

## **A Place to Live Working Group Report**

### **Appendix 6: Urban Site Heritage Analysis**

#### **Planning permissions granted on:**

**HC22** Timberlee (10 units) + **HC23** Tenerife (10 units) assessments carried out and planning consent granted – brownfield sites on edge of settlement, which will shortly be surrounded by the new Addington estate which is in process of being built. Outside Conservation area.

**HC15/HC16** Old Station Rd (7). assessments carried out and planning consent granted. Outside conservation area – on edge of industrial site.

**HC17** Old Stag, Station Rd (9). assessments carried out and planning consent granted with conditions. Grade II listed, but outside conservation area. Business/industrial park on two sides.

**HC26** Butchers shop, Higher Lux St. (3). Empty property for some time. assessments carried out and planning consent granted. Outside conservation area.

**HC32** Greenbank Lane (2). Conversion of workshop/office. Assessments carried out and planning consent granted. On edge of conservation area.

**HC31** Limes Lane (1). Conversion of garage/annex. Assessments carried out and planning consent granted. Outside conservation area.

#### **Pre-app/in planning process:**

**HC29** Bovey Lane/Connoc Close (8-10) infill site/scrubland within housing estate. Outside conservation area.

**HC6** Trewithan (?) Empty former Cornwall Council offices with substantial area of garden tarmacked for car-park. Grade II listed villa, in conservation area with view over town. Pre-app to restore to residential use. Potential heritage gain and enhancement of the surroundings. Restoration subject to policies on heritage assets in Town Centre (TC3, TC8, TC12, TC13, re development in the town centre and Liskeard conservation area, maintenance and improvement of buildings, and also retention and enhancement of heritage assets).

**HC11** Taylors Garage workshops, Barn St.(part development of site – 15) Conversion to apartments of redundant garage shop, and new-build cottage mews in run-down adjacent brown-field vehicle storage area. In conservation area – could enhance the setting of the back of listed buildings nearby, but as policy TC8 states, the development must be informed by and consistent with the scale, design, and character of the surroundings, be integrated into the historic topography, reinforce the existing 'sense of place' and reflect existing historic street patterns (policies TC3, TC12, TC13 would all apply).

**HC13** Derelict Enterprise Centre, Barn St (25) outside conservation area. Lapsed planning permission for residential development. Under/un-used for many years, has severe negative impact on setting of this part of town; mentioned by the community during NDP consultation process as a priority area for regeneration. Sensitive development could have a positive impact on the setting of the area including the street scene along the frontage of Station Rd. The rear overlooks Heathlands business park.

**HC30** former public conveniences, Pike St. (2) Closed, locked and graffitied modern building, with lapsed planning permission for residential use, within conservation area of the town. As the NDP Town Centre working group clearly stated in their assessment of sites within the town centre, this long-empty building seriously detracts from the street-scape, which contains 12 listed buildings - "Its re-use with an appropriate new building is highly desirable", taking into account all the stipulations in policies TC3, TC8, TC12, and TC13.

#### **Other Urban Sites:**

**HC4** Westbourne House, **HC5** Graylands on adjoining sites(?) Cornwall Council offices, now surplus to requirement, shortly to be disposed of. Both Grade II listed villas with gardens, within conservation area. Iconic landmarks providing a unique landscape/setting within the town, and of high historic value. Strong support within neighbourhood plan to protect buildings such as these in Liskeard, and bring them back into appropriate viable use, so that they do not fall into decay and disrepair, as has occurred on other sites in the town. Also to prevent inappropriate development that would detract from their setting and sense of place, or affect the areas distinctiveness, including Westbourne public gardens.

**HC1** Fountain pub and derelict land/outbuildings behind bordering Greenbank/Barras Place (10). Iconic grade II listed building in key position at head of Parade and in conservation area. Empty for 10+ years and deteriorating, in need of protection and restoration. Adjoining derelict land and outbuildings could provide opportunity for sensitive redevelopment to viable use and enhance the poor setting/view of the main road entrance to the town centre and the grade II listed buildings on the parade. This also links with policy OSL4 to improve our central public realm space, to enhance the street-scape, views and our rich heritage architecture.

**HC8** Auction rooms, Church St (3). Individualistic former warehouse, grade II listed and within conservation area. In use as store-room but in a poor condition and with need for protection. Potential for restoration and possible conversion to unique, sensitively designed residential apartments (?), bearing in mind all the constraints in our aforementioned policies around setting, mass, and scale. Setting adversely affected by adjacent insensitive modern buildings including DWP offices, soon to be vacated, but it is in an attractive square with the historic pipe-well opposite.

**HC24** Lower Lux St shops (4). Historic street including former shops, mostly now closed; in conservation area, but outside the primary shopping area. Protection and restoration could be facilitated by change to residential use to avoid demolition and modern replacement as has occurred in other parts of the street.

**HC25** Webbs cottage (5). Near derelict stone cottage 'landlocked' from street scene behind TIC/Foresters Hall, and surrounding modern apartments. In need of urgent repair, and with extensive garden area could become a viable extension to surrounding residential area. Would require sensitive consideration of setting and views to and from Guildhall, Museum, and Webbs House, but restoration would also have positive benefits to the immediate neighbourhood .

**HC2/HC3** Topfoto and extension car park to rear (19). Industrial buildings in part-use at present as a food-bank, and tyre-fitting workshop, with connection to car-park at rear. Outside conservation area but backs onto rear gardens of some grade II listed buildings fronting West St. Appropriate redevelopment as residential use could greatly enhance the street scene on Barras place, and behind West St, and to the rear there is potential for linking to the award-winning Passmore Edwards later living accommodation, replacing a very 'industrial' car-parking area.

**HC7** Hamblyn's Garage, Pound St (5). Small family-owned business on edge of conservation area, potentially going out of use in the short/medium term, and now an anomalous structure within the historic residential street scene. Redevelopment of this area has seen a transition from small shops (Higher Lux St) to residential use, respecting the design of the existing buildings and their setting on what is now the main thoroughfare for traffic from the East, entering the town centre.

**HC9** Luxstowe bungalow (2). Outside conservation area, next to modern extension of Cornwall Council offices in Luxstowe House. Not currently in use as a dwelling and in need of maintenance, but restoration to viable use as up to two residences would enhance an 'untidy corner' of this site and improve the appearance and setting of Luxstowe House itself.

**HC21** Police/ambulance/firestation (6). Modern buildings and facilities, with police station in deteriorating state and scheduled for replacement. Development of site as possible 'bi-service' or tri-service' hub could release part of site for infill residential use, with little or no impact on historic assets – none in the close vicinity, and outside conservation area.

**HC10** Old Chapel, Barn St (2). Semi-derelict; last used as band-practice room, but abandoned because of lack of viability due to repairs needed. It is also in the conservation area, so an appropriate regeneration project, respecting the design and setting of heritage buildings on opposite side of the road, could bring this building back into use as a dwelling, in a sustainable location near the town centre and railway station.

**HC12** Gas Lane (3) Unattractive light industrial building in poor state of repair on former gas-works site; recently stone-mason serving Cemetery (now closed). In conservation area. Remainder of nearby street-scape is residential, and this attractive part of Station Rd could be enhanced by sensitive redevelopment.

**HC14** Land r/o St Martins church hall (5). Area of over-grown vegetation at rear of St Martin's church hall (which is listed grade II), and at end of modern residential development (Maddever Crescent). Consideration of mass, height and scale would be an important factor here as it is close to the back of the church hall, but with the ground falling away, views should be un-impeded.

**HC20** Land off Wrey Ave (10). Un-used, empty piece of land at end of Culverland/Wrey Ave modern housing development on edge of settlement and outside town conservation area. This would continue the row of houses without impacting on views into the valley opposite.

**HC28** Land off New Rd/Gypsy Lane (10). Field/pasture outside conservation area, surrounded by modern residential housing. Potential for appropriate infill.

**HC27** Sungirt Lane (1) Area of scrubland/unmanaged woodland outside the conservation area and not far from A38, with individual houses in large plots of land, some of which have received planning consent in the past for additional dwellings. Could accommodate a further additional dwelling, without detracting from the semi-rural nature of this site.

Throughout our analysis and research, we have closely followed the NPPF (in particular policies around conserving and enhancing the historic environment, 126 – 141), and the Cornwall Local Plan (particularly policy 24 on historic environment, and also policy 12, on design standards). We have also accessed their Historic Environment Service and found the Interactive mapping service to be very informative. We have further made use of Historic England's good practice advice on Historic Environment, and the Listed buildings record, and they have also been able to confirm that there are no heritage assets on the National Heritage at Risk Register. The Neighbourhood Plan Town working group did much work and assessment around the important heritage aspects and buildings in our town, which helped to create our critical policies in the NDP around protection and enhancement of our historic assets.. The Cornwall Council 'Liskeard Conservation area character appraisal and management plan' (Dec 2012) and a previous report on the Historic Characterisation for regeneration of Liskeard produced by English Heritage, and the Historic Environment Service by Bridget Gillard (July 2005), have both provided valuable input to our knowledge, understanding and assessment of our towns historic character and setting

