



Grampound Conservation Area Character Appraisal & Management Proposals

March 2010

The Grampound Conservation Area Character Appraisal and Management Proposals were commissioned by Restormel Borough Council. It was endorsed by Restormel Borough Council's Policy and Scrutiny Committee 4 and Cabinet in September and October 2007 respectively and was subsequently endorsed by Cornwall Council as a material consideration within the emerging Cornwall Council Local Development Framework on 24 April 2010. The recommended changes to the boundaries of Grampound Conservation Area were authorised by Cornwall Council and came into effect on 24 April 2010.

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Sources

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A draft version of this appraisal has been through a public consultation process and revised in light of comments received. Thanks go to all who took part in the consultation process.

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Summary

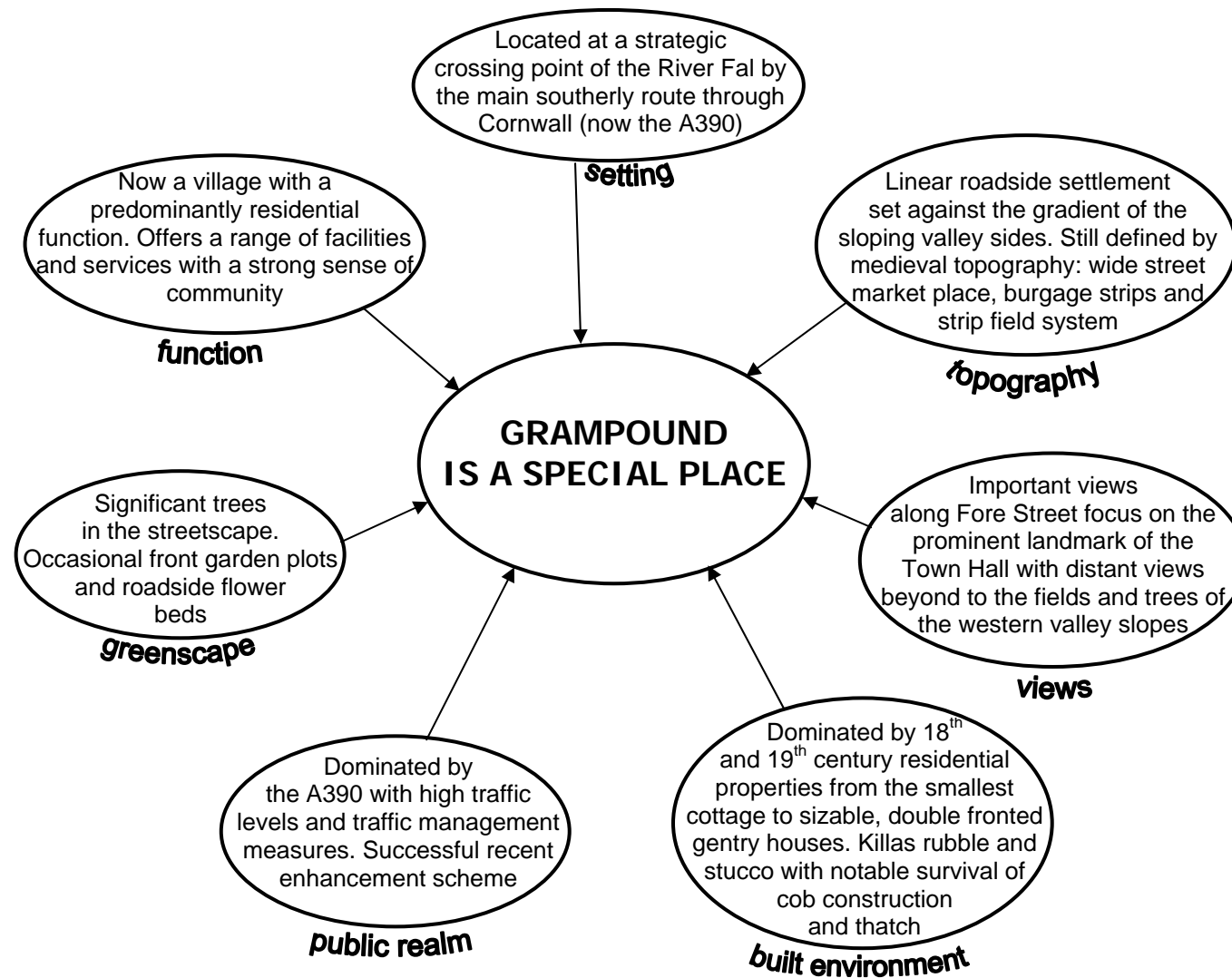
Summary of special interest

Grampound originated as a 13th century planned medieval market town, developed at the crossing point over the River Fal of the main southern route through Cornwall. Surviving medieval topography continues to define the roadside settlement with the distinctive linear plots and boundaries surviving from the pattern of original burgage plots and surrounding strip field system.

Today the settlement is perceived as a village and is dominated by the A390. The community has a long-term aspiration for a bypass, but in the meantime a recent sensitive streetscape scheme has enhanced the special character of the conservation area. The bridge is now of 20th century construction and the river and crossing have a diminished presence in the townscape.

Fore Street is closely flanked by predominantly listed buildings creating strong enclosure levels and a high degree of completeness and integrity to the core of the village. Small cottages and more substantial, double fronted houses stand side-by-side. The thatched Manor House is of particular note dating from the late 16th century. The area around the Town Hall, St Nun's Church and the 15th century market cross is the heart of the village. The Town Hall that juts out into the line of the road is the iconic landmark of the settlement and the focus of the most important views.

Grampound has an interesting industrial heritage and its former millsites and tanneries are a significant element in the settlement's unique character. A number of these sites are currently underused and appropriate redevelopment may provide the opportunity to safeguard a number of important historic buildings, enhance the conservation area and regenerate areas of the village.



Negative features and issues

The appraisal has identified the following negative features or issues adversely affecting the special character of the conservation area:

- The dominance of the road in terms of traffic levels and the impact of traffic management measures.
- A number of under-used and derelict sites that erode the vitality of the area, including some historically significant former industrial sites.
- The incremental loss of traditional architectural features due to inappropriate alterations to historic buildings.
- State of repair and under use of the Town Hall.
- The bridge and river are currently underplayed in the townscape weakening the legibility of the settlement's topography and sense of place.
- 'Anywhere' development that fails to respect and enhance the special character of the conservation area.

- Climate change has the potential to affect the conservation area

Management proposals

The protection and enhancement of the special character of the conservation area depends on the positive conservation management of the settlement. In addition to the existing national statutory legislation and local planning policy controls the following management proposals are recommended:

- Extend the conservation area to include additional areas of special architectural and historic interest.
- Consideration of the establishment of a register of locally important historic buildings.
- Consideration of the introduction of an Article 4 (2) Direction to protect significant historic features and details of unlisted dwellings within the conservation area.
- Support the community's long-term aspiration for a bypass, but in the meantime encourage measures that reduce the negative impact of traffic and traffic management.

- Promotion of Grampound's sense of place, unique identity and historic interest.
- Ensure that all new development responds to its historic context.
- Ensure that the archaeological potential of the former industrial sites is recognised and taken into consideration at an early stage in any redevelopment proposals.
- Ensure that the conservation repair and re-use of listed buildings and positive unlisted historic buildings is included as part of any redevelopment of wider plots.
- Respond to the challenge of climate change.

1 Introduction

What is a conservation area?

A conservation area is *‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’*.

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

What does conservation area status mean?

Conservation area status provides the opportunity to promote the protection and enhancement of the special character of the defined area. Designation confers a general control over development that could damage the area’s character with strengthened controls covering the demolition of buildings, minor development and the protection of trees.

Change is inevitable in most conservation areas and it is not the intention of the designation to prevent the continued

evolution of places. The challenge within conservation areas is to manage change in a way that maintains, reinforces and enhances the special qualities of the area.

What is the purpose of this appraisal?

This appraisal seeks to provide the basis for making informed, sustainable decisions in the positive management, protection and enhancement of the Grampound conservation area.

Initial chapters provide a brief account of the historic development of the settlement and an analysis of its special character. Subsequent sections identify negative features and issues that detract from the area and outline management proposals.

This appraisal follows the current guidance set out by English Heritage in the 2006 publication ‘Guidance on conservation area appraisals’.

The appraisal is not intended to be comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

Planning policy context

This appraisal should be read in conjunction with the wider national, regional and local planning policy and guidance.

Relevant documents include:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning Policy Guidance 15: Planning and the Historic Environment 1994
- Planning Policy Guidance 16: Archaeology and Planning 1990 (PPG15 and PPG16 are due to be replaced with a combined document PPS5 Planning for the Historic Environment in the near future)
- Cornwall Structure Plan 2004, particularly Policy 2 Character Areas, Design and Environmental Protection
- Restormel Borough Council's Local Plan 2001-2011, particularly Chapter 5 Environment and Conservation

Public consultation

A draft version of this appraisal went through a public consultation process. A presentation of the appraisal's findings was given at a public meeting of Grampound Parish Council on 17 May 2007, followed by a discussion session. A

four week public exhibition was held at St Nun's Church during June 2007 providing a summary of the appraisal findings, together with take away leaflets on the appraisal and how to view the full document, an information sheet on living in a conservation area and response forms. Identified stakeholders and interested parties were directly notified including the Parish Council, councillors and officers of the Borough Council and County Council, the conservation section of Carrick District Council and Rosemullion Homes. Consultees were encouraged to have their say and send their comments to the council. The consultation was advertised with posters in the village, local press coverage and via the village website. The draft appraisal and response form was made available through the Council's website and paper copies were available to view at the exhibition, the local library and the Council offices.

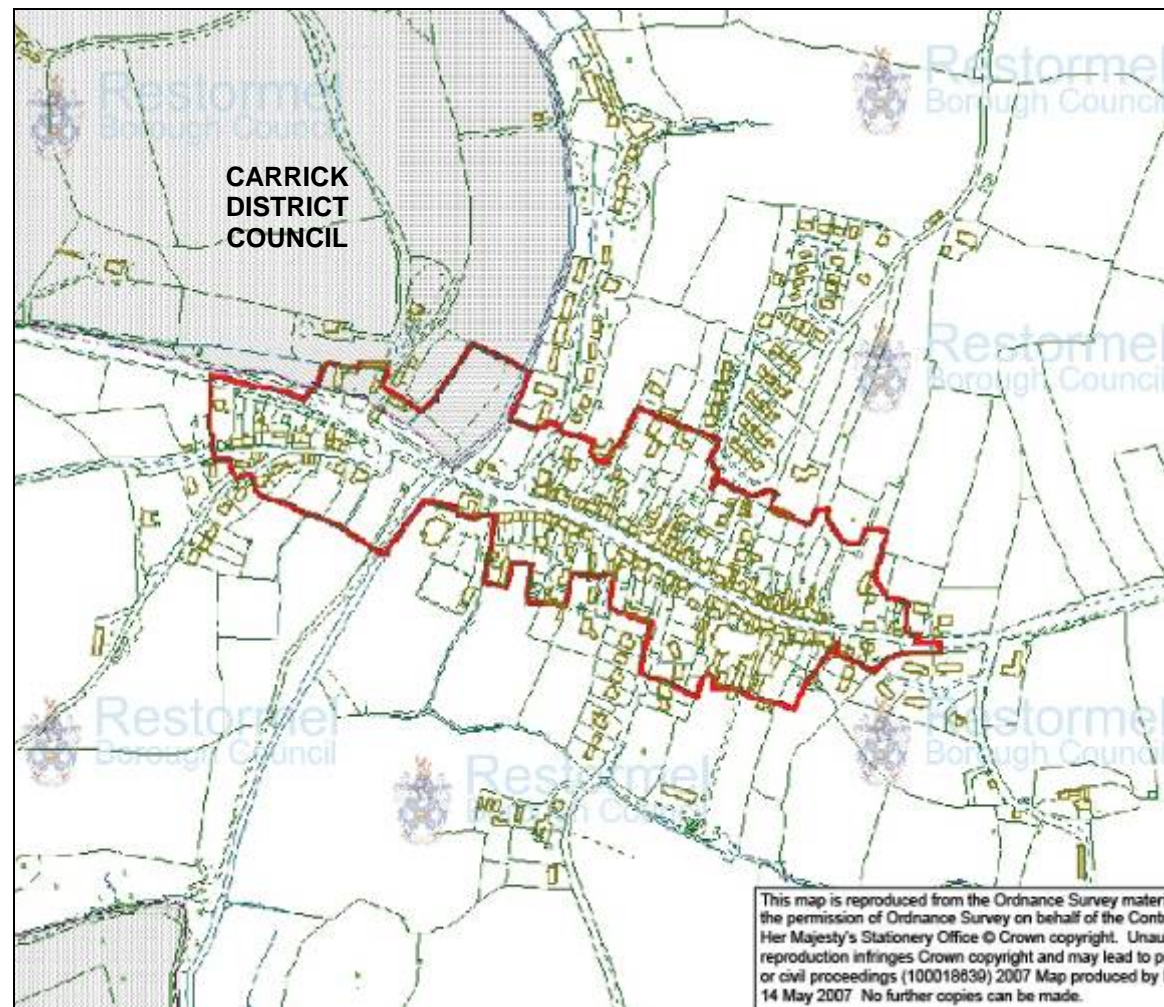
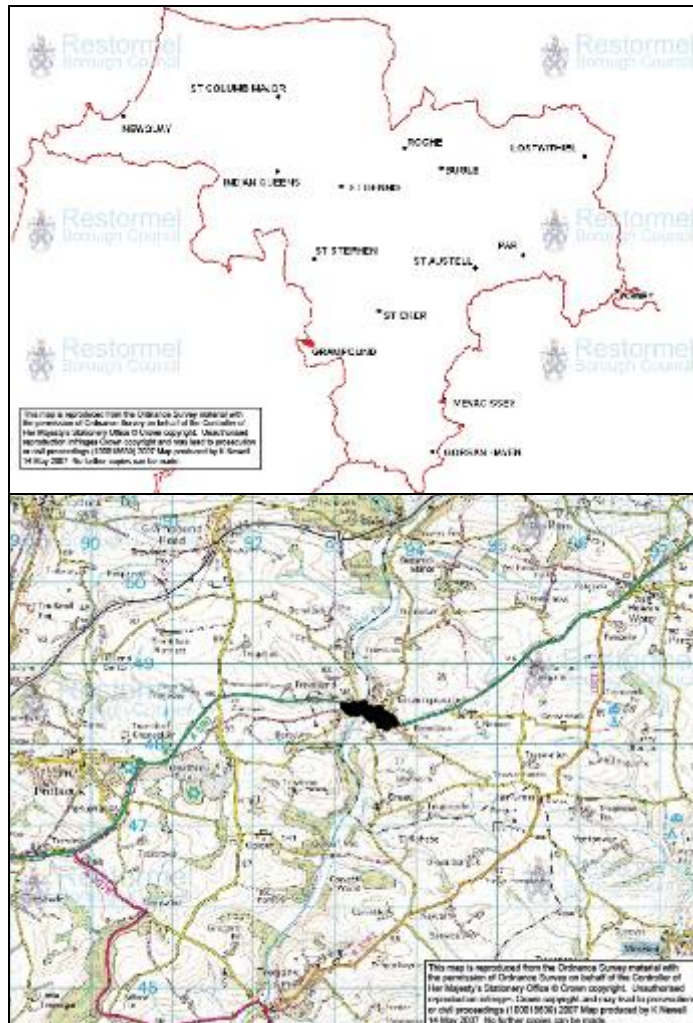
The consultation responses were evaluated and the appraisal was amended in light of comments received. This document was endorsed by Restormel Borough Council in October 2007. It was formerly endorsed by the Policy and Scrutiny

Committee 4 at the meeting of 19 September 2007 and by the Cabinet at the meeting of 15 October 2007. The appraisal will be a material consideration when application for change within the conservation area or its setting are considered by the Council.

Grampound conservation area

The Grampound conservation area was designated in 1974. The current designated area runs the length of the roadside settlement, including Fore Street, the main focus of the village, and the areas of Old Hill and Slaughterhouse to the west of the River Fal.

A small part of the conservation area, to the west of the river and to the north of the A390, lies within the boundary of Carrick District Council and development here is controlled by their Local Plan policies.



Conservation area location: within the wider borough (top left), in the surrounding local vicinity (bottom left) and the existing conservation area boundary (above)

2 Location and context

The village of Grampound is situated in mid Cornwall at the crossing of the River Fal by the main southern route through the county (A390), half way between St Austell (9.5 km to the east) and Truro (12.5 km to the west).

The village spans the boundary between the Central 1 and Central 2 areas of Cornwall Council with the majority of the conservation area lying within Central 2 apart from a small area to the north west.

Activity and use

The historic functions of the settlement as a medieval borough and market town with an agricultural and industrial economy have shaped the character of the present settlement. Today, Grampound is perceived as a village and is unfortunately dominated by the A390.

The lively community enjoys a range of facilities including the primary and junior school, church, the recently built and award winning village hall, pub, restaurant, doctors surgery, garage, and a range of shops including a fish mongers, furniture and antiques shop, pet shop and post office. The village has a recreation ground behind the school with a bowling green, tennis courts and public conveniences. The annual carnival is held here.

Topography

Grampound developed at a strategic crossing point of the River Fal. The river runs north south across the landscape in a steeply sided valley flowing south to the sea at Falmouth. Smaller east west tributaries drain into the river defining natural boundaries in the landscape.

The village spans both sides of the Fal with the main focus of Fore Street set on the eastern banks of the valley between two of the branching tributaries. Old Hill, a smaller area of historic development, is located on the more steeply sloping western valley side.



Topography of the Fal valley and its tributaries



Distinctive grain of burgage plots and medieval strip field system (CCC, Historic Environment)

Landscape setting

The remains of a medieval strip field system surround the settlement and continue to define the distinctive grain of the immediate landscape. The field plots have a close relationship with the settlement burgage plots and it is likely that they were laid out as part of the same system.

The wider landscape setting is of dispersed settlement, with farms, hamlets and small villages set within an agricultural landscape of largely 'Anciently Enclosed Land', as defined by the Cornwall Historic Landscape Characterisation. The 'Steeply sided valley' of the River Fal and smaller areas of 'Recently Enclosed Land' are also characterised, as is the 'Ornamental' landscape of the Trewithen Estate, 2.5 km to the west. Areas of nearby woodland include Trevan Wood and Trenowth Wood, 2 km to the north and Barteliver Wood 0.5 km to the south west. Grampound falls within the Gerrans and Veryan Bays (Fal estuary to St Austell) character area (CA16) in the Cornwall and Isles of Scilly Landscape Study.

Geology

Grampound is situated in an area of sedimentary geology formed during the Devonian period including sandstones, siltstones and shales (known locally by a traditional mining term, as killas), limestones and igneous rocks including intrusive granite. Historic maps show quarries in the surrounding area, to the immediate north of the conservation area at Town Mills and at Slaughterhouse and to the south at Quarry-parc, believed to be the location of a medieval quarry first recorded in 1337. Cornish Rustic Stone Limited continues to work Treddinick Quarry, c0.5km to the north, extracting gritstone and sandstone. It is likely that some of the building material of the village comes from these locations.

Setting of the conservation area

The conservation area has a close relationship with the surrounding landscape, with strong continuity between the settlement plots and the surrounding field system. To the north of the conservation area is Town Mills, a historic mill

complex with potentially medieval origins. Mill Lane, connecting Fore Street with the mill, continues to be the focus of significant residential development. To the south east, approached along a small lane enclosed by Cornish hedges, is the secluded and rural farm-based hamlet of Bossillian.

To the north and south of the conservation area 20th and 21st century residential development has taken place in plots adjacent to the minor roads of the settlement. This recent development is generally of suburban character, commonly large detached bungalows and houses. New Hill Estate, a small former Council Estate off Pepo Lane, and an executive-style cul-de-sac at Oak Vale off Bosillion Lane are other new forms of development.

Historic associations

Grampound has historic associations with John Hamden, the celebrated parliamentarian and civil war military leader. He was one of the town's members of parliament between 1620–

1623 and has particular associations with the site of Trevail, Fore Street, where he stayed when he was appointed as MP.

There are strong historic links between Grampound and the Trewithen Estate. Until a major land sale in 1919 the estate was a major landholder in the village and had offices, a coach house and stables in Fore Street, as well as providing employment for many of the inhabitants.

Historic environment designations

The current historic environment designations within the conservation area are:

- One scheduled monument – the market cross and nearby cross base to the immediate south west of St Nun's church.
- 53 listed buildings designations, some of which include more than one structure. Nos. 1, 2 and 3 Manor Houses are listed Grade II*, all the rest are of Grade II status.
- A number of Tree Preservation Orders.
- Grampound lies within the Fal Valley Area of Great Landscape Value as defined by the Local Plan.

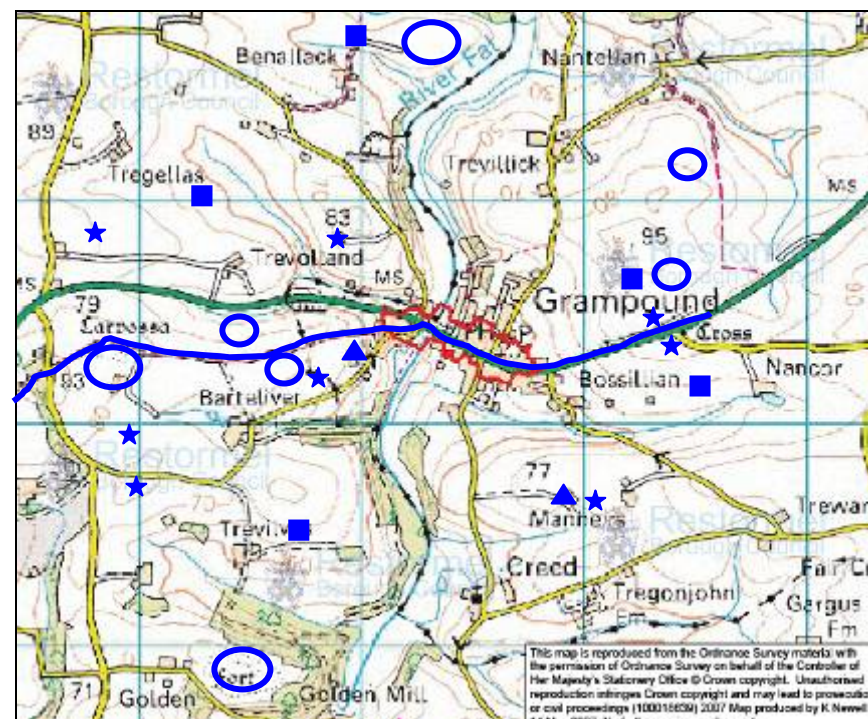
3 Historic development

Historic interest

- Grampound is set within a landscape of **dense prehistoric activity** and the earlier route of the main road (now the A390), along Old Hill, may have ancient origins.
- Grampound originated as a **13th century planned medieval market town situated at an important bridging point on the main southerly route through Cornwall**. The settlement is named after the bridge – ‘Grand Pont’ Norman French for ‘*Great Bridge*’.
- **Remains of the medieval market town still shape the village and its surrounding landscape**: the wide width of Fore Street was originally the **market place**, with long, narrow **burgage plots** running off it and merging with the surrounding **medieval strip field system**.
- Grampound has an important **industrial heritage** and specialised in **leather and textile production** from the medieval period. A number of significant sites include former **tan yards** and **mill sites**.
- **Turnpike improvements** improved the main road in the mid 18th century and rerouted the road away from Old Hill to its current route in 1834.
- In 1824 Grampound lost its right to return two representatives to parliament. It was the only ‘**Rotten Borough**’ to be disenfranchised prior to the Reform Bill of 1832.
- **20th century road works** - Modern traffic levels led to further changes including road widening and the construction of the current bridge (1968).

Prehistoric

Archaeological evidence suggests that Grampound is set within a landscape of dense prehistoric activity, but no prehistoric discoveries have been recorded within the conservation area. Evidence of prehistoric settlement, field systems and monuments are recorded nearby. A number of Bronze Age monuments have been identified including standing stones and burial barrows and later prehistoric and Romano-British period enclosures, representing hillforts and defended farmsteads or 'rounds', have also been discovered. Excavations have taken place at the hillfort enclosure at Carvossa, 1km to the west of the conservation area, and have yielded evidence for the occupation of the site between the first and fourth centuries AD. An earlier route of the main road (now the A390) survives as a small grassy lane and runs from Old Hill to the enclosure. It is likely that this route has ancient origins and originally crossed the Fal at a fording point.



- Enclosure ■ Field system ★ Barrow ▲ Standing stone
- Ancient route

Extensive prehistoric activity is recorded in the surrounding area
(taken from Cornwall County Council's Historic Environment Record
and Bane and Oliver, 1998)

Medieval market town

Grampound originated as a planned medieval market town established as a financial speculation by the Earl of Cornwall. It takes its name from the 'Great Bridge' constructed c1250 under the patronage of the Earl and is first recorded in the Cornish as 'Pons Mur' in 1296 and subsequently in Norman-French as Grauntpoint in 1302.

The bridge, originally located slightly to the south of the present 20th century crossing, was strategically important, carrying the main southern route through Cornwall and forming the lowest road-crossing of the River Fal until the construction of the 'Pons Magna' or 'Big Bridge' at Tregony in 1300.

By 1297 the Borough of Grampound had been established and 28 rent paying burghes were recorded. The close connection between the bridge and the chosen location for the town is indicated in the Borough crest that depicts the bridge, road and river as well as the Earl's coat of arms.



Grampound is named after the 'Great Bridge' built c1250. The current bridge dates to 1968.



The Borough seal depicts the bridge and the Earl of Cornwall's coat of arms.



1-3 Manor Houses are the subdivided remains of the 16th century Manor House.



The bridge carries the main southerly route through Cornwall over the River Fal.



Remains of the 15th century market cross survives.



The chimney has carved stone gargoyles to the cornice.

The planned market town was laid out along the spine road of Fore Street to the east of the bridge and elements from the original plan still shape the settlement today, and include;

- the basic road layout,
- the distinctive long, thin property boundaries fronting onto the main street known as burgage strips,
- the widened main street that formed the market place,
- and the surrounding strip field system.

The first Borough Charter dates from 1332, but may represent the confirmation of existing arrangements. The charter gave the burgesses the right to hold a weekly market and two annual fairs, the manor mills and permission for a merchant's guild.

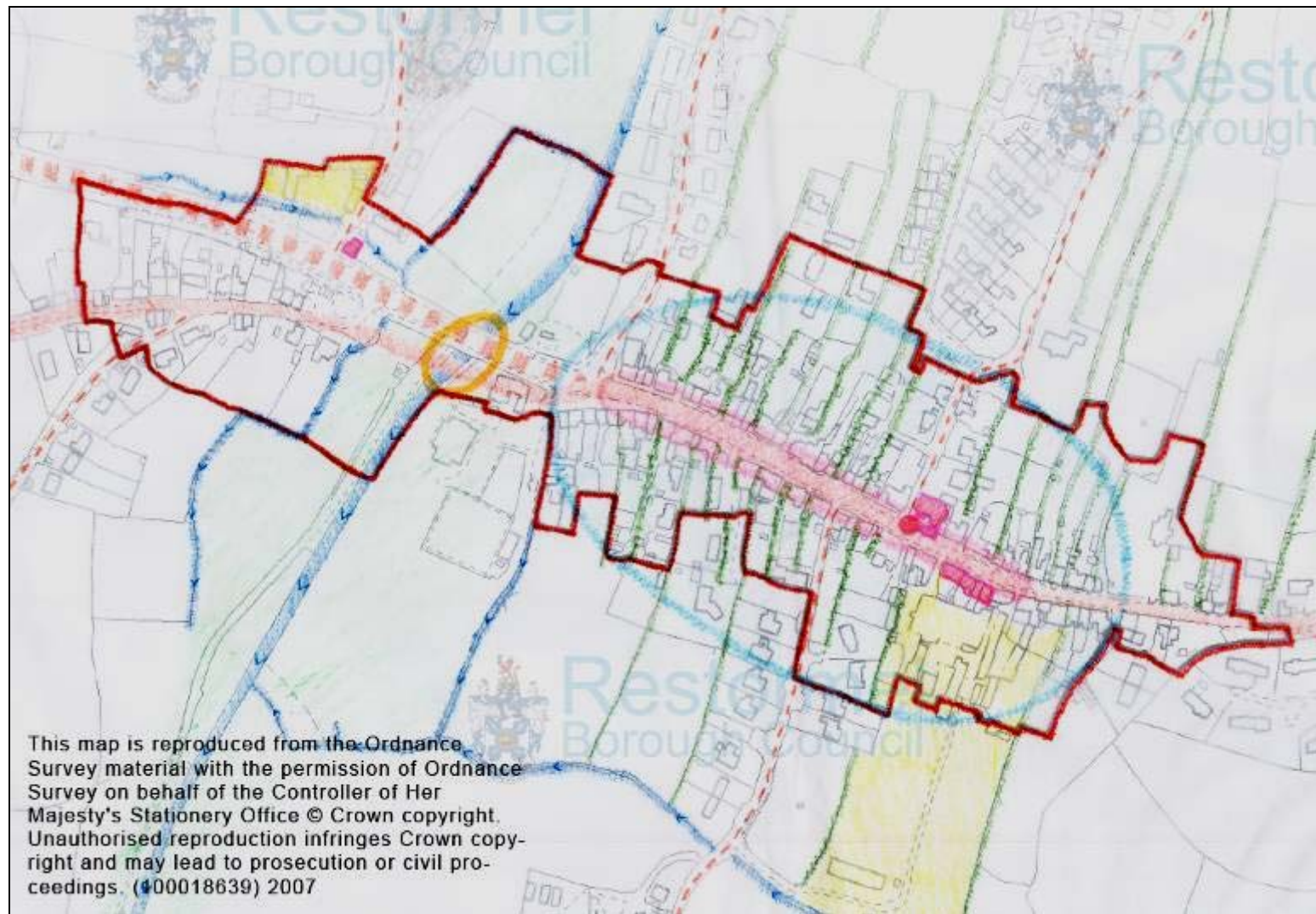
Grampound was promoted as an important town; the Hundred Courts of Powder were held here and from 1351 to 1824 the town returned two members to parliament. By 1370 a chapel of ease dedicated to St Naunter or St Nun had been established on the site of the current chapel. The medieval

building stood until its collapse and demolition in 1820 and the present building was constructed in 1869. A medieval leper house is also documented from c1309 and is thought to have been located on the site of the Mill Lane doctor's surgery. From 1686 this was the site of the parish almshouses and subsequently the site of the Poor House built in 1795 and demolished in 1960.

Surviving medieval architecture in the conservation area includes the headless shaft of the 15th century market cross and the Grade II* listed Manor House complex of probable 16th – early 17th century date. This building was the manorial administrative hub of the medieval town and was also the location for the Hundred Court and the Merchant's Guild.

The industrial town – mills and tanyards

Grampound developed an important industrial and manufacturing economy dominated by its mills and tanyards that were powered by the Fal and its tributaries. The town's sizeable cattle and sheep market attracted ancillary trades



- Principal historic route
- - - 1834 turnpike improvement
- River Fal and watercourses
- - - Secondary routes
- Bridges
- Burgage plots and strip field boundaries (not all marked)
- Historic landmark structures
- Area of burgage plots
- Tannery sites
- Market place
- Floodplain
- Quarry

Historic topography

including slaughterhouses, a leather industry, wool and cloth production and glove making.

The Town Mill site, to the north of the conservation area, has a complex industrial history with documented uses as a corn mill, a fulling mill, a malt mill and a grist mill. It is likely that this was the site of one of more of the medieval mills transferred to the borough in the 1332 charter.

Textile industries

Documentary evidence relating to a fulling mill on the Town Mill site provides evidence of a cloth trade at Grampound. Another fulling mill is thought to have stood on the opposite side of the Fal in Probus parish, outside the bounds of the Borough, on the site of Fal Valley Pets. Fulling mills were used to finish woven fabric, agitating the cloth to create a felted surface resulting in a denser, more hardwearing material. Other references to a textile industry come from surviving field names such as 'Rack Field', a reference to the tenter frames where the fulled cloth was stretched out to dry. Seventeenth century wills from the borough detail looms and

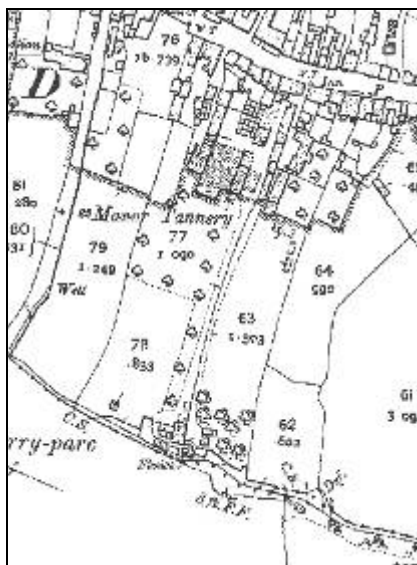
raw materials including black and white wool, hemp and flax and 18th century records list 9 weavers, 2 dyers, 17 fullers, clothiers and wool staplers in the Borough suggestive of a considerable domestic industry. In 1801 Grampound Factory was established on the Town Mill site as a spinning mill, woollen cloth and woollen yarn manufactory. This seems to have had a limited success and finally burnt down in 1835. Fabrics from Grampound were likely traded at the nearby cloth market at Tregony and also at Exeter.

Leather industry

A leather industry developed during the medieval period based on the ready availability of cattle hides, water and oak bark for the tanning process. Manor Tannery, to the rear of the Manor House, was owned by the Croggon family from 1711 and continued trading using the traditional oak bark tanning technique until its closure in 2000. This site was originally three tanyards that were later combined and it is thought that the medieval tannery of the manor was located here. Fal Valley Tanyard, also known as Lower Tannery was



Town Mills to the north of the conservation area has a complex industrial history



The 2nd edition Ordnance Survey map of c1907 shows the Manor Tannery and its lime pits.
© Cornwall County Council.



Fal Valley Pets, a former tan yard and possible site of a fulling mill.



Bermonsey House is named after the London leather market.



The mills and tan yards have extensive leat systems.

the largest of Grampound's tanneries and was located on the site of Fal Valley Pets.

The lower part of the Old Hill area was historically known as Bermondsey after Bermondsey House. This is a reference to the London leather market that at one time was the centre of the English leather trade and where much of the leather made in Grampound's tanneries was sold.

Ancillary industries to the tanneries developed including curriers who dressed, coloured and finished the tanned leather and glove making manufactories. Glove making is documented on the site of Perran House and at Town Mills.

Post medieval Grampound – the 'Rotten Borough' and decline from town to village

The prosperity and stature of the town seems to have declined to some extent by the end of the medieval period with John Norden writing in 1584 describing Grampound as 'of small resorte: the town is verye Auntient, the priviledges large,

the inhabitants few and poore'. Some 20 years later Carew also noticed that 'the bridge there is supported with only a few arches, and the corporation but half replenished with inhabitants, who may better vaunt of their town's antiquity, than the town of their ability'.

Despite this, the market continued until its decline in the 19th century when travel to Truro and St Austell became easier. The present day Town Hall was probably built in the early 18th century and was originally open to the ground floor with the upper floor supported on stone columns.

The road continued to bring a constant passing trade with coaching inns, alehouses, stables and smithies providing accommodation and refreshment for travellers. During the mid 18th century a turnpike trust improved the road from Falmouth to Plymouth and a datestone of 1782, reset in the modern bridge, suggests that improvements were made to the crossing at this time. However, it was not until 1834 that the present route of the A390 to the west of the bridge was laid out between Trewithian Gate and Grampound. Prior to this the



Early 18th century Town Hall, originally open to the ground floor.



Reset datestone of 1834 relates to the bypassing of Old Hill and the replacement of the medieval bridge.



The National School of 1869, on the site of the old route of the road.



Reset turnpike datestone of 1762 in the bridge.



The turnpike toll house of 1834 survives close to the bridge.



Extract from the 2nd edition 25" Ordnance Survey map of c1907 shows the stub of the old route of the road, lined with cottages. Those to the north were demolished in 1969. © Cornwall County Council.

ancient route up Old Hill and past the hillfort enclosure at Carvosa had continued as the main road. The new turnpike included a new bridge, slightly upstream of the medieval bridge, with tolls collected at the tollhouse that survives on the west side of the crossing. Later, in 1869, the National School, now Grampound Primary School, was built on the line of the earlier road. The cottage row on the south side at the bottom of Fore Street continues to respect the alignment of the earlier route leading to the site of the medieval bridge.

Charges of widespread corruption in the electoral system of the Borough had been raised during the 18th and 19th centuries and finally in 1824 Grampound lost its right to send two representatives to Parliament. It was the only 'Rotten Borough' to be disenfranchised prior to the Reform Bill of 1832. This loss of status marked another step in the decline of the settlement from town to village.

The coming of the railway in 1859 reinforced the loss of settlement status bypassing the settlement completely. The

nearest station was at Grampound Road, 3 km to the north west.

The extent of the settlement as shown on the tithe maps of 1840 and 1843 is likely to be very similar to the medieval extent of the town. The 1st edition 25" Ordnance Survey map of c1880 shows how little the settlement had changed, with the historic development figure demonstrating that significant expansion really only began in the mid 20th century.

20th century to the present

By the turn of the 20th century the settlement was perceived as a village.

Throughout the century the rise of the motorcar has had a major impact on the nature of Grampound. The A390 was improved in 1968 with a programme of road widening in which a number of historic buildings in the bridge area were demolished. The 1834 bridge was also demolished and replaced with today's structure.

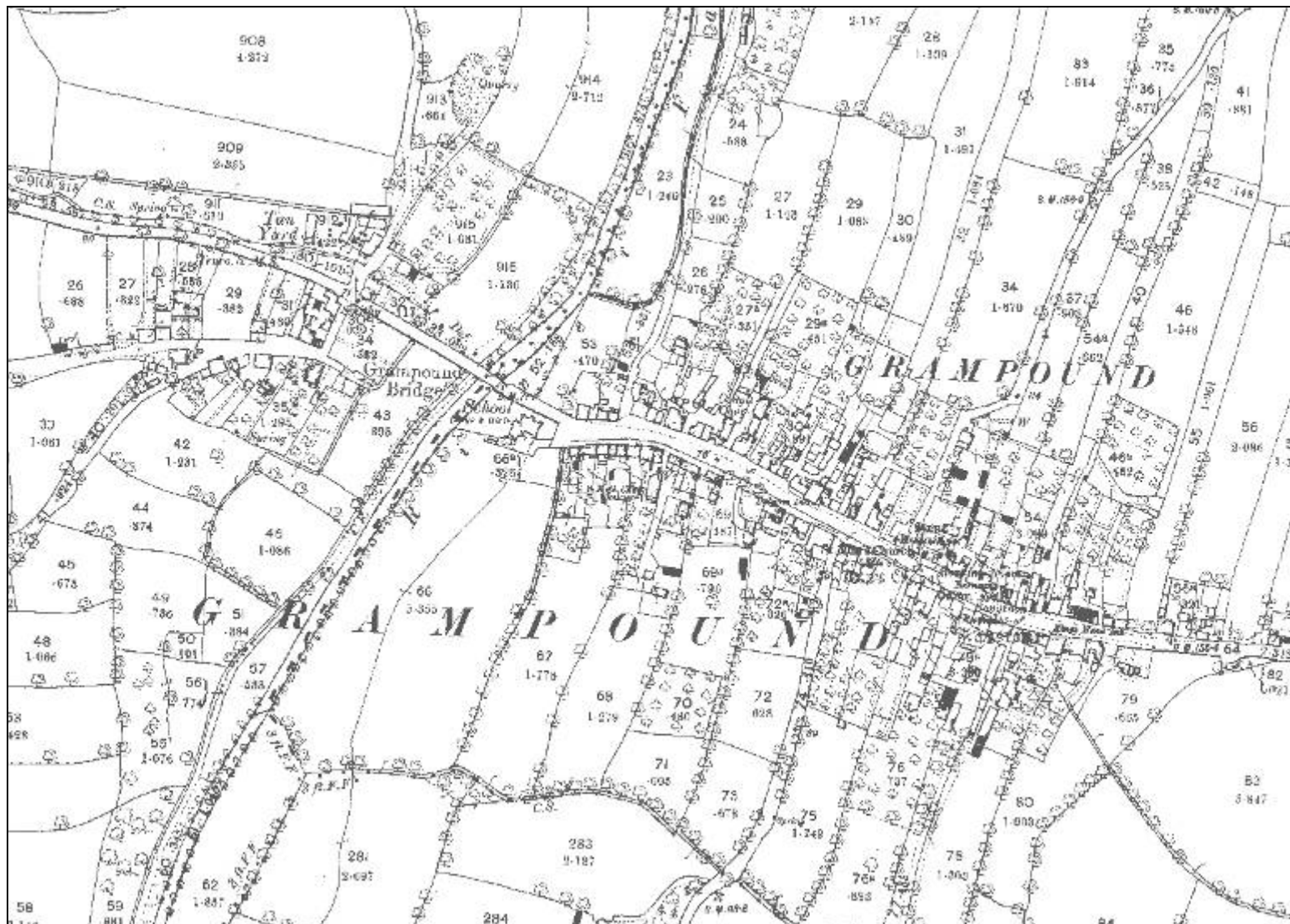


The medieval strip field system shows clearly on the tithe map. The blue shading possibly indicates the Borough boundary.

Above: Extract from Proboscis parish tithe map, 1843
© Cornwall Record Office,
Cornwall County Council,
P.194/271

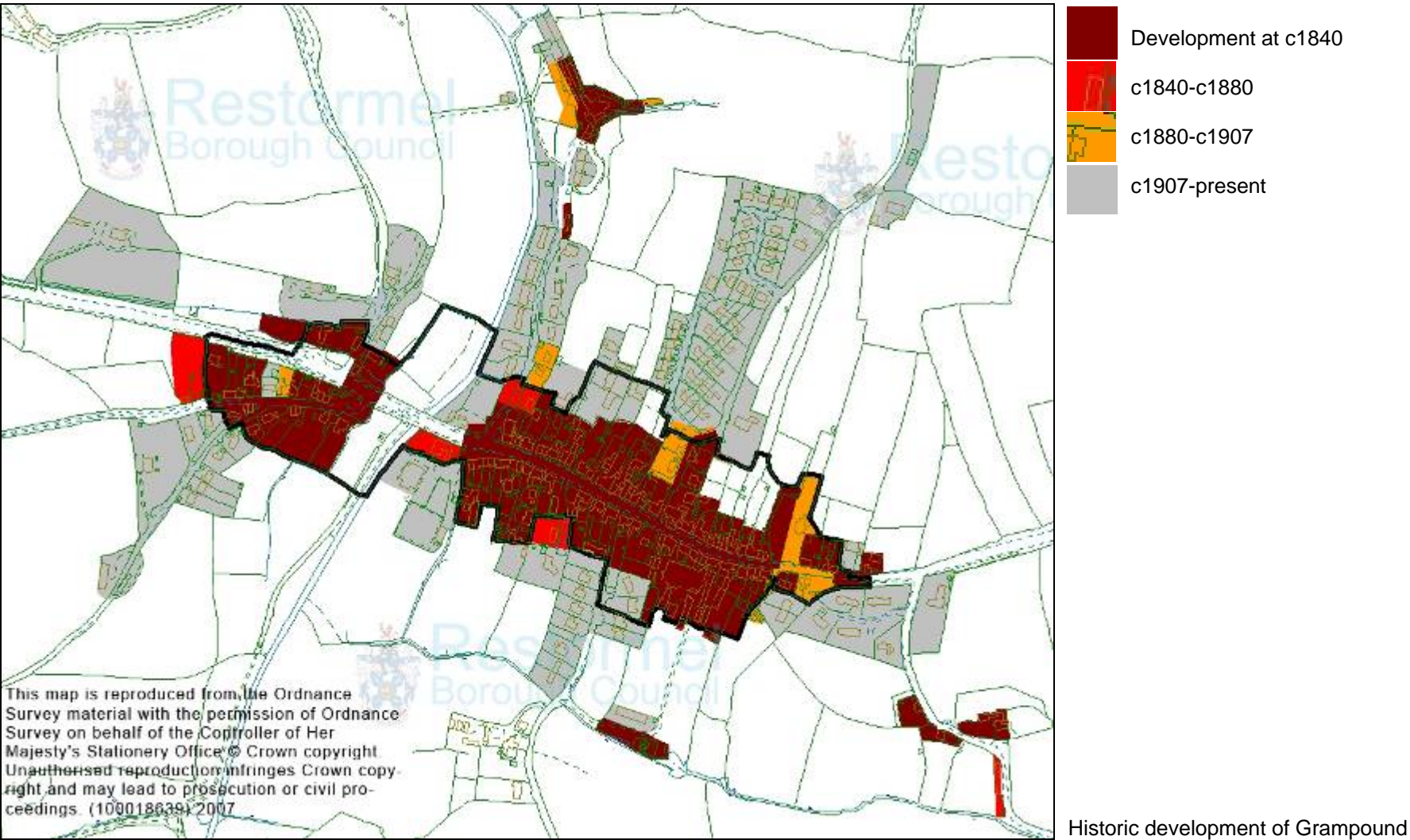


Right: Extract from Creed parish tithe map, 1840, ©
Cornwall Record Office,
Cornwall County Council,
TM/41



The grain of the strip field system as it merges with the burgage plots dominates the village, with tree-lined boundaries. Numerous orchards surround the settlement.

1st edition Ordnance Survey, 1:25, 000
c1880
© Cornwall County Council



Calls by the community for a bypass have to now been rejected on grounds of cost and priority but remain a key aspiration of the inhabitants, as expressed in their recent Parish Plan. Other concerns set out in the document include the loss of shops, services and employers and the lack of affordable homes for local families.

Development during the 20th and 21st centuries has been predominantly residential with a limited amount of infill development within the historic core. Relatively little development has taken place on the edges of the settlement with the New Hill Estate forming the largest planned expansion built from 1948 as social housing with a mixture of bungalows and two storied terraced properties. Elsewhere detached properties have been built in smaller numbers as at Mill Lane and Creed Lane, with a more recent trend for executive-style cul-de-sac developments such as Oak Vale.

The newly built Village Hall received a design award from Restormel Borough Council in 2006.

Archaeological potential

Grampound has the potential for standing and buried archaeological remains relating to its historic development. Evidence of the settlement's origins, development and evolution may be present in its below-ground archaeological record and in the standing fabric of the settlement's buildings.

In particular there is archaeological potential for:

- Remains relating to the medieval bridge and earlier route of the road.
- Remains relating to the planned medieval town, including evidence for marketing activity, building sequences along the street front, back plot activities, burgage plot and strip field boundaries.
- There is potential for earlier fabric to be masked behind later refronting in standing buildings.
- Industrial remains of the tanyards and mill sites, including the remains of water management and extensive leat systems.
- There is also potential for discoveries predating the settlement, including prehistoric evidence.

4 Settlement character

Essential character

The historic development and topographical location of Grampound has created a settlement with a strongly locally distinctive character. Essential character elements include:

- **The continuing dominance of the topography of the medieval market town and its planned, regular settlement form:**
- **The strongly linear form of the settlement** laid out east-west along one spinal road, descending to the river and bridge at the bottom of the valley.
- The continuing importance of the **bridge crossing the Fal**.
- **The wide width of Fore Street**, recalling its market place use, and **the focal point of the settlement formed by the grouping of the Chapel of St Nun, Town Hall and market cross**.

- **The distinctive fine and uniform grain of the long, thin burgage plots and the surrounding strip field system**, that follow the north-south alignment of the river.
- **The strong sense of enclosure and order along Fore Street** created by the **continuous build lines**, that contrasts with the more **organic and irregular form of the Old Hill area**.
- **The important views along Fore Street focusing on the prominent landmark of the Town Hall**.
- **The completeness of the historic built environment** - dominated by 18th and 19th century residential properties from the smallest vernacular cottage to sizable, double-fronted gentry houses. Common materials of killas rubble with granite, elvan and brick dressings, painted stucco

elevations and a substantial amount of cob construction unify the streetscape. Notably, a number of thatched roofs survive including the grade II* listed 16th / early 17th century 1-4 Manor House complex.

- **Architectural detailing is generally restrained and simple** commonly including keystone detailing to granite and elvan lintels, panelled doors and porches, and deep, bracketed eaves. A number of late 19th century shopfronts survive, often in the form of projecting bay windows. Boundary treatments to the occasional front gardens are significant and evidence remains for lost iron railings.
- **The A390 dominates the public realm** with high traffic levels, associated noise, air pollution and traffic management measures. The recent streetscape scheme enhances the special character of the conservation area. Surviving historic elements of the public realm include granite curbs, granite bollards, a milestone, and cobbled edging to the area around the market cross. A listed K6 phone box and post box form a streetscape group.

- **Greenscape:** Views out to the surrounding fields and mature trees connect the settlement with its landscape setting. There are a number of significant trees within Fore Street, including the limes concealing the garage, and the holly by St Nun's Chapel. Front garden planting makes a significant contribution to character as do the Cornish hedges, roadside flowerbeds and wide grass verges at the entrances to the conservation area.

Three **Character Areas** have been defined within the conservation area:

1. **Fore Street** – linear roadside development retaining the distinctive grain of the medieval burgage strips
2. **Bridge** – area of larger plots partially in the flood plain around the bridge
3. **Old Hill** – a secluded area of development on the western slopes of the valley, formerly the route of the main road but bypassed in 1834. Irregularity of built form and siting creates a more relaxed, rural and organic character despite the underlying regularity of plot form.

Spatial analysis

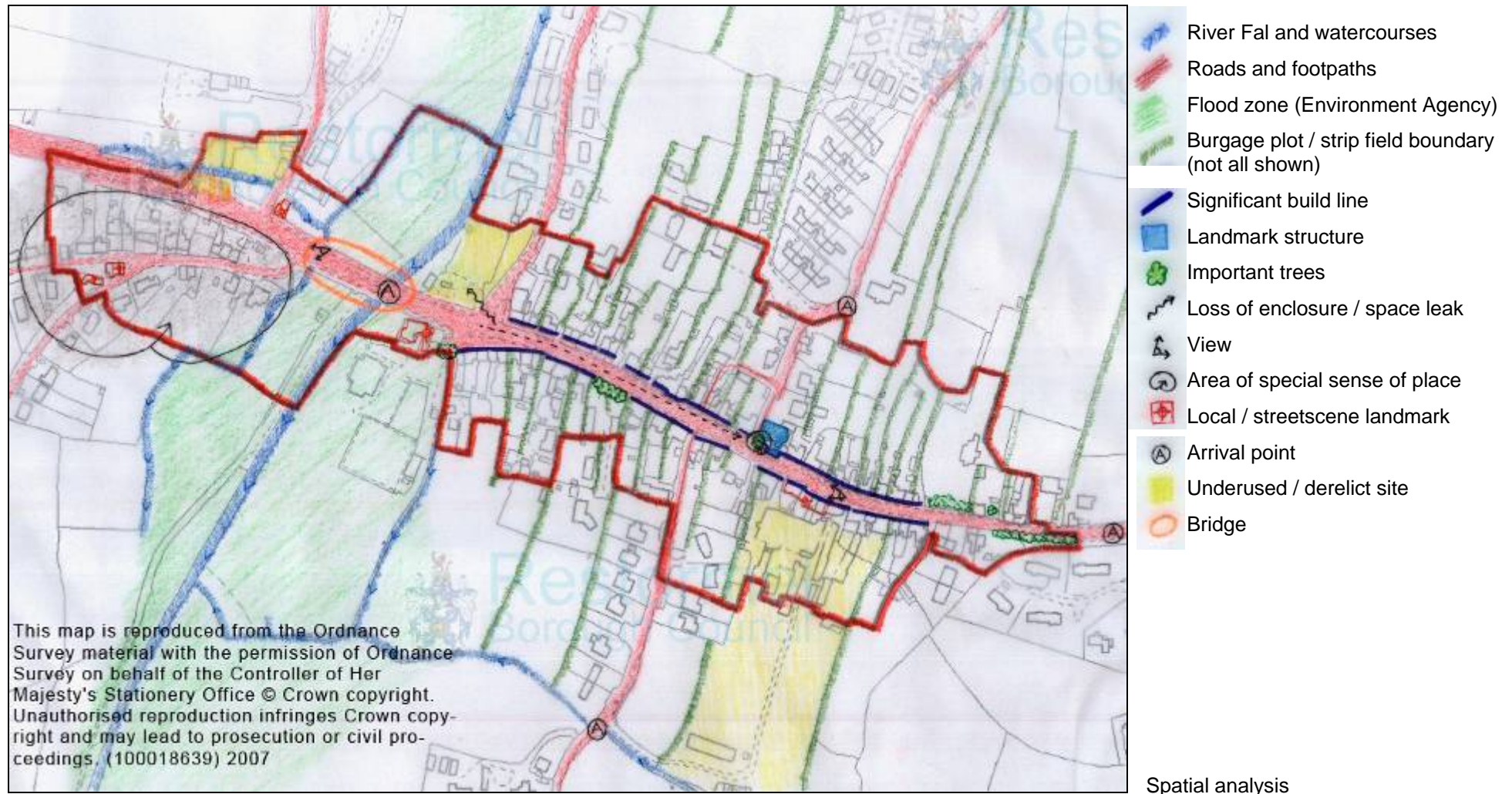
Topography and settlement form

Grampound's settlement form is largely the result of its medieval development as a planned market town located at the crossing point of the principal southern route through Cornwall over the River Fal. Important elements of topography and settlement form include:

- **The strongly linear form of the settlement** – predominantly laid out along a single east-west road (Fore Street) with very limited secondary north-south routes leading to neighbouring hamlets and the town mill (Creed Lane, Pepo Lane, Bosillion Lane and Mill Lane). A network of private and public footpaths and small lanes give access to back plots but there is little interconnection between these routes and the movement pattern through the settlement is predominantly east-west along the A390.
- **The bridge, the Fal River and its valley** – the settlement straddles the river with Fore Street laid out against the grain of the sloping eastern valley side descending to the bridge. Old Hill, the continuation of the main road prior to the 1834 turnpike improvement, rises from the river on the steeper western valley side. Historically the river and bridge were more obvious features within the settlement, with the road curving at the approach to a hump-backed bridge carried on stone arches. The bridge area forms an important arrival point to the settlement.
- **The fine, distinctive grain of the burgage plots and the surrounding strip field system** – the grain of the settlement is still defined by the surviving form of the long, thin, slightly curving burgage strips fronting onto Fore Street and blending into the surrounding strip field system. The burgage strips run along the contour, mirroring the north-south alignment of the Fal. Historic boundary walls and hedges may survive. The extent of the field system is defined to the north and south by tributary valleys draining into the Fal.



The linear form of the settlement, fine grain of the burgage plots and surrounding medieval field system and important contribution to character made by tree coverage in the area are clear from this aerial view.
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- **The wide width of Fore Street and the focal point of the Chapel of St Nun, the Town Hall and the Market Cross** – Although there are no defined formal open spaces within the settlement, the wide width of Fore Street with its narrower entrance points at the bridge and the curve in the road at the top of the hill, recall its use as the medieval market place. The grouping of St Nun's Church, the 15th century market cross and the Town Hall and former Market House, jutting out into the road, form the heart of Grampound and the focal point of the settlement. However, the sense of place is diminished by the constant heavy flow of traffic.
- **The dominant build lines along Fore Street create a strong sense of enclosure** – Buildings tightly flank the street, set on the back of the pavement or behind thin garden strips, emphasising the curving line of the road. Despite differences of architectural style and date, the majority of buildings are in adjoining rows and form dominant build lines that create a strong sense of enclosure within the streetscape. Gap sites, spaces

between houses and set-back properties are a rarity and the junctions of the secondary roads are narrow. The streetscape is dominated by hard landscaping and the built form.

The sense of enclosure is dissipated at the bridge and at the east end of the conservation area. At the bridge, larger floodplain plots hold detached structures that do not enclosure the road and contrast with the finer burgage plot grain, for example the school and the disused garage. At the east end of Fore Street, the built form becomes more relaxed with buildings set back from the roadside in larger plots with more vegetation and greenscape.

- **The linear form of historic back plot development** – Back plot developments were designed to maximise the limited amount of available space in the thin burgage plots and commonly run longitudinally along the boundary of the plot emphasising the linear grain. This pattern is seen in the court developments of cottage rows accessed by opeways, such as behind Ringmore House, and in the

surviving historic buildings relating to industrial and agricultural back plot activities, for example at the Manor Tannery.

- **The organic form of Old Hill** – The Old Hill area of Grampound has a more relaxed and rural settlement form than Fore Street. Although there is a certain amount of regularity in the underlying plot form, building siting and alignment is more varied creating a more organic character.

Key views and vistas

Grampound's key views and vistas include:

- Views along Fore Street featuring the prominent landmark of the Town Hall. Views open up sequentially when approaching from the east due to the curving line of the road, heightening the sense of arrival.
- Views from the top of Fore Street across the river valley to the western slopes of open fields and mature trees.



The wide width of Fore Street recalls its use as a market place.



The staggered build lines along Fore Street create a strong sense of enclosure.



Iconic view of Grampound, with the Town Hall and former market house jutting into the road.



The heart of the settlement: Town Hall, church and market cross.



The large, open plots around the bridge area contrast strongly with the enclosure of Fore Street.

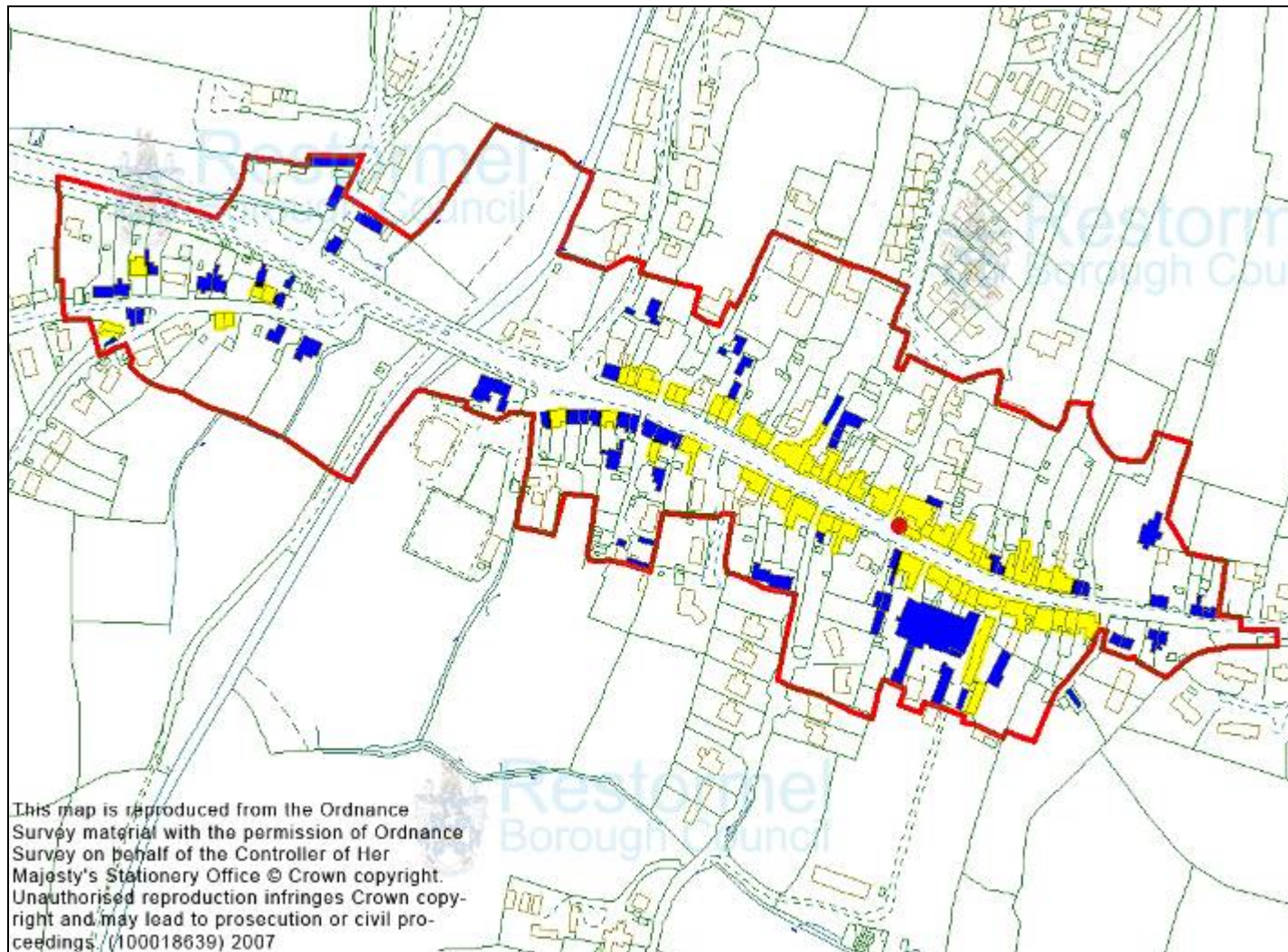


Views to Old Hill show its more irregular and organic form.

- Glimpsed views off Fore Street to back plot developments, such as at the Manor Tannery.
- Views of Old Hill from the bridge, featuring the gable ends of the more irregularly set buildings, with trees forming the high horizon line at the top of the hill.
- Views of the settlement in its landscape setting from the upper slopes of the western valley. The clock tower of the Town Hall and the church steeple are distinctive landmarks.
- Views from the western valley side to the Town Mill and development along Mill Street are also notable, although outside the conservation area.



Distant views of the settlement in its landscape setting with the landmark features of the church steeple and the Town Hall clock tower.



Key: ■ Principal Listed building ■ Scheduled monument ■ Historic building (surviving building shown on 2nd edition OS map c1907, some may be curtilage listed buildings)

Built environment

Architectural characteristics

The built environment of the conservation area is dominated by residential properties of varying size, form and date, from the smallest vernacular cottage to sizable, prestigious gentry houses. The majority of structures fronting the main street are listed and the high level of historic survival gives a strong sense of completeness and integrity to the settlement.

Unlisted historic buildings make a positive contribution to the conservation area and are shown on the built environment analysis map (defined as any surviving structure shown on the 2nd edition Ordnance Survey map of c1907). These unlisted buildings are particularly important in the Old Hill area, at the east and west ends of Fore Street and in the back plot developments.

Grampound's architecture is generally simple in form and elevation and restrained in detailing. Street elevations have a regular rhythm of building widths, defined by the underlying

burgage plots, with a mixture of single and double fronted properties. Buildings are almost universally of two storeys although storey heights, eaves and roof heights vary considerably, emphasising the underlying gradient and the plot divisions.

Distinctive architectural groups include:

- The **earliest surviving buildings** including the Grade II* 1-3 Manor Houses dating from the 16th / early 17th century and Radnor House Antiques and Trewithen Apartments of late 17th century date.
- **Sizeable, prestigious double-fronted houses** often with symmetrical facades, three or five windows wide, and of 18th and 19th century date, such as the former farmhouses of Trevellick House and Penbertha by the bridge and the larger town houses of Bonython House and The Hollies.
- A mix of **single and double fronted vernacular cottages** predominantly of 19th century date. Often in rows of varying date and design, but also as late 19th / early 20th century

cottage pairs of the same build with paired front doors and sometimes ope ways through to back plots.

- **Back plot cottage rows** are an important architectural type within the conservation area, often comprising smaller cottages of cob construction.
- A small number of **religious and institutional buildings** including St Nun's chapel of Early English gothic revival style (1869), the Town Hall (probably early 18th century), former National School (1869), and the now converted Bible Christian Chapel (1881), Wesleyan Chapel and Sunday School, Independent Chapel and Toll House (1834).
- **Commercial premises** (and former commercial premises) can be identified throughout Fore Street by the survival of shop fronts. Many of the village shops were converted from domestic dwellings and they follow the same scale and form as neighbouring houses. The Dolphin Inn is the only surviving functioning public house. Many of the shop fronts are no longer in commercial use but continue to make a

positive contribution to the streetscape.



Radnor House Antiques of late 17th century date with 'long and shot' quoin detailing.



Bonython House, one of the large double-fronted gentry houses.



Single fronted cottage with timber lintels.



Back plot cottage rows of cob construction.



The converted Bible Christian Chapel, 1881.



19th century shop front set within an early 18th century house.

- Surviving **agricultural and industrial buildings** include back plot structures that can be glimpsed from the main street and the remains of industrial complexes such as the Manor House Tannery and the Fal Valley Tannery (now the Fal Valley Pets site). English Heritage carried out an architectural investigation of the Manor House Tannery in 2001 and concluded that the complex was 'a rare, if not unique survival' representing 'a continuous tradition of tanning on the same site for nearly three hundred years'. The report highlights the importance of the completeness of the extensive group of specialised industrial buildings, full range of liming and tanning pits, machinery associated with hide preparation and leather finishing, a water wheel and associated water supply system and a diverse range of equipment associated with the various stages of production.
- The **bridge** crossing the River Fal and associated leat, now dating to 1969 but incorporating reset date stones of 1762 and 1834.

Unusual build forms within the conservation area include the large late 19th century villa of Hillside, set back from the main street within its extensive gardens and the small timber-framed shop premises currently in use by the smoked fish company. A bay windowed Edwardian semi-detached pair set in an elevated location above the street at the east end of the conservation area is also an unusual form in the village.

Buildings known to have been lost include the medieval chapel of St Nun, the poorhouse and former almshouse complex on Mill Lane and industrial and agricultural buildings. Demolitions in the bridge area cleared a range of industrial buildings related to the leather industry, thatched cottages, a blacksmiths forge and several public houses and associated stabling. Various street fronting and edge of plot buildings have been demolished around Hillside.

Limited late 20th and 21st infill has been accommodated within the main street and does not infringe on the historic integrity of the conservation area. The more successful developments match the simplicity of form, and are guided by the scale and

dominant build line of their surroundings. Less successful examples are of a more suburban or estate-based character and occupy set-back locations.

Materials

Common traditional building materials include the **local slatestone (killas) rubble teamed with dressings of granite or elvan**. The local killas has a distinctive warm, pinkish brown colour that contrasts with the pale, golden cream of elvan and the steely grey of granite. These colour differences are used decoratively in some architectural designs.

In the smaller cottages, killas is laid as irregular rubble with **timber lintels**. In larger, higher status and later structures, faced and squared rubble is laid to course with granite or elvan dressings. **Brick dressings**, of both red and buff coloured bricks, are common in late 19th century buildings.

There is a substantial amount of cob construction within the village. This is a common material in the back plot

cottage rows, rear extensions outbuildings and boundary walls. 1 and 2 Hillside Cottages are a pair of unlisted cob cottages of potentially 18th century or early 19th century date and are of considerable interest in the evolution of the settlement. Cob is also seen in some of the higher status structures, for example at Brouard Cottage with the ground floor of irregular rubble and the upper floor of cob construction. It is also used for side elevations in buildings with stone facades, as indicated by the roughcast finish of the sidewall of 4 Manor House. More unusually cob is used for the upper courses of the front elevation of this property, possibly associated with a re-roofing event. The distinctive qualities of the material; the sense of mass and thickness of the walls, softness of the rounded corners and texture of the uneven surface finish contribute to Grampound's distinctive character.

Plain, painted stucco is a common surface finish to both cob and rubble buildings. Some stucco elevations have a degree of ornamentation with raised quoin details, storey bands and occasionally decorative window treatments. Cob buildings normally have a textured roughcast surface finish. Colours are

generally restricted to a neutral palette of white, cream or light pastel shades with details picked out in a contrasting colour. Stronger colours and modern patterned surfaces on stuccoed elevations are less successful.

Slate hanging, as a surface treatment survives on the clock tower and on a number of unlisted back plot cottage rows, and may once have been more prevalent.

A notable number of thatched roofs survive but the majority of surviving traditional roofs are of scantle slate laid to gabled and hipped designs. Historically thatch was more prevalent, but now survives at 1-4 Manor Houses and Trengoffe, Old Hill. Chimneys are commonly of red or buff coloured brick with red and white clay pots matching the red clay ridge tiles. A notable exception is the large, rubble built lateral stack on the front elevation of 1-3 Manor Houses with granite quoins and carved gargoyles to the cornice.



Brick dressings are common in late 19th century buildings.



Painted stucco is a common surface finish with varying amounts of decorative detailing.



Penwyn House. Recessed doorway with panelled door and fanlight. Deep, bracketed eaves.



Brouard Cottage. There is a substantial amount of cob construction in the village.



Trengoffe, Old Hill. A number of thatched roofs survive.



Vercoe House retains its shop windows from its former use as a haberdashers.

Local details

The listed status of many of the historic buildings has ensured good survival of traditional detailing. Detailing is generally restrained and simple.

Doorways and windows are used as an opportunity for enrichment. Contrasting materials for lintels and quoins is common, with segmental heads and keystone details typical. Both casement and sash window fittings are present, predominantly painted white although occasionally picked out in a stronger colour. 'L-shaped' hinges are a common feature on the casements and were likely locally produced by village blacksmiths. Many first floor windows are set directly under the eaves, a typical feature of Cornish vernacular construction. Windows are generally small in comparison to wall surface, especially in the cottages. Windowsills are common with a mixture of thick stone sills and thin slate ones, often with a painted finish.

Bay windows are rare and generally indicate former shop fronts, such as at Vercoe House, formerly a haberdasher's.

Other late 19th century inserted shop fronts survive, some continuing in use, such as the square bay windows of Radnor House Antiques, the shop to the west of Brooklyn and the Post Office. Other flat-fronted shop fronts survive such as at the Smoked Fish shop set in an unlisted timber-framed building and the double fronted shop front in Ringmore House, Fore Street with a first floor oriel window above.

Recessed doorways with panelled doors and reveals, decorative doorcases, fanlights, porches and granite doorsteps and thresholds are important local details. Porches range from simple hoods, to more elaborate structures with columns, pilasters and cornice detailing. These features are often painted in strong vibrant colours set against the muted palette of the stucco and stone elevations. Open doorways within row developments provide opeway access to back plots and are a local feature.

Deep, bracketed eaves are another distinctive local detail on some of the larger, symmetrically fronted properties, such as at Penwyn House.

Granite quoins in exposed rubble houses are often laid in a distinctive 'long and short' pattern.

Other unusual features include a Phoenix fire insurance plaque that survives on the front wall of Springfield.

Boundary treatments to properties with small front garden plots are significant within the streetscape, such as at April Cottage and Grosvenor House with the impressive gateposts with ball finials. Elsewhere, low walls are topped with railings. Most of the existing railings are modern replacements but some historic examples survive including at St Nun's Church and Woodlands, Old Hill. Evidence of former fixings in the top of stub boundary walls shows that iron railings were previously a more prominent feature, presumably many were removed as part of the war effort for melting down during the Second World War.



Front gardens and their boundary walls and gates are significant in the streetscape.



Surviving historic railings at Woodlands, Old Hill.



Ornate railings at St Nun's Church.

Streetscape

Public realm

The A390 road dominates the conservation area in terms of the constant and heavy traffic, associated noise and air pollution, signage and painted road markings. The entrance points to the village, where the 30 mph speed restriction begins, are particularly affected. Speed restriction signage is teamed with 'welcome' signage promoting Grampound's special character as an historic settlement.

The recent public realm improvements have generally enhanced the streetscape with appropriately designed street furniture, such as the replacement street lighting, positively contributing to the special character of the conservation area. Other streetscaping measures have been criticised, such as the recessed parking bays that some argue have straightened the line of the road and increased traffic speed through the village.

Surviving historic features in the public realm include 19th century granite kerbs along much of the length of Fore Street. A number of historic granite bollards survive, such as at Bonython House forming a boundary treatment and at the junction of Pepo Lane. Heritage-style modern cast iron bollards prevent parking and protect pedestrians in a number of places including an area at the bottom of Fore Street where the pavement is lower than the road surface. A 19th century milestone survives in the verge close to Fal Valley Pets, with the inscription 'From Truro 8 miles'.

Street furniture is relatively limited. A listed K6 phone box and a post box form a group by the Garage. A modern bench, parish council notice board and war memorial plaque on the Town Hall reinforce the area around the 15th century market cross as the heart of the settlement. Some cobbling survives to the edge of this area and the worn plinth steps of the cross form part of the scheduled monument.

The public realm of the Old Hill area is more rural in character with no defined pavements but some grassed verges. Overhead cables are very noticeable here.

Greenscape

Although much of Fore Street is dominated by hard landscaping, the small front gardens, a number of important trees and incidental green areas along the roadside are significant factors in the special character of the conservation area. Views to the surrounding countryside are also important.

Entrances to the village are particularly leafy with Cornish hedges and the mature trees of the Fal Valley. Wide grassed verges dominate the area to the west of the bridge with seasonally planted flowerbeds to the east. A planted, grassed bank is significant in the approach to the village centre from the east.

The lime trees screening the working garage set back from Fore Street are particularly important in maintaining enclosure

levels by continuing the strong build line. The tree by St Nun's Church is also significant in the streetscape.

In addition to front gardens, container planting has become a feature of personalisation throughout the conservation area with potted plants often used to define doorways. Gardens are more prominent in the Old Hill area.



The A390 dominates the conservation area in terms of traffic and signage.



The lime trees screening the garage maintain the sense of enclosure along Fore Street.



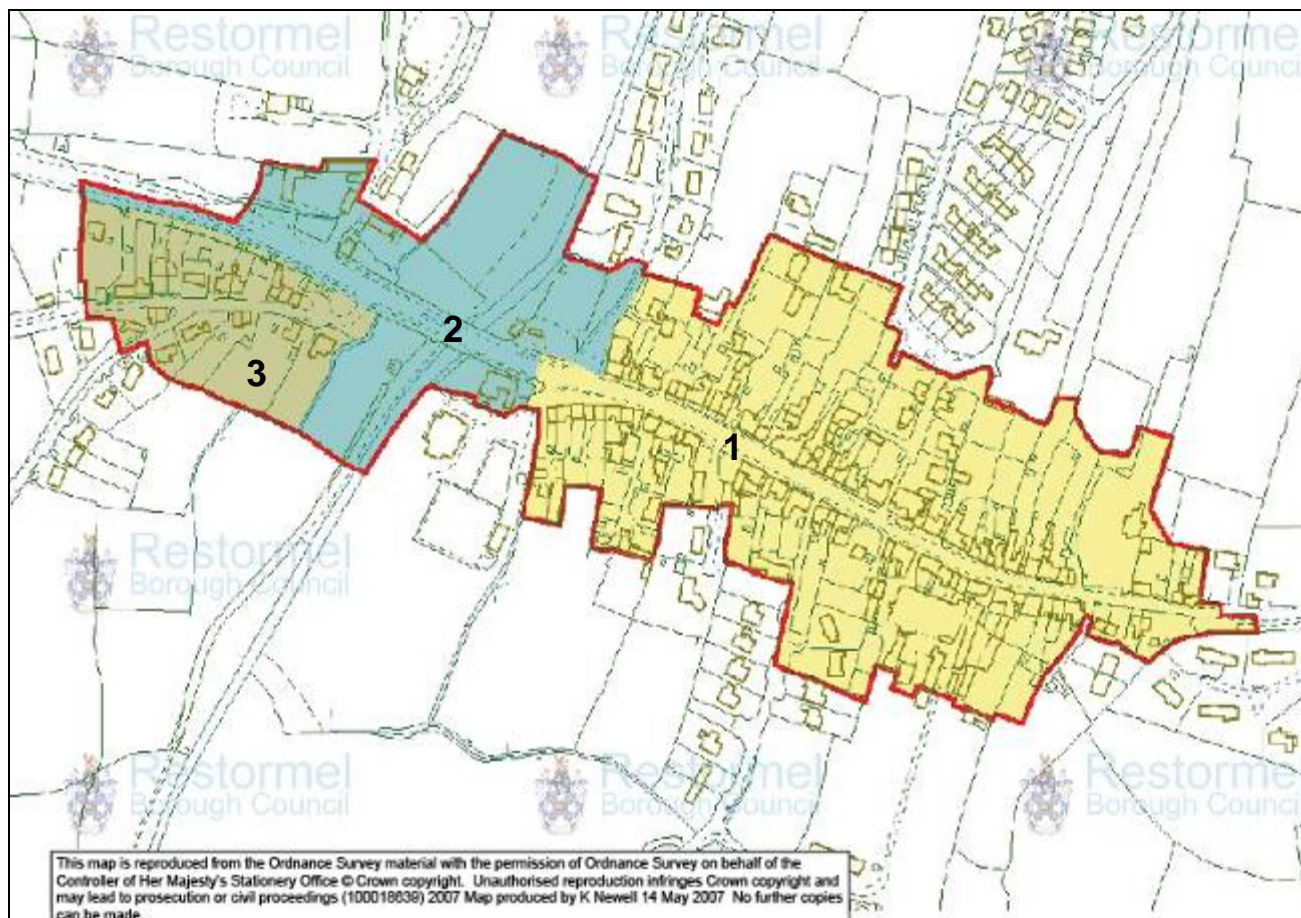
Occasional front gardens and container planting softens the hard landscaping of Fore Street.



Views to trees and fields are important.

Character Areas

In addition to identifying broad elements of settlement character that define Grampound as a whole, townscape analysis has identified three distinct character areas:



1. Fore Street
2. Bridge
3. Old Hill

Character area 1: Fore Street

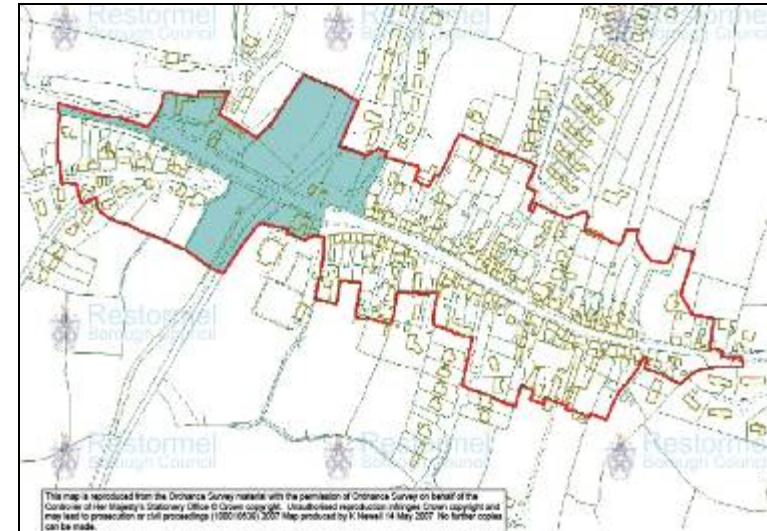
- Dominated by the A390, the main southern route through Cornwall
- Forms the main spinal road along which the settlement developed, laid out in long thin burgage plots that merge with the surrounding medieval strip field system
- The width of the road indicates its former use as the market place
- The Town Hall and former Market House juts out into the road and together with St Nun's Church and the 15th century market cross forms the focal point and heart of the settlement
- Descends down the eastern valley slope to the bridge crossing the River Fal
- Key buildings include the Town Hall, St Nun's Church, 1-4 Manor Houses, buildings relating to the former Manor Tannery and the School

- Majority of buildings are listed. Most front directly onto the street, some have small front gardens. The strong build line, continuous along the street, creates a strong sense of enclosure. Small cottages stand next to large double fronted gentry houses.



Character area 2: Bridge

- The area around the bridge is partially within the floodplain and forms the western gateway to Grampound.
- Large land plots contrast with the regular, linear burgage plots of Fore Street. Large detached buildings generally do not address the road, creating an open character, in strong contrast to the high enclosure levels of Fore Street.
- The historic grain of the area has to some extent been compromised during 20th century road improvements. One of the results of this is that the bridge (now of 20th century date) and river have little impact in the streetscape.
- Key buildings include the School, Toll House and historic industrial buildings relating to the former tannery at the Fal Valley Pets site.
- Several important sites are currently underused and may offer future conservation-led regeneration potential including the former garage site and historic buildings at Fal Valley Pets.



Character area 3: Old Hill

- Less regular and ordered than Fore Street, the Old Hill area has a more rural character, appearing as a cluster of buildings set on the more steeply sloping western bank of the Fal valley.
- Despite this relaxed, more organic appearance there is a regular underlying pattern of plot widths suggesting a degree of formal planning.
- The irregular siting of the buildings, some set tight to the road, others behind deep front gardens, and the predominance of semi-detached and detached buildings contrasts with the strong, uniform and near continuous build lines of the adjoining Fore Street development.
- Old Hill forms the historic continuation of the main route prior to the 1834 turnpike improvements. The route survives as a grassy track to the west of the settlement.
- Although once forming the main entrance to the settlement it has now been bypassed and has a quiet, rural character

feeling distinctly separate from the Fore Street area of Grampound.

- Key buildings include Trengoffe the late 17th century thatched, cob cottage, set at an angled orientation that may represent a former road alignment. There is less of a concentration of listed buildings and a greater number of late 20th and 21st century new build. A mixture of architectural styles, predominantly stone built structures, some rendered finishes.
- Gardens and soft landscaping form an important part of the character of the area.
- There are no defined footpaths with roads sometimes flanked by grassed verges, underlining the more rural character of this area compared with Fore Street which is more dominated by hard landscaping.
- Boundary treatments to front gardens are a mixture of hedges, historic iron railings, low level rubble walls and picket fences. This variety adds to the more relaxed, less planned character of the area.



Character Area 3:
Old Hill

5 Negative features and issues

There are a number of negative features and issues within the conservation area.

The Road - traffic and traffic management

The road has always been a defining feature of the settlement but the high level of through traffic is now a significant negative issue detracting from Grampound's special character and appearance. Traffic dominates Fore Street; noise and air pollution, speeding vehicles, difficulty crossing the road and the close proximity of the traffic blight the pedestrian experience. The road effectively cuts the village in two, undermining the sense of place.

Traffic management measures also detract from the special character and appearance of the conservation area. Signage and road markings are dominant features, particularly at the settlement entrances.

Under-used and derelict sites

There are a number of under-used and derelict sites that erode the vitality and otherwise high quality of the conservation area. A number of these sites are historically significant retaining important historic buildings with the potential for buried archaeological remains. These sites include:

- 1 The Manor Tannery
- 2 Site of the former petrol garage
- 3 The weighbridge
- 4 Fal Valley Pets
- 5 Town Mill (to the north of the conservation area)

Some of these sites are highly visible and located at important entrance points to the village.

Loss of historic architectural features and inappropriate alterations and additions

The incremental loss of historic architectural features and inappropriate alterations and additions is an issue in the conservation area. Replacement of windows, doors, traditional wall surfaces and particularly roof coverings with inappropriate materials and designs erodes special character. Although the listed status of many of the buildings controls such change, insensitive alterations to individual buildings affect the wider street scene. Plastic doors and windows, stained rather than painted woodwork, projecting plastic canopies and poorly detailed and fitted external lighting are examples that detract from the special character of Grampound.

In general the condition of the historic buildings is good. However, there are a number of historic roofs in a poor state of repair making them vulnerable to loss. In particular, several surviving scantle slate roofs have been bituminised, which ultimately leads to the disintegration of the slate.

Structural condition and use of the Town Hall

The structural condition of the Town Hall is raised as a matter of concern in the Parish Plan. Plans are currently being developed to seek Heritage Lottery funding for a programme of repairs to this landmark building. An increased level of public access and use of the building is proposed, including a museum.

Townscape significance of the bridge and river

The crossing point of the River Fal is central to the development of Grampound, but the river and the bridge now go relatively unnoticed in the townscape. A number of signs marking the river are located in the bridge area, but are poorly sited and of an uninspiring design. This loss of connection with the river and the crossing point has eroded a defining feature of Grampound's unique and distinctive identity.

‘Anywhere’ new development

Recent development in Grampound has been of mixed success. Too many schemes have an ‘Anywhere’ quality, often failing to respect the historic grain and topography of the village, and the locally distinctive architectural form, quality of materials and scale, design and massing of its built environment. As a result some of this development has eroded, rather than enhanced the special character of the village.

The threat of further inappropriate development is an issue in the conservation area and its setting.

Climate change

Climate change has the potential to seriously affect the Grampound conservation area. The increase in the frequency of extreme weather conditions and flooding has the potential to damage buildings, landscapes and archaeology.

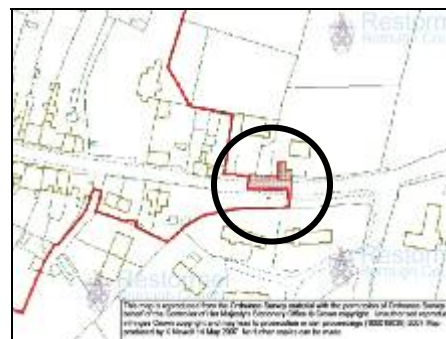
Equally, measures designed to address climate change may also have an impact on the special character of the conservation area.

6 Management Proposals

Conservation area boundary review

The conservation area boundary has been reviewed and a small extension to the east end of the current boundary is proposed. This extension is recommended in order to include an unlisted historic agricultural building shown on the tithe map of 1840.

The conservation area is tightly drawn to ensure that the designation is not devalued. It does not mean that features outside the defined area are of no historic interest. Indeed there are a number of outlying sites of confirmed architectural and historic interest such as the Town Mill site, sites of known industrial activity along the stream to the south of the village, such as at the Manor Tannery, and outlying farm hamlets such as Bosillian. In the interests of maintaining the integrity of the conservation area proposals to extend the boundary to include these sites are not recommended:



Recommended extension to the east end of the conservation area.



Roadside unlisted agricultural building recommended for inclusion within the conservation area.



1 & 2 Hillside Cottages of cob construction.

- Town Mill – the quality and character of recent development along Mill Lane is not consistent with the extension of the conservation area along this road. The listed status of the mill site affords protection to the heritage asset.
- The industrial sites to the south of the village along the stream are too detached from the core of the settlement to include in the area. Conservation area designation is not designed to protect wider historic landscapes, such as the surrounding remains of the medieval strip field system.
- Historic building to the rear of Hillside Cottages is believed to be associated with the town's historic water supply. Further research is required to establish the significance of this structure.
- The outlying hamlets are places with their own identity and should not be included in the Grampound designation.

The setting of a conservation area is a material consideration within the planning process and setting issues will be

considered as part of the positive conservation management of the settlement.

Recommendation: Extend the conservation area boundary to include additional areas of special architectural and historic interest.

Local list

Conservation Area designation affords a degree of control over the demolition of any unlisted building or structure within the conservation area. English Heritage, PPG 15 and the Heritage Protection White Paper 'Heritage Protection for the 21st century' encourage local authorities to designate lists of locally important buildings and to formulate local framework policies for their protection, through normal development control procedures.

As part of the ongoing Heritage Protection reforms, English Heritage will produce standardised criteria and good practice guidance for such local listing. This appraisal identifies surviving unlisted historic buildings that are shown on the 2nd

edition Ordnance Survey map of c1907 and could form the basis for the production of a local list.

Recommendation: Consider establishing a register of locally important historic buildings in light of the recommendations made in the ongoing Heritage Protection reforms.

Article 4 (2) Directions

Incremental loss of historic architectural detail and inappropriate alterations to historic buildings have been identified as issues affecting the special character of the conservation area. Listed building legislation protects the majority of the settlement's historic buildings and the introduction of an Article 4 (2) Direction should be considered to protect the special character of the residential unlisted buildings within the conservation area.

Article 4 (2) Directions work by removing certain permitted development rights allowing greater control over changes to elevations, boundaries and materials. The Direction has to specify a prescribed range of development that materially

affects some aspects of the external appearance of unlisted dwelling houses that may normally be altered under 'permitted development rights', for example:

- Removal or replacement of any door or window
- Replacement of painted finishes with stains on woodwork or joinery
- Erection, alteration or removal of chimneys or flues
- Addition of porches, carports and sheds
- Changes to wall surface treatments including the painting of previously unpainted elevations, the addition of renders or claddings
- Changes of roof materials and installation of roof lights
- Demolition or alteration of boundary treatments

Such directions can only be used where there is reliable evidence to suggest that otherwise permitted development is likely to take place that would damage an interest of acknowledged importance and which would therefore be in

the public interest to bring within full planning control. To designate such a Direction local authorities must consult local people and take into account public views. To become effective, notice of the Direction has to be advertised in a local paper and notice should usually be served to the owners and occupiers of all affected properties.

Recommendation: Consider the introduction of an Article 4 (2) Direction to protect significant historic features and details on unlisted dwellings within the conservation area.

Traffic management

The long-term aspiration of the community, as set out in their parish plan, is for a bypass to relieve the negative impact of the high level of traffic that passes through the village. Recent public realm and traffic management measures have sought to ameliorate the effects of through traffic. However, as well as the traffic itself, such management measures also detract from Grampound's special character. An audit and rationalisation of existing signage and road markings should

be undertaken with consideration of reduction and sensitive design, including siting, scale, grouping and form of signage.

Fore Street needs to be reclaimed as a 'street' for people, rather than its current status as a 'road' for vehicles. Sensitively designed measures to give pedestrians priority over vehicles would be beneficial and would form an integral means of traffic calming.

Recommendation: The Council maintains its support for the principle of a bypass, but in the meantime will work with its partners to promote measures that reduce the negative impact of traffic and traffic management in the conservation area.

Promoting Grampound's sense of place and unique identity

As well as the physical traffic management measures, the negative impact of the traffic can be addressed through promoting Grampound's unique identity. By asserting the settlement's sense of place, passing traffic is more likely to acknowledge the village and respect it through careful driving.

The recently placed 'Ancient Township of Grampound' signs at the entrances to the village are good examples of this approach.

One of the most important measures that would reinforce Grampound's distinctiveness is raising awareness of the river and bridge in the streetscape. Possible schemes could include improved signage of the River Fal, potentially with a public art element rather than standard signage boards. As well as strengthening the western entrance to the settlement this would also reconnect the village with the historic importance of the river crossing.

Carefully designed, sensitive lighting of the landmark buildings of the Town Hall and St Nun's Church would strengthen the night time identity and reinforce this area as the heart of the village.

Recommendation: The Council will work with its partners to explore and encourage opportunities for the promotion of Grampound's sense of place and unique identity.

Heritage related opportunities

Heritage is identified as a force for regeneration in the Parish Plan with the aspiration of increasing awareness of the historic environment of the settlement and its interesting history. This is balanced with concern over the lack of adequate car parking available to visitors.

Opportunities to make the heritage of the village more accessible have been suggested such as guided tours, tourist related leaflets, internet promotion and guidebooks.

Long held aspirations for a visitor attraction at the Manor Tannery are reflected in the regeneration proposal for the site in the Local Plan. However, a visitor attraction has not proved viable and no funding for such a development has been secured.

Recommendation: The Council will work with its partners to explore and encourage opportunities for the celebration of the special architectural and historic interest of the conservation area.

New development and reuse of derelict and underused historic buildings and sites

Appropriate redevelopment of the under-used and derelict sites, identified in Section 5, provides the opportunity to enhance the conservation area and provide additional facilities and opportunities for the community. The Parish Plan identifies the need for affordable housing and further employment opportunities. A pilot study has been undertaken by Landscape Design Associates to identify the best location for affordable housing whilst retaining and strengthening what is important about the settlement. The study identifies a number of areas in the periphery of the conservation area that may be suitable for future development and sets out criteria by which development briefs and plans can be appraised.

A number of potential redevelopment sites relate to historic industrial uses, such as the Manor Tannery, Fal Valley Pets - a former mill site and tannery and Town Mills to the north of the conservation area. Regeneration of these neglected sites offers the opportunity to safeguard the future of a group of

significant historic structures and to retain the important industrial character of areas of the village. Consideration of the surviving historic buildings, (both listed and positive unlisted structures) and the potential for buried archaeological remains need to be factored into any proposed development from an early stage in terms of assessment of significance, requirement for archaeological recording and conservation repair and sensitive conversion of standing structures.

Development of complex sites, such as the Manor Tannery, may benefit from early engagement with the Council and local community to achieve a design that enhances and preserves the character of the area.

The former industrial buildings of the tanneries and mills are highly adaptable buildings and would be suitable for sensitive conversion for a range of possible end uses including employment, workshop, office and residential use.

To be successful, any new development in the conservation area and its setting needs to be mindful of the local character of the village, while at the same time being distinctly of the

21st century. Poorly designed and detailed 'pastiche' development can be as eroding to special character as development that shows no regard for its setting. Any future development provides the exciting opportunity to add sustainable, high quality, well-designed, locally distinctive 21st century architecture to the built environment of the village.

Successful new development in historic areas will:

- Relate well to the geography and history of the place and the lie of the land
- Sit happily in the pattern of existing development and routes through and around it
- Respect important views
- Respect the scale of neighbouring buildings
- Use materials and building methods which are as high in quality as those used in existing buildings
- Create new views and juxtapositions which add to the variety and texture of their setting.

Cabe and English Heritage, 2001, '*Building in Context: New development in historic areas*'

Recommendation: Ensure that all new development in and around the conservation area is sustainable, high quality, well designed 21st century architecture that responds to its historic context in terms of its urban design (eg layout and density) and its architectural design (eg scale, form, quality of materials and building methods).

Ensure that the archaeological potential of the former industrial sites, both standing buildings and buried deposits, is taken into consideration at an early stage of redevelopment proposals.

Ensure that the conservation repair and re-use of listed and positive unlisted historic buildings is included as part of any redevelopment of wider plots.

Responding to the challenge of climate change

Sustainable development lies at the heart of the Council's planning policy and Cornwall is committed to becoming one of the UK's most sustainable places. Interventions such as the greater use of renewable energy technologies and eco

friendly development, would need to be evaluated on a case-by-case basis. However, ultimately the historic environment is made up of evidence of how we have adapted and evolved in response to new pressures and opportunities and it is likely that one of the defining features of 21st century development will be our response to climate change.

Recommendation: The Council will work with its partners, and establish itself as a community leader, in the response to the challenges of climate change.

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Cornwall County Council's Historic Environment Record including the Sites and Monuments Record, Historic maps, aerial photographs, Historic Landscape Characterisation

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