – including street furniture and reducing signage clutter
- iii. *** Street lighting should be placed with reference to the surrounding historic fabric and should be designed to reflect its domestic surroundings.
- iv. *** Taller walls should

enclose the car parks either side of West Street to reinstate a sense of enclosure.

- v. *** The use of inappropriate replacement windows, doors, roofs and wall coverings should be discouraged.
- vi. *** Satellite dishes should be confined to rear elevations which are little overlooked.
- vii. ** The West Street car parks should be landscaped including the provision of trees to link the areas visually with Westbourne Gardens and to improve the impression of Liskeard for visitors and locals.

Post Medieval Expansion (East) : Higher Lux Street, Castle Street, Castle Hill, Pound Street, Lower Lux Street

Like the western end the development of this area began with the expansion of the medieval core, and also with the development of the castle. Intensive development did not take place until the eighteenth and nineteenth centuries. However the nature of the terrain and the existing medieval street patterns has resulted in an area of smaller scale buildings with mainly narrow street frontages. Less suitable for light industry the majority of buildings were originally shops and town houses. Although a few shops and offices can still be found in this area the majority of buildings are now domestic and the atmosphere is far quieter than on the western side. In order to maintain the historic character the following measures should be considered :-

- i. *** Surviving historic shopfronts should be retained and maintained, even when the building has been converted to domestic use.
- ii. ***The use of inappropriate replacement windows, doors, roofs and wall coverings should be discouraged.
- iii. *** Street signage and markings should be rationalized and scaled down particularly on the smaller streets
- iv. *** Street lighting should be placed with reference to the surrounding historic fabric and should be designed to reflect its historic surroundings
- v. *** Satellite dishes should be confined to rear elevations which are little overlooked.
- vi. ** Consideration should be given to enclosing the car park at the junction between Pound Street and Greenbank Road with a higher slatestone wall.
- vii. ** The Castle Park could represent a valuable public and historic resource which could be better understood. This could include archaeological investigation followed by interpretation and public realm works
- viii. ** Consideration should be given to planting trees on the grass area along Pound Street

Church Town: Church Street, Church Place and Church Gate

The oldest part of the town, dominated by the fifteenth

century church of St Martin. Originally the site of the first market place the area developed around the medieval streets into a somewhat self-contained community including the vicarage, shops and a pub reminiscent of a churchtown. Today the area is almost entirely residential and presents a very peaceful environment. In order to maintain its historic character the following should be considered :-

- i. *** Although many historic buildings survive they are under threat from altered use and incremental change. The use of inappropriate replacement windows, doors, roofs and wall coverings (including non-local and manmade slatehanging) should be discouraged and historic shopfronts should be retained and maintained.
- ii. *** Sensitive and restrained streetscape and public realm works could improve the overall environment of the area.
- iii. *** Street lighting should be placed with reference to the surrounding historic fabric and should be designed to reflect its historic surroundings
- iv. ** Consideration should be given to landscaping the open green area at the eastern end of Church Street North
- v. ** The overgrown stone steps to the churchyard should be cleared of vegetation and repaired if necessary.
- vi. * Consideration should be given to re-siting or under-grounding some of the

power lines which impact most on the historic environment and key views.

Eighteenth and Nineteenth Century Villas

A ring of villas, set within their own grounds and designed by notable local and regional architects (including Wightwick, Foulston and Henry Rice) were developed around the central core of Liskeard during the early to mid nineteenth century. The majority still survive, although many have been converted into offices and flats. The grounds, which include a large number of mature trees, form a major element in the townscape of Liskeard and the gardens of Westbourne House are an important public amenity. In order to maintain (and in some cases re-instate) the historic integrity of both the houses and their grounds the following should be considered :-

- i. *** Greater importance should be attached to the villa gardens. Any further attempts to reduce the gardens to make way for additional car parking should be resisted
- ii. *** Any further loss of historic features on the villas such as mouldings, decorative features, windows, doors, surface treatments and roof covering should be avoided.
- iii. ** Restore the historic gardens at Westbourne House to provide a quality green meeting place

adjacent to the town centre.

- iv. ** Initiate grant schemes to repair and enhance some of the more important villas to encourage greater public access and appreciation.

Nineteenth Century Ribbon

Development : Russell Street, Victoria Terrace, Ashpark Terrace, Marley Terrace, Station Road, Lanchard Lane, Varley Lane, Varley Terrace, Thorn Park, Dean Terrace

- i. *** Any redevelopment of the hospital site should respect the surviving historic fabric. The historic buildings should be retained and any new development should be of a scale and design that recognises the surrounding historic landscape.
- ii. ** The highways and public realm works should be improved to reflect the quality of the architecture. Improving the visual quality of the streets will encourage pedestrian access which will become all the more pertinent if further housing estates are built on the outskirts of the town.
- iii. * A grant scheme could reinstate the railings in front of the Victorian terraces.

Glossary of Architectural Terms

Aedicule – a surround to a door, window, or other opening of columns or pilasters supporting a pediment.

Almshouse – charitable housing for the poor.

Applied order – columns or pilasters which appear to be stuck onto the surface of a wall and have no structural function.

Apron – raised panel beneath a window or niche.

Arcade – a series of arches and their supports.

Arch – there are several types:
Semicircular, Segmental, Pointed, Lancet (narrow pointed), Three centre, Four centre, Ogee.

Architrave – moulded frame surrounding a door or window.

Arris – the edge formed by the meeting of two planes.

Arts and Crafts – a movement inspired by William Morris' belief in simplicity, truth to materials and interest in the vernacular.

Ashlar – hewn blocks of squared stone laid in horizontal courses with fine joints.

Attic – room situated within the roof or above the main *cornice*.

Back-to-back – houses with a common rear wall, each under a lean-to roof.

Balcony – projecting platform above ground level.

Balustrade – series of short posts or balusters supporting a rail or *coping*.

Barge-board – also known as verge-boards, board on incline of gable to protect ends of projecting roof timbers, sometimes decorated.

Barbette - a protective circular armour feature around a cannon or heavy artillery gun.

Basement – lowest storey (not the cellar) when partly or entirely below ground.

Battlement (crenellations) – a parapet with indentations. The openings are called **embrasures** or **crenelles** and the raised part are **merlons**.

Bay – a vertical division of an interior or exterior marked not by walls but by windows, roof compartments, columns, etc.

Bay window – projecting window on the ground floor which can rise through more than one storey. On plan can be square or have sloping sides (canted). When curved called a **bow window**.

Belfry – a bell tower. **Bell-cote** – turret to hold bells usually placed at the west end of churches without towers.

Blind window – imitation window used to give symmetry.

Blocked window – as a result of window tax (1696-1851).

Brace – a timber placed diagonally to strengthen a frame.

Bracket – a projection from a wall designed as a support.

Breather – a thin slit-like opening for ventilation.

Bressumer – a massive supporting beam spanning a wide opening and supporting a superstructure.

Brickwork – a **Header** brick laid so only its end is visible on the wall face and a **Stretcher** brick is laid so only its side appears. Most common forms of **Bond** (method of laying) – **English, Flemish** and **English Garden Wall**.

Bull's eye window (oeil-de-boeuf) – round or oval window.

Buttress – mass of masonry or brickwork projecting from or built against a wall to give stability.

Came – lead strip holding together small panes of glass or **quarries** in a leaded light window.

Canopy – a projecting cover above a door.

Canted – set at an angle on plan, such as the sides of a bay window.

Capital – the uppermost part of a column, pilaster or pier.

Casement window – a window hinged on one of its edges to open inwards or outwards. In general use until the sash introduced in the late 17th century and continued to be used on some cottages and non-domestic buildings.

Castellated – decorated like a castle with battlements.

Chamfer – surface formed when the edge is cut away at an angle.

Cheek – the side of a feature such as a dormer window.

Chimney-stack – masonry or brickwork structure containing a flue or flues that rises above the roof and ending in **chimney pots**. **Axial stack** – lying along the axis of a building, **external stack** – stack which projects from a wall, **lateral stack** – one which rises from a side wall.

Cill (Sill) – horizontal base of a door or window frame.

Classicism – architectural style derived from the architecture of ancient Greece and Rome.

Cob – walling material made of earth mixed with straw, gravel and sand.

Column (pier, pillar) – a vertical supporting member circular in plan.

Console – a double-scrolled bracket.

Coping – a protective cap or covering to a wall.

Corbel – a support projecting from a wall often carved or moulded.

Cornice – projecting ornamental moulding along the top of a building.

Coursed rubble – walls of rough unsquared stones built in regular layers or courses of uniform height.

Crenellations – see battlements.

Cresting – ornamental finish along the ridge of a roof.

Cross wing – a range joined to the main range of a house with its roof running at right angles.

Cruck – pair of curved timbers used as principal framing of a house, serving as both posts of the walls and rafters of the roof.

Cutwater – wedge-shaped end of the pier of a bridge.

Diocletian window – semi-circular window divided by two mullions with a taller central section.

Door – hinged element to close a doorway. **Ledged and battened door** – made of planks set vertically and stiffened by pieces of wood set across these. **Panelled door** – standard polite type with panels framed by uprights (**stiles**) and horizontals (**rails**). A **fielded panel** is a raised square or rectangular panel.

Doorcase – woodwork or plasterwork applied to a doorway and standing proud from the surface of the wall or reveal.

Dormer window – a window projecting from the slope of the roof having its own roof. **Full dormer** – entire window above the eaves line, **half**

dormer window only partly projecting into the eaves, **eyebrow dormer** – very low dormer over which the main roof lifts and falls without a break, **raking dormer** – window with roof pitched in the same direction as the main roof, but at a shallower angle, **roof dormer** – rising from the pitch of the roof above the eaves.

Dressed stone – blocks of stone which are well finished, but not with the complete precision of **ashlar**, and are laid with wider joints. **Hammer dressed stone** – stone which breaks naturally into square or rectangular pieces and has been only roughly dressed.

Dressings – parts of a building around openings (doors, windows) at the angles or any feature that is of a material or finish superior to the main walling.

Drip-mould (label or hood mould) – projecting moulding to throw off rain from the face of a wall or above an opening.

Dutch gable – curved or shaped gable surmounted by a pediment.

Eaves – the underpart of a sloping roof overhanging a wall.

Eclecticism – use of forms from more than one style of architecture.

Elevation – the vertical face of a building.

Façade – the main front of a building.

Fan-light – semi-circular window above a door. A square or rectangular equivalent is an **over-light**.

Fascia – long, flat member or band horizontally articulating a façade, or the flat board covering the ends of rafters under the eaves, or the name over a shop window.

Fenestration – general term for the arrangement of windows in a building.

Fielded panel – a panel with a raised central area.

Finial – ornament at the top of a gable, pinnacle, etc.

Flèche – slender spire or spirelet rising from roof and sometimes covered in lead.

Foil – curved decorative arc used in Gothic-style architecture named according to the number e.g. trefoil, quatrefoil, etc.

Folly – a structure built for a whim for decoration, without a purpose.

French window – a window that opens to the floor like a pair of doors.

Gable – the triangular part of a wall at the end of a pitched roof.

Glazing bar – wooden, occasionally metal, framing to a window pane.

Gothic – general characteristics include pointed arch, rib vault and buttresses. 3 phases in England – Early English (c.1180- late 13th century), Decorated (c.1250- c.1350) and Perpendicular (c.1330-c.1580).

Gothic Revival – 19th century recreation of forms and details of Gothic architecture.

Gauged brickwork (rubbed brickwork) - soft bricks cut to shape, rubbed to a smooth finish and laid with very fine joints (usually to form an arch).

Herringbone – bricks, or thin stones laid in slanting courses, each course slanting in the opposite direction to the course below. In Cornwall known as **Kersey way** or **Jack and Jill**.

Hipped roof – a ridged roof that slopes on all four sides.

Italianate – in the style of an Italian villa (towers, low pitched roofs) or Italian palazzos (big projecting cornices).

Jamb – straight side of an archway, doorway or window.

Jetty – projecting upper storey of a timber framed building.

Joist – parallel beams to which floor boards or ceiling laths are fastened.

Keystone – central wedge-shaped block of an arch.

Lantern – small circular or polygonal turret with windows all round surmounting a roof or dome.

Leaded light – a window or light with **quarries** held by **comes**.

Lean-to roof – roof with a single slope built against a vertical wall.

Lime plaster – traditional wall covering composed of hydrated lime, sand, water and horse hair.

Lintel – horizontal single piece of timber or stone above an opening.

Linhay – a farm building open at the front usually with a lean-to roof.

Longhouse – building of one storey which accommodated animals at one end and people at the other. Entry through a cross passage which served both ends.

Lych-gate – covered gateway at entrance to churchyard, traditionally providing a resting place for a coffin.

Manor house – general term for the principal house of a manor or village, sometimes the house of a steward who collected rents for the lord of the manor.

Mansard roof – roof whose sloping sides have a double incline.

Mitre – in joinery the diagonal joint formed by the meeting of two mouldings, on roofs the junction of hips where slates are cut to achieve weathertight edges.

Modillion – brackets or blocks supporting a cornice.

Mortice – rectangular hole in a piece of timber to receive the **tenon** of another timber to form a **mortice and tenon joint**.

Mouldings – walls with bands of rectilinear curved sections used for ornamentation.

Mullion – vertical post or upright dividing a window.

Muntin – upright division in the framing of a paneled door, screen, etc.

Oculus – small round or oval **window**.

Oriel window – bay window projecting from upper storey supported on brackets.

Ope – Cornish term for a narrow covered passageway between two houses.

Outshut – an extension to a building under a lean-to roof.

Overthrow – ironwork arch between two gate piers for supporting a lantern.

Parapet – low protective wall on a bridge, gallery or cornice.

Pavilion roof – slopes equally on all four sides and has a flat top.

Pebbledash – external render with small washed stones added. Technique used from the early 20th century.

Pediment – low pitched triangular gable above entablatures (horizontal elements in Classical orders), doors, windows, etc.

Pier – a solid support to take the direct load from a beam, arch or lintel.

Pilaster – a rectangular pier projecting slightly from a wall.

Pitched (gabled) roof – a ridged roof with a double slope and with gables at each end.

Plinth – the projecting base or skirting of a wall or structure.

Pointing – the finish to the mortar jointing of brickwork or stonework.

Polite architecture – buildings designed by a professional architect or designer to follow a national or international architectural style. Aesthetic considerations will be the main consideration rather than functional demands.

Polychromy – use of coloured stone or brick for decorative purposes.

Porch – projecting entrance to a building.

Portico – Classical style large porch.

Porte-cochère – a portico large enough for a carriage to enter from the side.

Purlin - a horizontal timber laid parallel with the ridge beam and wall plate, resting on the principal rafters and forming a support for the common rafters.

Quarry – a small piece of square or diamond shaped glass leaded into a window.

Quoin – dressed stone or brickwork that reinforce or emphasise the corners of a building. Sometimes used where the rest of the walling is of poor quality stonework.

Rag slate – large, irregular slabs of slate, usually wider than long, fixed directly to the rafters without battens. Large slates used at the eaves and verges becoming generally smaller moving up the roof slope.

Rain water head (hopper head) – metal container to collect water from a gutter and discharge it into a down-pipe, often decorated.

Rampart – defensive stone or earth wall surrounding a castle.

Random rubble – walls made with rough unsquared stones built without courses (regular layers of uniform height).

Regency – in architecture 1790 – c.1840 which includes the period when George, Prince of Wales was Prince Regent (1811-1820). Includes the features of bow windows, and elegant wrought iron balconies and verandas as well as a wide variety of revivalist styles.

Rendering – plastering of an outer wall.

Reveal – part of a jamb lying between the glass or door and the outer surface.

Ridge – the horizontal line formed by the junction of two sloping surfaces of a roof.

Riser – the vertical part of a step.

Rooflight (skylight) – window set into a roof to provide top-lighting.

Roughcast – external render which includes gravel or stone chippings thrown into a layer of render with a second coat applied over the top. Technique used since the 15th century.

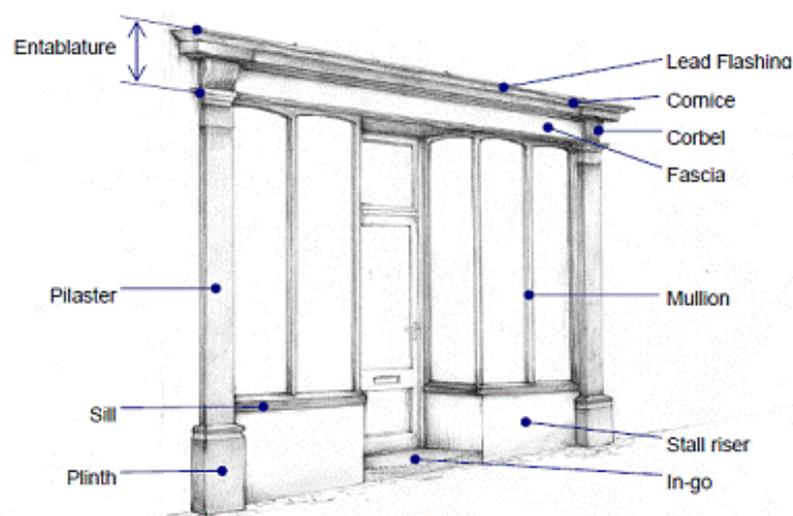
Row – collection of disparately designed buildings attached to each other. When the design is similar or identical they form a **terrace**.

Rustication – masonry cut into blocks separated from each other by deep joints. Types include **banded** where only the horizontal joints are recessed, **chamfered** where stones separated by v joints, **rock faced** where the stones have an irregular surface which appears weathered, **vermiculated** surface gives the impression of being worm-eaten, **diamond faced** surface of each stone cut in the shape of a shallow pyramid.

Sash window – sliding glazed frames that slide up and down due to counterbalanced weights attached to pulleys and cords. In use from the 1670s.

Scantle slate - this term is applied to a variety of roofing techniques that all involve the use of slates in varying size but generally much smaller than rag slates. Larger slates are used at the eaves and on the verges to offer more resistance to wind; the rest of the roof is filled with smaller slates with a general reduction in size towards the ridge. A further characteristic of scantle slating is that the slates are hung onto riven laths using wooden pegs and often, (but not always), bedded on to lime mortar laid on the head of the course below.

Shopfront components – Anatomy of a traditional shopfront



Sized slate – from 19th century production of slate cut to regular sizes.

Slate-hanging – covering of walls with overlapping rows of slates on a timber substructure.

Sleigh roof (cat slide) – West Country term for a lean to roof which continues down from the main roof.

Snecked rubble – walls of rough unsquared rubble built in courses with snecks or small rectangular pieces of stone used to create uniform height where main stones of differing sizes.

Soffit - under-surface of any architectural feature.

Spandrel – the triangular space to either side of an arch.

Splay – sloping surface formed by the cutting away of a wall e.g. the jamb of a window.

String-course – a continuous projecting horizontal band set in the surface of an exterior wall, usually moulded. Called a **plat band** when flat and taller than its projection.

Stucco – render with a hard, smooth surface, used from the 1770s onwards. Sometimes incised to suggest masonry (**lined-out**).

Terrace – 1. level promenade in front of a building.
2. row of attached houses, similarly designed.

Terracotta – fired unglazed clay used for wall coverings and decorative features. If glazed known as **Faience**.

Thatch – roof covering of straw or reed. Combed wheat reed, is predominantly used in the South West. Despite its name this material is in fact straw.

Toothing (dentilation) – alternate projecting header bricks beneath a cornice or eaves, if the projecting bricks are laid diagonally it is known as **Cogging**.

Tower – a structure whose height is much greater than its breadth. Can be part of a building or a stand-alone structure.

Tracery – the ornamental work in the upper part of a Gothic window or opening.

Transom – a horizontal bar of stone or wood dividing a window.

Tread – the horizontal part of a step.

Tudor – period of the Tudor monarchy (1485-1558). Normally associated with domestic buildings as **Perpendicular Gothic** continued to be the style of ecclesiastical architecture until 1580. Characterised by gables, patterned brick, elaborate chimney stacks, four-centred arches and square-headed mullion windows.

Tudor Revival – early 19th century revival of Tudor style of architecture. Further revival in the early 20th century.

Turret – small tower often forming part of a larger structure and containing a spiral stair.

Tympanum – area between the lintel of a doorway and the arch above, also the area inside a pediment.

Valley – the internal angle where two sloping sides of a roof meet.

Vault – arched roof or ceiling.

Venetian window – a triple opening window with the central opening arched and wider than the flat headed side openings.

Veranda – open gallery or balcony with a roof, often with light metal supports.

Verge – the sloping covering edge of a roof at a gable. **Eaves** are always horizontal.

Vernacular architecture – buildings designed using local materials and construction methods to suit local needs as opposed to **Polite architecture**. Three categories domestic, agricultural and industrial.

Victorian – period of architecture during the reign of Queen Victoria (1837-1901) – sometimes divided into Early Victorian (1837-c.1855), Mid-Victorian (c.1855-c.1875) and Late Victorian (c.1875-1901). **High Victorian** refers to a specific style from c.1850-c.1870 of Gothic which later included eclectic details – characterised by bold forms, polychromy and naturalistic forms.

Villa – term used to describe a compact house with a square plan it was later generally used to describe a middle class dwelling.

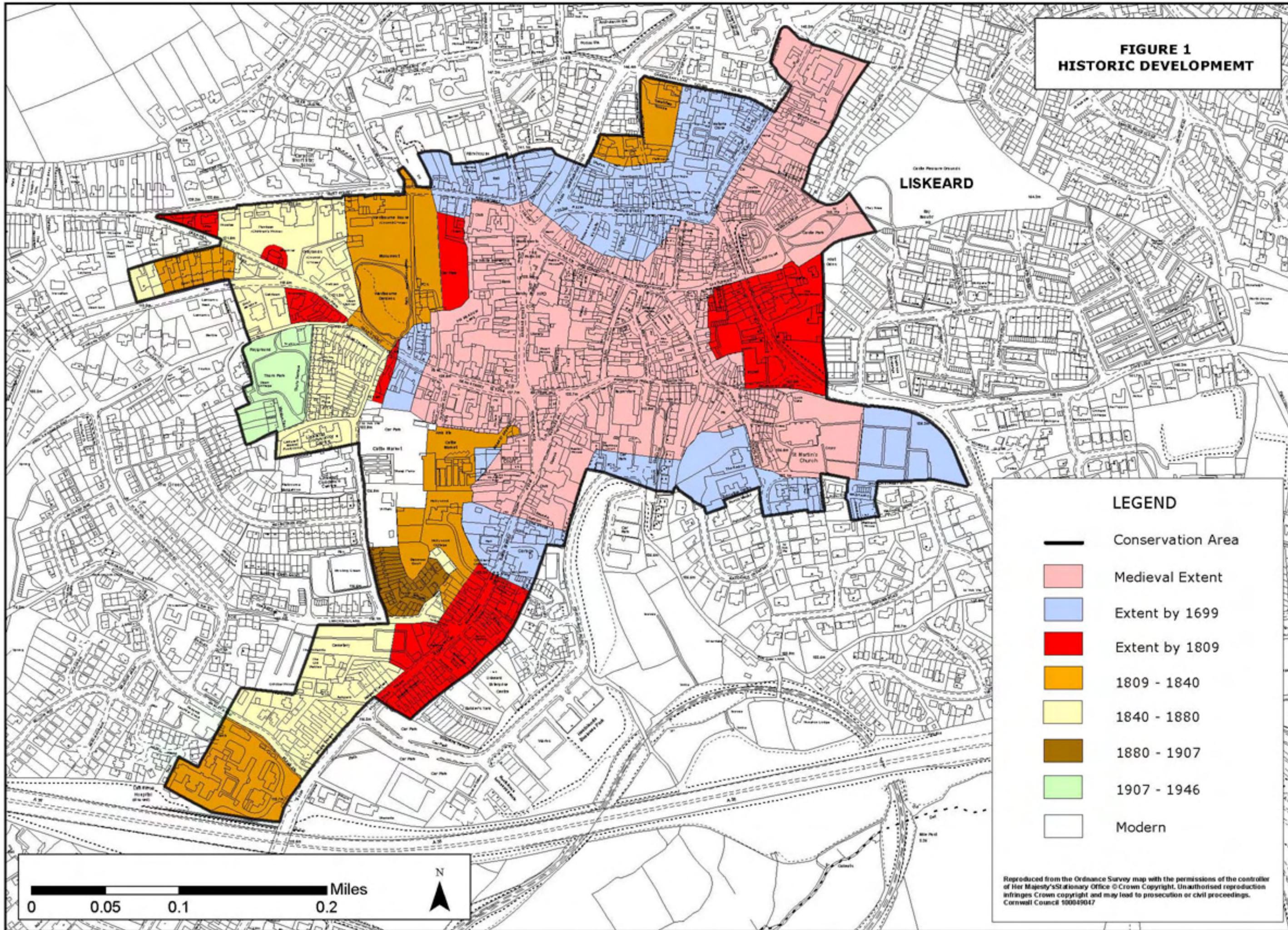
Vitruvian opening – doorway or windows where the width between the jambs narrows towards the top.

Volute – spiral scroll found on Ionic capitals and used for consoles and brackets.

Vousoir – wedge shaped stones or bricks forming an arch.

Wall plate – timber laid longitudinally on the top of a wall to receive the ends of the rafters.

**FIGURE 1
HISTORIC DEVELOPMENT**



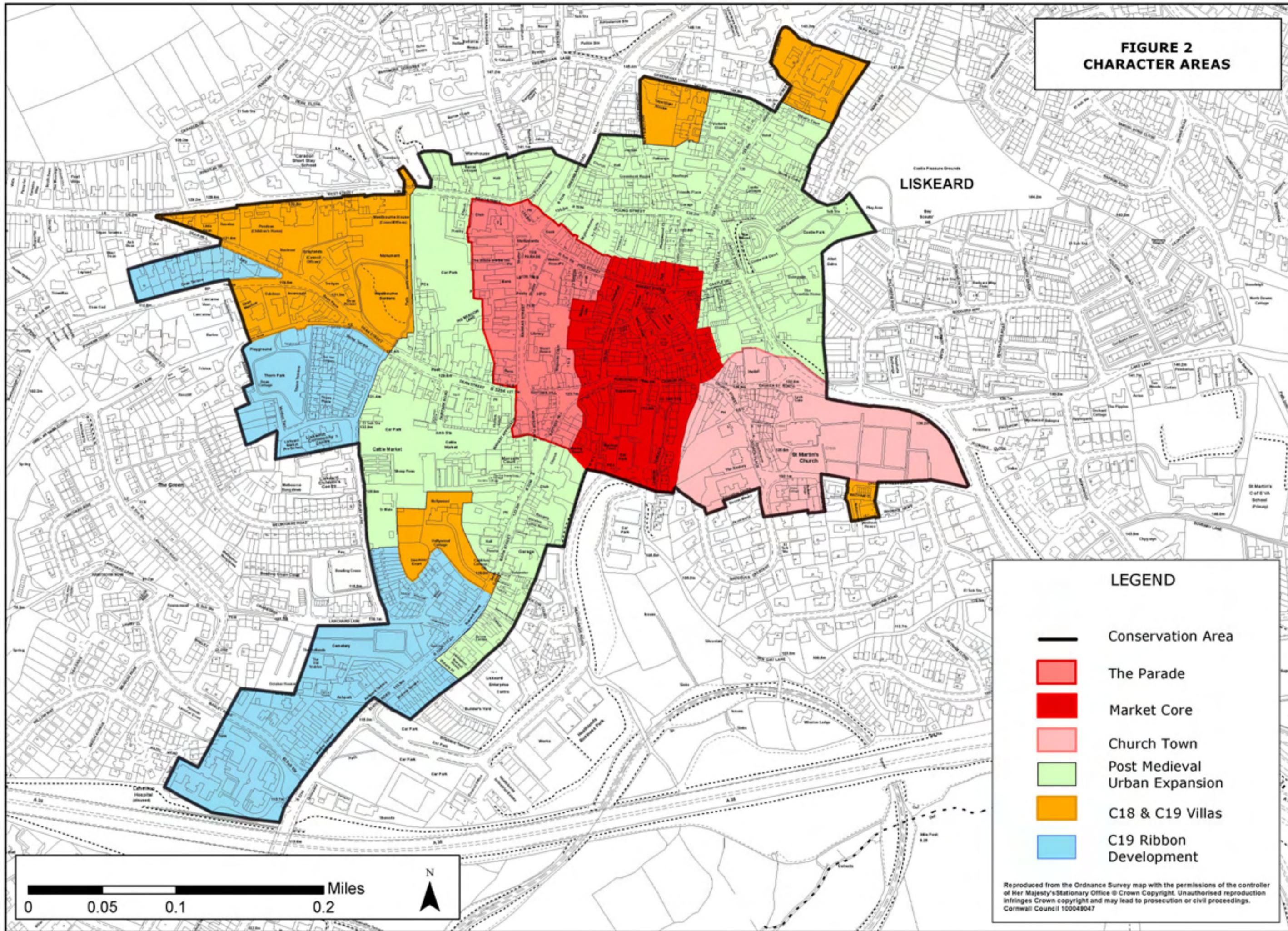
LEGEND

-  Conservation Area
-  Medieval Extent
-  Extent by 1699
-  Extent by 1809
-  1809 - 1840
-  1840 - 1880
-  1880 - 1907
-  1907 - 1946
-  Modern



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**FIGURE 2
CHARACTER AREAS**

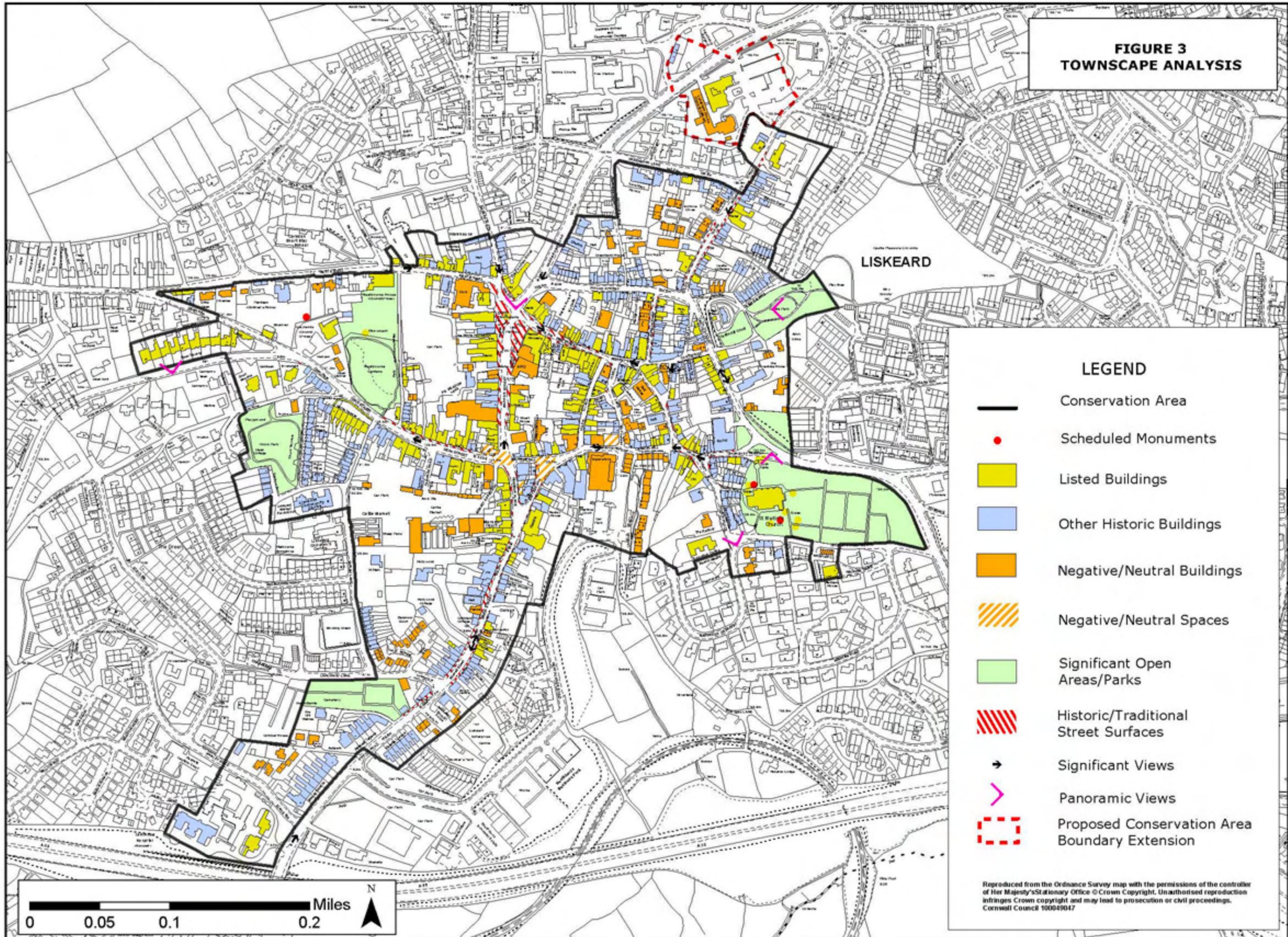


LEGEND

-  Conservation Area
-  The Parade
-  Market Core
-  Church Town
-  Post Medieval Urban Expansion
-  C18 & C19 Villas
-  C19 Ribbon Development

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**FIGURE 3
TOWNSCAPE ANALYSIS**



LEGEND

-  Conservation Area
-  Scheduled Monuments
-  Listed Buildings
-  Other Historic Buildings
-  Negative/Neutral Buildings
-  Negative/Neutral Spaces
-  Significant Open Areas/Parks
-  Historic/Traditional Street Surfaces
-  Significant Views
-  Panoramic Views
-  Proposed Conservation Area Boundary Extension

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