

KEY VIEWS

Liskeard Neighbourhood Plan assessment working paper



Liskeard Neighbourhood Plan Open Spaces and Recreation Working
Group

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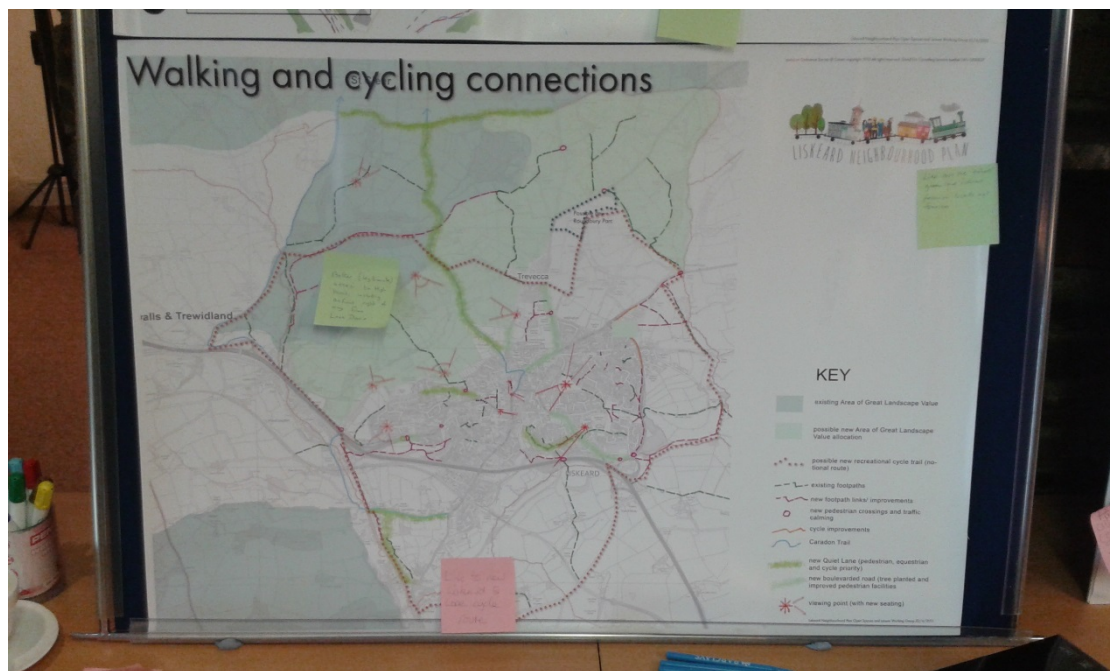
INTRODUCTION

Potentially significant views were selected by the Neighbourhood Plan Open Space and Recreation Working Group. These were presented to public consultation for comment and no objections were raised though members of the community elicited a number of further views for consideration in July 2015.

These views were subsequently assessed in accordance with Guidelines for Landscape and Visual Impact Assessment (GLVIA3) 2013.

This is an working paper prepared by the Liskeard Neighbourhood Plan by the Open Spaces and Recreation Working Group.

David Orr, CMLI MCIHT DipLA, Chartered Landscape Architect and chair of the Working Group, provided assistance with the preparation of this paper.



Consultation boards 29 July 2015, Liskeard Public Hall

VIEW ASSESSMENTS

1. ALLEN VALE



location: grid ref. SX 24007 64344

view direction: south west

description: View south of heritage asset Moorswater Viaduct (Grade II*) from undistinguished but low level bungalow development built up area on public road. Viaduct cherished for its elegant form crossing the East Looe River valley. Photographed regularly by locals and visitors.

(See also Liskeard Conservation Area Character Appraisal and Management Plan, Consultation Draft December 2012)

merits: glimpse to open attractive wooded and pastured countryside otherwise spoiled by A38 (which here is blocked from view by topography). Historic listed railway viaduct adds interest to view by providing sequence of elongated arches and view of passing trains.

distinctiveness: the viaduct is a local landmark but only has 1 available viewpoint from within the built up area. (see also view X at Briarwood of Liskeard Viaduct).

View management: maintain view along public roads to viaduct and adjoining vegetated hill ridges.

2. OLD ROAD



location: grid ref. SX 24021 64694

view direction: north and north west

description: View from bend in road where remnant farm track provides elevated panorama across the historic Lady Park and Old Park Valley, a former deer park and the attractive setting of Lady Park and its historic well. (See also Landscape Character Assessment for proposed Area of Local Landscape and Heritage Value at Liskeard, Cornwall, CEC, 2017.)

merit: view obliquely across Old Park valley with intermingled vegetation and glimpses to farm buildings and rural ridgeline beyond.

distinctiveness: view across steep slope of valley towards Looe down and Culverland with Old Park farm nestled in valley. Steep pasture, hedgerows and parkland trees create complete landscape view of historic deer park.

view management: Protect and manage hedgebanks, trees and areas of woodland for their ecological, historic and landscape value.

Ensure development respects and enhances the landscape and view through appropriate and effective response to site and setting in

terms of density, scale, massing, layout, profiles, landscape framework, materials etc.

2A OLD PARK FARM AND VALLEY



location: grid ref. SX 24636 64716

view direction: north west, north and north east.

description: panoramic elevated view from public footpath no. 615/5/1 (Gold route) across steep sided valley punctuated with the Victorian granite Old Park farmhouse exposed on an elevated knoll on a shoulder of the north slope of Looe Down. Tree copses and hedgerows maintain a parkland character. Views to Bodmin Moor in distance, High Wood ancient woodland on northern ridge. (See also Landscape Character Assessment for proposed Area of Local Landscape and Heritage Value at Liskeard, Cornwall, CEC, 2017.).

merit: sweeping enclosed valley immediately adjacent to built up area provides dramatic and mature landscape panorama

distinctiveness: wide open pastured parkland valley at foot of the view spreading 180 degrees across the viewers path as it descends steeply to Old Park Farm.

view management: conserve views by avoiding development that jars in colour or form with rural parkland character or creates reflective surfaces, excessive unscreened smooth or unbroken surfaces.

3. CULVERLAND ROAD



location: grid ref. SX 25157 65421

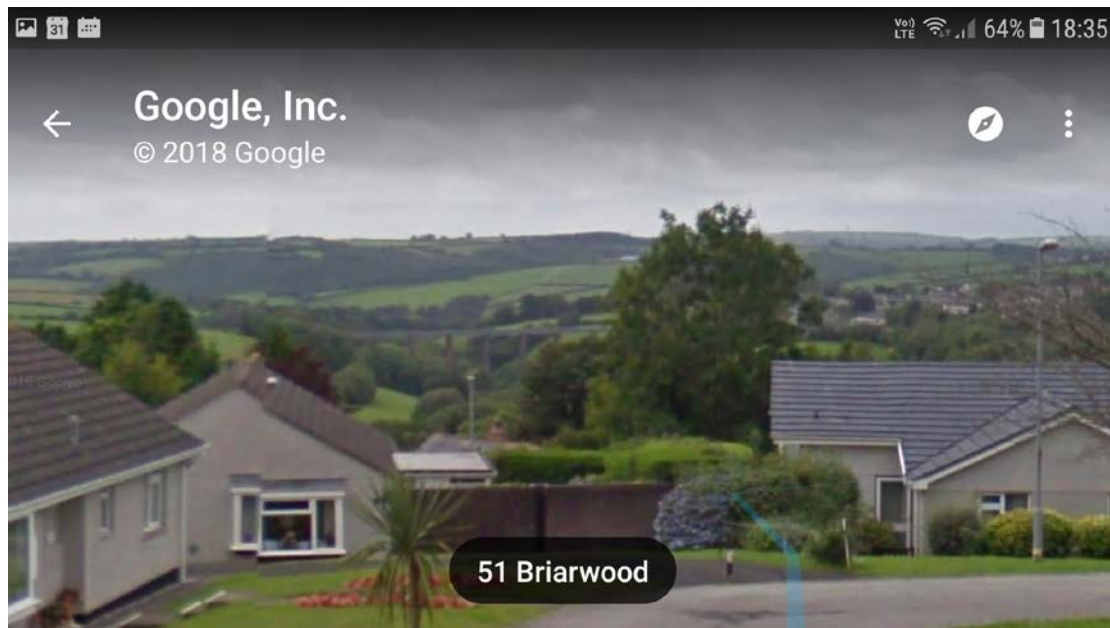
view direction: west and north west

description: View over Lady Park Valley and deer park from Culverland Road showing pastoral landscape with rich vegetation. (See also Landscape Character Assessment for proposed Area of Local Landscape and Heritage Value at Liskeard, Cornwall, CEC, 2017.)

merit: wide panorama of historic deer park Old Park valley with hedgerows sliding down into the groove of the contours emphasising the contained nature of the area. Vegetated skyline adds to the completeness of the landscape view.

distinctiveness: mainly pasture with complete hedgerows angled down the slopes creating a vista that displays the rural area in wide panorama from public road close up to the built up area.

4. BRIARWOOD.



location: grid ref. SX 25721 64327

view direction: south west

description: view of Liskeard Viaduct, a steel braced structure on stone pillars, the second highest viaduct in Cornwall as it crosses the steep sided valley south of the town, as it passes over the Looe Branch line. The scene foreground is undistinguished but the distant view helps create the setting to the historic town by its association of the proximity of the countryside and the historic viaduct.

merit: panorama view to rural hinterland showcasing the railway infrastructure punching its way across the incised steep valleys.

distinctiveness: only view to this viaduct and valley from the built up area of the town.

5. DEAN STREET



location: grid ref. SX 25042 64464

view direction: east

description: view to St Martins Church tower across the valley from Dean Street framed through buildings cornering Bay Tree Hill in middle ground. (See also Liskeard Conservation Area Character Appraisal and Management Plan Consultation Draft December 2012)

merit: the view is unusual due the topographical feature of the middle ground falling away leaving the tower as a strong landmark.

distinctiveness: unusual view of the church tower that provides one of the main elements of the setting to the historic town.

6. PIKE STREET FROM THE PARADE



location: grid ref. SX 25104 64624

view direction: east

description: view of Guildhall Clocktower (1858, Grade II*) down narrow street from the Parade in Barras Street. The vista of the landmark Italianate tower framed by the generally well proportioned Pike Street buildings descending to its base epitomises Liskeard's topography, granite civic qualities and elegant stucco Webbs Hotel (Grade II) in the foreground. The view is widely photographed and shared on social media and painted by local artists.

(See also Liskeard Conservation Area Character Appraisal and Management Plan Consultation Draft December 2012)

merit: set piece framed vista of elegant clocktower landmarking the view down the hill from the main street drawing attention to the historic market area at its base.

distinctiveness: the vista is unique in the way the clocktower dominates the vista between the taller hilltop buildings whilst allowing views to the rooftops of the other buildings descending the hill and the backdrop of further rooftops on Church Street behind it.

7. VIEW FROM LOOE DOWN LANE



location: grid ref. SX 24330 65629

view direction: east

description: View across Old Park valley towards Liskeard built up area on the skyline with the pastoral valley falling away between. Creates a strong rural setting to the historic market town and its position along the flatter tops of its hills.

(See also Landscape Character Assessment for proposed Area of Local Landscape and Heritage Value at Liskeard, Cornwall, CEC, 2017.)

merit: strongly defines the town's edge and shows how spilling down the slopes into the valley with development needs to be carefully handled with vegetation screening and punctuation with copses and hedges to maintain the hill town setting.

distinctiveness: the view back towards the town from Liskeard's northerly rural hinterland helps define the setting of the historic town.

view management: screen development if encroaches on downward slopes into Old Park valley. Extend vegetation perpendicular to contours to help emphasise the dramatic slopes.

8. CASTLE PARK



location: grid ref. SX 25344 64632

view direction: west south west

description: view to Guildhall clocktower over rooftops to Webb's Hotel and historic centre.

(See also Landscape Character Assessment for proposed Area of Local Landscape and Heritage Value at Liskeard, Cornwall, CEC, 2017.)

merit: historic town scene from elevated position providing rooftop views and opportunity to orientate when much of the town lacks ability to compare positions of places and landmarks due to the topography and blocking of long views by intervening buildings. Slate roofs dominate the central conservation area and create a unifying element to the scene.

distinctiveness: Prominence of Webb's Hotel and Guildhall clearly displayed.

view management: maintain sight lines to Guildhall and Webbs Hotel. Prevent use of non natural materials in roofing, walling and fenestration. Control use of PV panels.

9. BARRAS PLACE TO BINDOWN HILL



location: grid ref. SX 25091 64696

view direction: south

description: narrow view of Bindown , a hill near Widegates, on the skyline above the Barras Street shops and post office, providing a clear view to the rural setting of the historic town centre.

(See also Liskeard Conservation Area Character Appraisal and Management Plan Consultation Draft December 2012)

merit: distant countryside views from main road of Barras Street above buildings.

distinctiveness: a view of open countryside not available elsewhere so close into the town centre

view management: avoid tall buildings removing the view of the countryside beyond the town form this point close to the Parade.

REFERENCES

- Landscape Character Assessment for proposed Area of Local Landscape and Heritage Value at Liskeard, Cornwall, CEC, 2017.
- Liskeard Conservation Area Character Appraisal and Management Plan, Cornwall Council, Consultation Draft December 2012
- Local Landscape Character Assessment Guidance Note, Cornwall Council, 2016 - <https://www.cornwall.gov.uk/media/17196734/Ilca-guidance-loaded-on-web-v11.pdf>