

# Kingsand and Cawsand Conservation Area Character Appraisal and Management Plan

Consultation Draft  
October 2012



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## **Acknowledgements**

This report was produced by Cornwall Council

## **Aerial Photograph**

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# 1 Introduction

## **The purpose of a Conservation Area Appraisal**

The purpose of this Conservation Area Appraisal is to clearly define the special interest, character and appearance of the conservation area, and to suggest any possible amendments to its boundary. The appraisal should then inform development control decisions and policies and act as a foundation for further work on design guidance and enhancement schemes.

## **Scope and structure**

This appraisal describes and analyses the character of the Kingsand and Cawsand conservation area and the immediately surrounding historic environment. The appraisal will look at the historic and topographical development of the settlements, analyse their present character, identify problems and pressures and make recommendations for their future management. More detailed advice on the management of the conservation area can be found in the Kingsand and Cawsand Conservation Area Management Plan, which is designed to stand alongside this appraisal.

## **General identity and character**

Kingsand and Cawsand are a pair of adjoining, picturesque seaside villages located in the south eastern corner of Cornwall. The striking coastal setting, surrounding ornamental parkland landscape, military features and good survival of seventeenth, eighteenth and nineteenth century townhouses and cottages combine to make settlements of immense natural and historic interest. They are busy tourist centres and their proximity to Plymouth make them popular dormitory villages.

## **Date of designation**

The Conservation Area was designated in August 1970 in accordance with Caradon District Council's policy document for the area.

## **The Conservation Area within the wider settlement**

The Conservation Area roughly follows the 1907 development boundary.

## 2 Planning Context

### National Policy

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

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

### Regional Policy

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

### Local Policy

- Caradon Local Plan First Alteration 2007, particularly Chapter 5 Town and Village Environment.
- Kingsand and Cawsand Conservation Area Article 4 Direction – see Management Plan for details.



### 3 Statement of Significance

- The dramatic coastal setting of Kingsand and Cawsand has had a considerable impact on the villages' development. The two adjacent beaches encouraged early fishing-related development and the strategic potential of the headland between the two settlements was later exploited during times of conflict. The wooded hillsides to the north, west and south constrained over-development and the generally picturesque qualities of the landscape and seascape have stimulated a flourishing tourist industry.



The strategic importance of the headland between the two settlements encouraged development during the 18<sup>th</sup> century

- The many layered history of the two villages can still be read in the surviving historic buildings and plan form. The narrow streets, constructed to form protection, lead to the two beaches indicating their prominence in the settlements' development and a continuous route follows the contours of the shore from the Square to the beach adjacent to the

pilchard cellars. Simple, single storey stone sheds, outhouses and fish cellars recall the importance of the fishing industry. The tall two and three storey town houses, Cawsand Fort and the remnants of batteries and sea defenses are illustrative of naval community which developed during the Napoleonic wars. Many of the public buildings and the ornamental landscapes either side of the settlements recall the role of the Edgcumbe family in the development of Kingsand and Cawsand particularly in the nineteenth century.

As a consequence of its varied historic development the two villages have a rich variety of architectural styles and building forms. Low lying vernacular cottages, some of which date from as early as the seventeenth century sit amongst grander eighteenth and nineteenth century town houses, many of which have handsome Classical proportions and detailing. The diverse geology of the area is reflected in the building materials resulting in a pleasing palette of rust and grey slatestone, rich red sandstone, aubergine rhyolite and silvery slatestone contrasting with the white and colourwashed facades of the rendered buildings. Boundary walls are similarly varied as is the paving which includes beach pebbles, thick slabs of granite and sandstone pavements.



18<sup>th</sup> and 19<sup>th</sup> century houses built to take advantage of the dramatic sea views



Although Kingsand and Cawsand are primarily now known as tourist destinations, they still retain the charming informality of working villages

- The high quality of the built environment is complimented by the striking natural setting of beach and wooded hillsides. Within the villages the sloping terrain results in highly visible back gardens, many sizeable with mature trees, which 'green up' the environment, as does St Andrew's churchyard.
- The quality of the historic environment is reflected in the high percentage of listed buildings, the scheduled monument and the designation of the surrounding landscape as an historic park and garden.
- As a result of the high quality natural, built and historic landscape the villages are popular places to live and visit leading to a sense of flourishing activity especially in the summer months, but sustained throughout the year.

## 4 Location and Setting

The adjoining villages of Kingsand and Cawsand are located in south-east Cornwall on the Rame Peninsula. They lie approximately 5 miles to the south of Torpoint (connected by ferry to Plymouth), 17 miles south of Saltash (where the road bridge crosses the River Tamar to Plymouth) and 18 miles south-east of Liskeard. They are situated within the parish of Maker-with-Rame.



The sea is an important aspect of the character of the two settlements

The villages have a very special setting. Located at the southern end of the Rame Peninsula they are almost surrounded by water with Cawsand Bay to the south, Plymouth Sound to the east and the deep inlet of the River Tamar known as Millbrook Lake to the north. In addition to the dramatic sea and

coastal setting the landscape around the villages forms part of Mount Edgcumbe Country Park. This was formerly the estate of the Earls of Edgcumbe and the deciduous wooded drives laid out in the late eighteenth and nineteenth century form a green backdrop to the villages to the north and south. The drives form part of a larger ornamental landscape, which lies to the north-east of the villages, and incorporates a series of picturesque features and structures.

Cawsand is immediately surrounded by steep hills covered in mature trees, while Kingsand lies within a slightly more open valley. The wooded slopes rise from the coast to an inland landscape of arable fields bordered by hedges, wooded valleys and creeks.

### Historic Landscape Characterisation

Under the Historic Landscape Characterisation Survey carried out by Cornwall County Council Historic Environment Service in 1994 the land around Kingsand and Cawsand was characterised as Ornamental.

## 5 Designations

### Scheduled Monuments

There is one scheduled monument in Kingsand and Cawsand - Cawsand Fort which includes the remains of a late-18th century battery, superseded by and incorporated within a mid-19th century fort and battery. Outside the villages to the north-east lie four earthwork redoubts, possibly constructed in 1780 during the War of American Independence. The most southerly of the redoubts was redeveloped in 1887 to form Grenville Battery – accommodation for a garrison and moveable armament. To the west of Cawsand are four scheduled sites comprising the Forder Hill fortifications – part of Palmerston's follies of 1859 - the sites include two musketry lines and a roadblock.

### Historic Buildings

There are 85 Listed Buildings and structures in Kingsand and Cawsand all of which are Grade II Listed.  
There is no local list.

### Historic Area Designations

The whole of historic Kingsand and Cawsand (comprising roughly the villages' development by 1907) lies within the Conservation Area – (EV2).

### Other Designations

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

The parkland (part of the Mount Edgcumbe County Park) to the north-east and south-west of the villages is designated a Historic Park and Garden – (CL21).

The open land between New Road and Fore Street is designated an Open Area of Local Significance (OALS) – (EV6).

The whole area is designated an Area of Outstanding Natural Beauty (AONB) – (CL6).

All of the area apart from the beaches is designated an Area of Great Historic Value (AGHV) – (CL18).

The beach from the Institute northward is designated a Local Nature Reserve (LNR) – (CL13).

Cawsand and the land to the south is designated Heritage Coast – (CL6, CL11).

The development boundary is drawn tightly around the existing developed area.

## 6 Historic and Topographic Development

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

### Prehistory

There is evidence of early settlement in the area including a number of Bronze Age burial sites close to the settlement and an Iron Age fort at Rame Head, south of the villages.

### Medieval

During the Saxon period in 705 Geraint, King of Cornwall, granted 500 acres of land to Sherbourne Abbey in Dorset. The border of this landholding followed a now culverted stream leaving Kingsand in the parish of Maker, part of the county of Devon until the boundary was altered in 1844, (the symbol of a "Devon Corn" marking the boundary can still be seen on a building opposite the Halfway House Public House).



The Devon Corn symbol marking the historic boundary between Devon and Cornwall

The parish of Maker was held by the Crown until the Norman conquest in 1066 when it was given to the Valletort family. By 1204 the Valletorts owned the Cremyll ferry crossing from Maker to Plymouth. The manor then passed by marriage to the Durnfords and in 1493 again by marriage to Sir Piers Edgcumbe, resulting in the Edgcumbe family owning all the land on the peninsula from Cremyll in the east to Millbrook in the west.

By the late fifteenth century the peninsula of Maker and Rame was covered in a patchwork of farmsteads. The settlement of Cawsand was first recorded in 1404 the early development took place in the area known as The Square. In both villages the first settlers would have been fishermen, taking advantage of the plentiful pilchard stocks. The name Cawsand is English in origin and early spellings included Cawsham, Cousham and Causon. The name Kingsand could refer to an incident in 1483 when Henry VII landed briefly on the coast as part of an abortive attempt to overthrow Richard III.

Cawsand and Kingsand remained solely fishing hamlets during this period. Religious centres had developed elsewhere: in Rame to the south west and Maker to the north east both of which had Norman churches which were subsequently rebuilt during the later medieval period. At this time the area market was held at Millbrook, to the north west of Cawsand and Kingsand, which was granted a charter in 1319.



## Sixteenth Century

The first major development of the settlements began in the Elizabethan period when a number of Plymouth merchants, attracted by the reported size of the pilchard catches, built fish cellars along the beach. Boat-building developed as a secondary industry along with an illicit trade in smuggling. The villages became the headquarters of the West Country Free Trade movement, until it was finally suppressed by 1850.

By 1540 the strategic defensive possibilities of the location were being explored and a blockhouse was proposed, but not built at Cawsand. During this period the local landowners, the Edgcumbe family, moved their family seat from Cothele further up the Tamar to a new house built by Sir Piers Edgcumbe between 1547 and 1553 on land overlooking Plymouth Sound adjacent to the Cremyll ferry crossing.

## Seventeenth Century

During the seventeenth century fishing continued to be an important industry for the settlements but the role of Cawsand expanded to include that of a coastal defense site. A battery was constructed, possibly in 1616 on the site now known as Cawsand Fort. The battery was intended to cover Cawsand Bay and the beach and was maintained by Sir Richard Edgcumbe. It was rebuilt and expanded in 1644.

The growing importance of the settlements during this period is reflected in the surviving historic fabric including at least fifteen

houses and cottages. These surviving structures are found at the southern ends of Fore Street, The Green, Heavitree Road and Market Street in Kingsand suggesting the seventeenth century builders chose sites away from the seafront. This could have been because the land directly adjacent to the beach was used for buildings associated with the fishing industry or because the sites inland were more sheltered. A similar building pattern can be seen in Cawsand where the surviving seventeenth century buildings are found on Armada Road and St. Andrew's Street. A tannery and brewery was built at some point in the seventeenth century and subsequently converted into the village school. This building continued to school all the local children until 1912, and girls and infants until the 1930s, when it was converted into domestic use and renamed the Old School, Cawsand.



No. 2 St. Andrew's Street has 17<sup>th</sup> century origins including part of its early roof structure

## **Eighteenth Century**

Cawsand's defences were further expanded and developed during the late eighteenth century, possibly in response to the Seven Years War or during the War of American Independence. The battery at Cawsand Fort was rebuilt in 1779 and then further modified in 1780 into a fort known as 'Bulwarks'. The Amhurst Battery was constructed by 1770, designed to prevent landings at Kingsand and Cawsand. The Amhurst Battery was constructed on Heavitree Road with a tall seaward wall about 20 feet high which still survives as the retaining wall to the garden of the Grey House. The Grey House itself was built c.1800, its basement formed by the original battery powder magazine. At around this time defensive crenellations were built in Garrett Street and three redoubts on the cliff to the north-east of Kingsand.

During the Napoleonic War in the late eighteenth century many local men joined the Navy and Cawsand Bay became the principal anchorage of the Channel Fleet. The settlements' growing prominence was reflected in the number of prestigious three storey buildings constructed during this period. Many of these houses were built to take advantage of the sea views along Garrett Street and The Cleave, and around the informal open space of The Green. Kingsway House built in the mid eighteenth century on Devonport Hill is believed to have been an officers' mess for the barracks at Maker and may have originally been constructed as a subsidiary defensive structure to the

Amehurst Battery. A further fortification was constructed on the western edge of Cawsand which was subsequently incorporated into Penlee Lodge.



The Devonport Inn and Cleave House were part of the mid eighteenth century development of Kingsand and Cawsand



A pair of substantial late 18<sup>th</sup> century houses on The Green

In common with many communities in Cornwall, Cawsand welcomed the Nonconformist movement and in 1793 a Congregational church was built off Garrett Street.

Fishing remained the principal activity, and further stone fish cellars were constructed on Kingsand beach – Martins Cove fish cellars date from this period.



The St. Martin's Cove fish cellars were built in the 18<sup>th</sup> century, but may well contain fabric from an earlier structure

During the eighteenth century Cawsand became known as "Turktown" in reference to Arab pirates who were raiding coastal villages looking for slaves.

## Nineteenth Century

The villages continued to develop and expand during the nineteenth century. The Tithe Maps for the parishes of Maker and Rame drawn in the 1840s show a street pattern similar to the modern version. On the map for Maker development is shown centred around Fore Street, Little Lane, Market Square, Green Lane, The Green and Devonport Hill. There is a separate small collection of buildings on the site of the modern day Tregarth and Hardtocomeby, which was probably a farm. Long structures are shown along the cliff at West Rock and North Rock, which were presumably fish cellars. On the Rame Tithe the present day St. Andrew's Street, Garrett Street, the Earls Drive, Armada Drive, Pier Lane and The Square are all drawn.

The Edgcumbe family played a significant role in the development of the two communities during the nineteenth century. In the 1840s the family built the Kingsand

Institute in Market Street, the Kingsand Community Hall in 1878 and in 1871 a drinking fountain in the Square in Cawsand to provide the communities with clean drinking water. A lodge house to the estate was constructed c.1860 to the east of Cawsand incorporating a former Napoleonic fortification, now known as Penlee Lodge.



Penlee Lodge a gatehouse for Mount Edgcumbe estate was constructed c.1860 in the Italianate style on the basement storey of a Napoleonic fortification

During the late nineteenth century chapels of ease were built for both communities to save the inhabitants having to travel to Rame and Maker. St. Andrew's Chapel was built in Cawsand in 1878, with a larger chancel added in 1883, and St. Paul's Chapel was constructed in 1882 in Kingsand. Nonconformism continued to flourish and by the late nineteenth century a Wesleyan Chapel had been built in Kingsand to join the Congregationalist chapel in Cawsand.



St. Paul's Chapel, built in 1882 for the people of Kingsand so they need not travel to Maker to go to church



In 1859 a Royal Commission reported on the state of Britain's sea defences in response to an invasion scare prompted by the strengthening of the French navy. A number of fortifications were constructed following the report known colloquially as Palmerston's Follies. These included the Forder Hill fortifications, to the west of Cawsand. At the same time the final rebuilding of Cawsand Fort took place, between 1858-69, which included nine guns on the sea faces, fourteen on the land side and a moat on the landward side of the fort.



Cawsand Fort, rebuilt in 1867, with its tall limestone rubble curtain wall dominates the views looking north from Cawsand

Although there was no natural harbour, the nature of the beach at Cawsand was such that it allowed for the landing of a vast range of products, including building stone and coal, and for the export of fish, minerals and agricultural produce. Until the end of the nineteenth century the large fishing fleet continued to flourish with around 40 boats, although nine were sunk during a bad storm in 1891.

The First Edition Ordnance Survey map of c.1880 shows earlier names for some of the streets. St. Andrew's Place is marked as Millpool, Armada Road as Duck Street, St. Andrew's Street as Back Street and the southern end

of Garret Street is shown as The Garrets. The modern allotments to the south of St. Andrew's Church was an expanse of trees known as the Millpool Plantation, but an area of allotments did exist to the north east of St. Paul's Church. A smithy and post office are shown on Market Street and a Sunday School on Fore Street. Two limekilns are marked (lime was used as fertilizer and for lime mortar), as well as a quarry at the northern end of Kingsand.

Kelly's Directory of 1893 paints a picture of two thriving communities. Six public houses were listed: the Rising Sun, the London Inn and the Devonport Inn in Kingsand, and the Pilot Boat Inn, the Cross Keys and the Ship Inn in Cawsand.

Both communities had their own post office and insurance office and commercially provided for most of the needs of the area with coal merchants, builders, carpenters, carriers and over ten grocers and shops all within the two villages. The abiding rural nature of the settlements is evidenced by the cowkeeper living in Kingsand and the growing attraction of the villages' seaside setting for tourists is reflected in the presence of a teagarden and a number of lodging houses in both communities.

## Twentieth Century

By the start of the twentieth century Cawsand's sizeable fishing fleet was in serious decline. The once plentiful stocks of pilchards, which had been reducing since the 1880s, and were completely destroyed by motorized trawlers based in Plymouth. By 1914 there were only 16 boats left in the village. The two communities

could no longer rely on the sea to employ a sizeable proportion of its population. Furthermore jobs in agriculture had been in decline since the agricultural depression of the late nineteenth century and most of the Cornish mines were closing. As a consequence many left Kingsand and Cawsand to look for work elsewhere. However, the estate at Mount Edgcumbe was still a significant source of employment with 172 staff recorded in 1906.

In 1912 a new school was built at Furlanesend for the older village boys, and in 1921 the Kingsand Institute was rebuilt following storm damage. The Edgcumbe family connection with the two villages continued with the building of New Road to provide easier access around the back of the two villages during the inter-war years on the site of a former parkland drive.



The Kingsand Institute was rebuilt in 1921, paid for by the Edgcumbe family

The footprint of the settlements changed very little between the drawing of the First Edition Ordnance Survey Map in c.1880 and the Second Edition in c.1908. This is unsurprising as employment in the area was generally in decline. However, the infrastructure of the two villages had improved with the building of a reservoir, shown on the 1908 map at the junction between

Devonport Hill and the Earls Drive.

The future of Mount Edgcumbe looked doubtful in 1935 when the Earl, Piers Alexander Edgcumbe went to live at Cotehele. The house was then gutted by fire following bombardment in 1941 during the Second World War. Piers' heir, his second cousin Kenelm, gave Cotehele to the Government following Piers' death in 1944 in lieu of death duties and subsequently began the restoration of Mount Edgcumbe in 1958. The project was completed in 1964 and in 1971 the house, gardens and parkland were sold to Cornwall County Council and Plymouth City Council for use as a country park.

From the mid twentieth century Kingsand and Cawsand have become popular holiday destinations with visitors drawn to the picturesque seaside location and the proximity of Mount Edgcumbe Country Park. The foot ferry from Cremyll and the car ferry from Torpoint have made the villages easily accessible for those working in Plymouth as a place to live.

In 1987 Cawsand Fort was converted into housing.

## 7 Archaeological Potential

The long and many layered evolution of the settlements gives the whole area developed, up to the early twentieth century, potential for standing or buried archaeological features. In these areas the deposits are likely to provide valuable information on the settlements' early form and development and the urban archaeological remains are likely to be more complex. Particularly sensitive areas include the nationally recognised archaeological site of Cawsand Fort, the areas of the villages first developed around the coves and the sites where early military structures were built.

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

## 8 Present Settlement Character

*This section should be read in conjunction with the Townscape Analysis Map – Figure 2.*

### Understanding character

The following analysis is intended to give an understanding of the different features that contribute towards the villages' character and make them of special interest. It is hoped that by identifying and highlighting these separate elements they will form the basis for maintaining and enhancing the villages in the future – to ensure that their special character is sustained and enhanced.

### Topography and settlement form

The development of the settlements of Kingsand and Cawsand has been undoubtedly influenced by the nature of the topography. Early development took place on the land around the beaches – this area would have been attractive to early builders as it presented level sites, sheltered by hills, proximate to the food supply. Early development inland would have been constrained by the steeply sided promontory of land between the two villages, which later provided an ideal strategic site for the battery. The flatter ground sheltered from the offshore winds along Armada Road, and the lower slopes of Fore Street were developed by the seventeenth century. The more challenging terrain including the higher slopes of Fore Street was not developed until the engineering advances of the nineteenth century which enabled terraces to be dug and retaining walls to be constructed.

The villages' geographic location, effectively within the landscape parkland of Mount Edgcumbe, also influenced their development. Parkland to the north and south of the settlements prevented further development along the coastline and the former park drive, which followed the contours of the land, formed a boundary to the east beyond which no further inland development took place. This drive was converted into a road in the 1930s, and a number of bungalows were built on the slopes above the road. Essentially however, very little development occurred beyond this boundary until the buildings were constructed off Jackman's Meadow in the 1960s.



The landscape drives of the Mount Edgcumbe estate prevented further expansion of the settlement to the north and the south

Whilst the topography had a major influence on the overall morphology of the settlements, socio-economic issues were also a factor. Early planning was piecemeal and pragmatic based on the needs of the fishermen. The narrow streets

provided shelter from the exposed coast and houses would have been sited to give the best protection. The development of the villages as a military base during the seventeenth and eighteenth centuries necessitated a more 'polite' approach to planning and building. Houses were constructed to take advantage of the sea views and the informal open spaces were developed into The Green and The Square. The result is an intriguing mix of vernacular and polite buildings in the streetscape. This is illustrated in the way the formal town houses to the east of The Green address the open space, whilst the vernacular houses along Lower Row turn their back on the open space and face into the hillside for protection. This diversity of approach is mirrored in the building styles (see below).



Dramatic coastal sites shunned by early settlers proved attractive in the 18<sup>th</sup> and 19<sup>th</sup> century when more durable building construction allowed sea views to be enjoyed in comfort



The houses along Upper and Lower Row face into the hillside for protection



Looking from Cawsand Fort it is apparent how the houses along Lower Row present their rear elevations to The Green

## Building types and materials

The buildings of Kingsand and Cawsand are notable for their variety of materials and detailing, the irregularity of their size and shape, and the informality of their layout. Most of the buildings are domestic, two or three storeys high and mainly date from the eighteenth and nineteenth centuries.

- **Fishermen's cottages** – These include many of the earlier buildings in both settlements which date back to the seventeenth century, mainly in Fore Street, with a couple in Armada Road and St. Andrew's Street. These are robust, simple buildings, constructed from stone rubble, which is either lime-washed or rendered. They tend to be long and low with steeply pitched roofs of local slate which run parallel to the street. Thick chimney stacks without pots are another feature. Many of the earlier houses have random window openings arranged for utility rather than aesthetics.





17<sup>th</sup> century cottage remodeled in the mid 18<sup>th</sup> century in Fore Street with roughcast render and raking dormer window



The early 19<sup>th</sup> century vicarage in Kingsand is constructed in the Classical style from local sandstone with brick dressings

- **Town houses** – During the eighteenth and nineteenth centuries a number of town houses were built to take advantage of the sea views – particularly along Garrett Street and The Cleave. These houses are distinguished from their more modest vernacular neighbours by their taller height and more refined details such as symmetrically arranged multi-paned sash windows and Georgian doorcases. These houses were constructed in a variety of local materials including purple volcanic stone, a reddish sandstone and slatestone. Other buildings are fronted in painted render, slate hanging and brick, resulting in a pleasing mix of colours and textures.



Meryton House – a mid eighteenth century house facing The Green, Kingsand

- **Informal working buildings** – These take the form of single storey buildings with few window openings mainly associated with the fishing industry such as net huts, fish cellars and other storage sheds. The listed fish cellars at St Martin's Cove were constructed in the eighteenth century and probably incorporate earlier fabric. They were built from red volcanic stone brought to course, which was probably quarried from the bedrock on the foreshore. The tall walls have high square window openings and a recently reconstructed slate roof. Other examples of former working buildings include the gig boat house, the single storey building on the southern side of The Square, the lean-to on the northern side of Pemberknowse and the building at the northern end of The Bound.



The single storey buildings on Cawsand Beach along with the wooden boats are reminders of the village's historic connection with fishing



The St. Martin's Cove fish cellars were built in the 18<sup>th</sup> century, but may well contain fabric from an earlier structure

- **Shops and former shops –**  
There are only a few shops in the two villages, mainly in The Square, Fore Street and Market Street. They have relatively modest shopfronts of varying styles, none of them noticeably historic. The best shopfront is in Garrett Street (listed as Karen's Kitchen and Gill's). This was an eighteenth century house which appears to have been sub-divided in the mid-nineteenth century when the shopfronts were inserted. A less attractive modern shopfront now blocks the original stable entrance. On some domestic buildings there appears to be evidence of former shops including the long timber lintel above the doors and windows of 21 Fore Street and the flat roofed, nineteenth century ground

floor extension on the façade of Sunnyside, The Green.



The best preserved shopfront in the villages is on Garrett Street



This 19<sup>th</sup> century ground floor extension may be evidence of a former shop

- **Inns –** There are a number of inns and former inns in the two villages. They do not accord to one particular building type, but tend to be distinguished from neighbouring domestic buildings by their size. Cross Keys, Cawsand, was built in the eighteenth century as two, three-storey town houses. On conversion into a public house the ground floor window openings were widened and the smaller two-

storey building to the east incorporated within the structure. The Old Ship Inn in Garrett Street is now a domestic building, but its large ground floor windows and notable wooden doorcase are evidence of its former use. The Blue Monkey was an inn at one point, but was probably originally built as a town house. The Halfway House in Garrett Street continues to operate as a public house, but its adjoining stables have been converted into domestic use. Gale Cottage and the house to the north were formerly a coaching inn - the former carriage entrance and internal courtyard still survive. The design of the Devonport Inn includes a fascia board and large ground floor windows. The Rising Sun on The Green was probably built as a public house and continues to operate as such. Its design includes a fascia board below the first floor window cills and a moulded string course at the second floor level.



The imposing façade of the Cross Keys Inn is a major feature of The Square, Cawsand

- **Ecclesiastical buildings –** St. Andrew's Cawsand was built as a chapel-of-ease to Maker Church in the Early English Gothic style using local sandstone rubble with white brick dressings. Its

scalloped slate roof with crested ridge tiles and cross finials is important in views across Cawsand. The Congregational Chapel in Garrett Street was built in the late eighteenth century and extensively altered at the end of the nineteenth century. It is a very plain building – rendered with a half-hipped slate roof. Its location at the end of Pemberknowse Point makes it particularly dominant in views along the beach from the south. St Paul's, Kingsand in Fore Street is also built in the Early English Gothic style with simple lancet windows, a hexagonal apse and a bellcote. It is constructed from stone rubble, with cream brick dressings and a slate roof.



The Early English Gothic style chapel of ease, St. Andrew's, built for the parishioners of Cawsand in 1878



Cawsand Congregational Chapel viewed from Pier Lane



- **Former School** – The former school building, probably nineteenth century in construction, has been much altered on its conversion into houses, but three round headed windows on the southern elevation of No. 5 remain from its former design. Parts of the sandstone school wall are listed - the seaward (south east) wall and part of the right hand (north east) return. The seaward facing wall has a row of large openings with sandstone piers between and timber lintels; these openings have been partly blocked with later masonry and smaller windows inserted. This wall could be part of the seventeenth century brewery and tannery which were built on this site.
- **Public buildings** – The former Institute in Market Street is a key building in the townscape, sitting in an elevated position overlooking Kingsand beach and was first built in the nineteenth century and then extended in 1911 when the distinctive clock and tower were added. It is constructed from the local rhyolite stone with limestone dressings and a steeply pitched slate roof with decorative crested ridge tiles.
- **Other building types** – Outside the Conservation Area, but an extremely dominant feature in many views, is Cawsand Fort. Its grey limestone walling is now somewhat softened by modern alterations and additions, but it retains its rather severe outlines and provides an important link to the area's military past.

On the edges of the Conservation Area are a number of twentieth century houses of no special merit, but relatively neutral in their impact due to planting and tress. These are principally found off Armada Road and between Fore Street and New Road.

## Architectural styles

Many of the buildings in Kingsand and Cawsand, in common with most villages in Cornwall, are vernacular in style, designed for utility rather than outward appearance. However, there is a higher than usual number of town houses built in the late Georgian period due to the settlements' importance as a military base during the Napoleonic War. The popular architectural style of this period was **Neo-Classical** and the majority of town houses were designed in this style. Typical features of the Neo-Classical style include:

- symmetrical window arrangements.
- lining out – incising the render to give the appearance of ashlar.
- modillion eaves cornices – Wynburn, Balcony, Bale Cottage, Nor Nour, Seaward, Mewstone Cottage, Avon House, the Brick House, Halfway House, Spindrift, Gale Cottage, Charterhouse, The Narrowboat, The Rising Sun, 2 Heavitree Road.
- two tier eaves cornice with dentils and modillions – Melrose, The Cleave.



Two tier eaves cornice – Melrose, The Cleave

- projecting cornices above doors supported by console brackets – Dolphins, Trevarna, Nirvana, Burlace, Duskins, Warrawee, Laleham House, Casinha, The Halfway House, The Cleave House, Charterhouse, Home Cottage, The Vicarage, Endsleigh, Fairyfield.



Many doors throughout Kingsand and Cawsand have projecting cornices supported by console brackets

- semi-circular projecting hood supported by consoles on pilasters – 8 and 9 Fore Street.



Decorative hood mould above the paired doors of 8 and 9 Fore Street

- pediment above door – Kelvin House, Westward, Tamarisk, The Grey House and No. 2 Heavitree Road.



Granite steps leading to paneled fielded front door with pedimented hood

- doorcases with fluted pilasters supporting a frieze and pediment – Former Ship Inn.



The Old Ship Inn doorcase with fluted pilasters supporting a frieze and pediment

- doorcases with pilasters supporting a cornice – The Manse, Cawsand House, Spindrift, Beach House, Heavitree House.
- dentil cornice above door – Boundary House.
- reeded frieze above door – Meryton House.
- hood above door with Vitruvian scroll cornice supported by scrolled brackets – Algoma.
- decorative wall pilasters – The Brick House, Trevarna, The Rising Sun.
- moulded architraves to windows – The Narrowboat, The Rising Sun.

Karen's Kitchen and Gill's in Garrett Street incorporate a number of **Classical** details including acanthus consoles, rusticated quoins and band courses.

Penlee Lodge has an **Italianate** belvedere style tower with round headed window openings with columns, wide projecting eaves with modillion brackets and a blind arcade.

The Fountain in the The Square, Cawsand consists of a circular granite basin with projecting trough, with a central plinth rising from the

basin with a **Tuscan** column with cornice and ball finial.

St. Andrew's, Cawsand and The Church Hall, Kingsand were both built in the **Gothic** style with pointed lancet windows.

Several houses have distinctive **Gothic**-style margin glazing described as the Kingsand/Cawsand style – see below.

The Institute has an **Eclectic** design. The main body of the building has Classical round headed windows with voussoirs, keystones and a rusticated ground floor, whilst the tower is more Gothic in style with a pyramidal roof and string course.



Classical round headed windows with voussoirs and keystones

## Key buildings and structures

These buildings are of particular importance due to their prominent positions and the role they play in the surrounding townscape:

- Cawsand Congregational Church – grade II, first built 1793, greatly altered late 19<sup>th</sup> century.
- The War Memorial – grade II, c.1920.



The First World War memorial in the form of an obelisk, erected c.1920, constructed from granite

- St. Andrew's Church – Grade II, c.1900.
- The Fountain – Grade II, 1871.
- Cross Keys Inn – Grade II, mid 18<sup>th</sup> century.
- The Institute – Grade II, 19<sup>th</sup> century with clock and tower built 1911.
- The Boat House – 19<sup>th</sup> century.
- The Half Way House Inn – Grade II, c.1750 with 19<sup>th</sup> century alterations.
- The Fish Cellars – Grade II, 18<sup>th</sup> century.



The St Martin's Cove 18<sup>th</sup> century fish cellars

- The Church Hall – 19<sup>th</sup> century.
- The Vicarage – Grade II, early 19<sup>th</sup> century.
- The Rising Sun – Grade II, 1764, with 19<sup>th</sup> century alterations.

## Other Listed structures

(all are Grade II Listed)

### Seventeenth century –

Cousham Cottage, Ship Cottage, Wedgwood Cottage, Kittiwake, Sea wall of the Old School House, Apple Tree Cottage, 4 Fore Street, Lyndale Cottage, 59 Fore Street, Redstones, 6 Market Street, Westside Cottage, 6 Fore Street, Bluehaven and house attached, Rose Cottage, Stow Cottage, 60/61 Fore Street.

### Eighteenth century –

Brick House, Kelvin House, Warrawee, Trenarren, Spindrift, Balcony Cottage, The Balcony, Seaward, Boundary House, The Cabin, Sam Hancock's, Old Ship Inn, Coast Cottage, 4 Armada Way, The Manse, Meryton House, The Rising Sun, Whispers, Charlestone House, Minnadhu, Cliff House, The Narrow Boat, The Cleave House, Melrose, Seasound, Island Cottage, Charterhouse, Westward, High View, Sunnyside, Cobble Close, Lexden with attached railings, Heavitree House, Gale Cottage and house attached, Dorset House, Meridian, Spring Cottage, Four Boys, Algoma, Devonport Inn, Beach House, Cobblestones, Mount Morin, 2 Heavitree Road, Kingsway House, Kingsway Cottage, 21 Fore Street.

### Early nineteenth century

Vine Cottage and attached garden walls, 4 St. Andrew's Place, Wynburn, Karen's Kitchen, Beechfield, Pemberknowse Cottage, Ocean Gem Cottage, Seacroft, April Cottage, Nor Nour, Avon, Clarendon, Treetops, Grey House and No. 2 with attached walls, Nirvana, Maker and Rame Vicarage, Eventide.



## Mid to Late nineteenth century

Trevarna, The Anchorage, Penlee Lodge.

## Local and traditional building materials

Kingsand and Cawsand are located in the area of rich geological interest and as a consequence a number of different materials were available locally for building. These were sourced from small quarries in and around the two villages and include:

- **Plymouth marble** – a white limestone with distinctive coloured markings, found near Cremyll Ferry.  
Uses – paving and kerbing.
- **Jennycliff slate** – grey-green slatestone.  
Uses – walling. This stone is sometimes mixed with stone rubble and rendered – in the majority of cases the render is 'lined out'. Lining-out is the method of running very fine lines across a smooth render to create the illusion of finely jointed stone ashlar. The majority of earlier cottages are built from slate and stone rubble, with roughcast render or limewash to protect them from the weather.



The render on the façade of this building has been lined-out to create the illusion of finely jointed stone ashlar

- **Staddon grit** – red sandstone.

Uses – house walls and boundary walls. This stone is left natural, limewashed, painted or rendered.

Examples include the Grey House and No. 2 Heavitree Road, and Balcony Cottage and the Balcony in Garrett Street– which mixes sandstone rubble with slatestone.

- **Rhyolite** – red volcanic rock.  
Uses – walls of the pilchard cellars on the beach and other buildings including The Institute.

Other materials include -

- **North Cornwall slate** – split silver/grey slate.  
Uses – Roofing and slate hanging. Many of the roofs are covered in local slate, but some have been replaced with artificial slate of various colours. Examples of slatehanging can be found on The Cabin and The Manse, both in Garrett Street.



Façade on Garrett Street hung with North Cornish slate

- **Beach pebbles**  
Uses – Paving and render. Pebbles are used as an unusual render on the gables of 8 and 9 Fore Street, on the corner of Market Street and The Cleave, on Hazel's House, The Cleave and as a render to the plinth on Armada Road.



Pebbles incorporated into the render on the gables of 8 and 9 Fore Street



Cobblestones incorporated into the render are used to face a plinth

- **Granite** – quarried on Bodmin Moor to the north west of the settlement. Uses – walls, kerbs and pavements.
- **Brick** – There is only one brick building of note, the Brick House in Garrett Street. This is a finely detailed house built in c.1750 when the use of non-local building materials would have been a mark of prestige.



The use of brick to construct Brick House on Garrett Street was a mark of prestige in 18<sup>th</sup> century Cornwall

- **Imported stone** – The dressings on the Institute are limestone from Devon.



Devonian limestone steps leading to Sam Hancock's house

- **Iron** – Gutters and downpipes, where they existed, were traditionally cast iron, but many have been replaced with plastic. Cast iron is also used for decorative balconies. The railings above the sea wall in Kingsand have cast iron bars. The decorative oversight to the door of Brick House is

formed from wrought iron tracery. The overthrow and gates to St. Andrew's churchyard are wrought iron.



Wrought iron verandah balcony on the façade of the 18<sup>th</sup> century Cliff House



Decorative iron gates and overthrow to St. Andrew's churchyard

## Local details

- **Roofs and chimneys** - Roofs to most of the houses are pitched, usually about 35° - 40°, and generally face the street – there are a few examples of gables. Chimney stacks are varied and usually located on the end of the central ridge of each property. The stacks are built from either brick or stone with rendering, and sometimes there are plain clay pots on top. There are slate verges between the junctions of stepped roofs on the hills.

- **Windows** - Many of the earlier buildings in the Conservation Area have small casement windows or four pane sash windows inserted at a later date. One of the earliest surviving windows in the settlement can be found at 5 Armada Road where there is a seventeenth century two light window with a chamfered wood frame and mullion. The majority of the later and higher status buildings have six-over-six or eight-over-eight sash windows.

There are a few examples of sash windows with Gothic margin glazing identified in the list descriptions as 'the Kingsand/Cawsand type window'. These can be found on 4 Fore Street, Dorset House and Spring Cottage, Heavitree Road.

Other decorative window styles include: distinctive paired round headed lights with central and side columns, Penlee Lodge, round-headed stair window - Bay View House, round headed windows - the Congregational Chapel and tripartite windows - 8 and 9 Fore Street.

Quite a number of houses in the settlements have projecting first floor windows or oriels. In many cases (but not all) these are positioned to take advantage of the sea views and include Clarendon, the house to the south of Sam Hancock's, Cleave House, Lower House, West Rock and The Hall, The Green.

58 Fore Street has a three storey canted bay window.

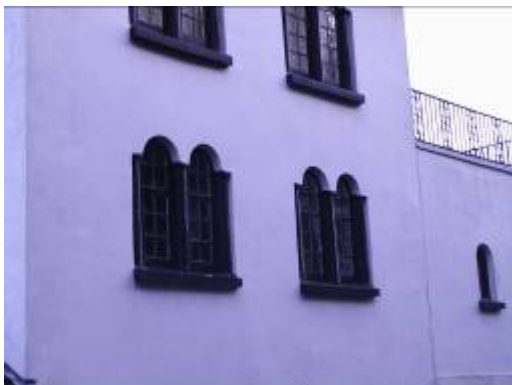




17<sup>th</sup> century chamfered wooden window opening



Sash windows with Gothic margin glazing on Spring Cottage and Dorset House



Decorative round headed windows on the southern elevation of Penlee Lodge



Oriel windows take advantage of the views across Kingsand Beach

There are a few gable dormer windows, but most of these are on late nineteenth/early twentieth century houses or are later additions. Raking dormers can be found on Lyndale Cottage, Cousham Cottage and 4 Fore Street.



Cousham Cottage on St. Andrew's Street has modern raking dormers in older openings

**Doors** – Simple boarded doors can be found on some of the earlier buildings including No. 60 Fore Street, which retains a very simple boarded front door leading to a through passage. Higher status buildings from the eighteenth and nineteenth century have moulded, paneled front doors.

A number of buildings have shared doorways. The houses north of Kelvin, Garrett Street have timber segmental heads with acanthus brackets either side. Shared doorways can be found on Armada Road -



Cobblestones and Mount Morin have a central paired doorway under a segmental head, with doors beneath a wide fanlight with decorative glazing.



Shared doorways on Armada Road



Late 18<sup>th</sup> century decorative fanlight to Cobblestones and Mount Morin, The Green

**Porches** – A typical feature of the settlements are flat roofed wooden porches – some are clearly recent additions, but there are also a number of historic examples including Nor Nour, Eventide and two buildings in St. Andrew's Place. A number of houses have gabled porches with slate canopies which were probably added relatively recently.



The entrances along St. Andrew's Place are raised up flights of steps and covered by flat headed porches

#### • Other Features –

- A decorative cast iron balcony supported by iron piers can be found at Cliff House.
- The iron Devon/Corn symbol on Garrett Street.
- Chamfered walls (to allow for better visibility at street level) – Halfway House, the house adjoining Spindrift and the Old Office, Fore Street.

## Interiors

Whilst it is not within the remit of this appraisal to comment on the interiors of the buildings within the Conservation Area, it is important to note that the Kingsand and Cawsand Conservation Area contains a relatively high number of Listed

Buildings with good interior details, such as staircases, paneling, plasterwork and fireplaces. These largely date from the eighteenth and nineteenth centuries, and many of them are recorded on the statutory list in 1986.

Further features of merit undoubtedly exist which were not recorded at the time, but as designation covers the whole building, internal and external, they are still protected under the law. These interior features must be protected for future generations and the Council is unlikely to approve applications to remove or alter them.

## Activity and use

Activities in Kingsand and Cawsand change according to the season, with the tourist activity of the summer months contrasting with the much quieter periods during the winter when local residents once again gain control of their streets. Activity takes place all year around the four public houses, the Village Store in The Square and the Post Office in Market Street.



The Rame Gig Club has its boathouse in Cawsand

Throughout the year Plymouth Sound is always busy with boats of every kind from small rowing boats to large gunships.



The continued presence of the Navy in the seascape around Kingsand and Cawsand provides a link with the settlements' maritime past

## Spatial analysis and streetscape

Most of the streets in Kingsand and Cawsand are narrow and lined with buildings leading to a strong sense of enclosure and, in some places, mystery. The tight grain of the streetscape opens out into the informal spaces of The Square in Cawsand and The Green in Kingsand. In contrast to the sheltered intimate feel of the inland streets The Cleave and The Bound have stunning open prospects out to sea with views across The Sound towards Plymouth and Picklecombe Fort.





The narrow carriageway and tall buildings lead to a strong sense of enclosure in both villages



The network of inter-connecting streets in Kingsand lends a sense of mystery

In the centre of the two villages due to the narrowness of the streets there are no pavements. However, New Road which sweeps around the western side of the settlements is wider. Despite the new development on the western side of New Road this area does not have a suburban feel due to the retention of historic garden and boundary walls on its eastern side and the tree lined slopes to the west. Consequently the road has more the character of a country lane.

## Views and vistas

Kingsand and Cawsand are notable for the views over Plymouth Sound to the north-east, east and south. The long, low ridge of Devon hills in the far distance provides an

attractive backdrop. No views westwards are possible because of the wooded hills which surround the settlements. Within the two villages the narrowness of the streets and the closeness of the buildings mean only glimpses of vistas are possible. Other notable views are marked on the townscape map.



Views to the west are curtailed by the steeply rising wooded hillsides



View of the Institute with the green slopes of the Earls Drive beyond

The roofscapes in both villages are highly visible both from sea and from the rising ground to the north and west. The vista across Cawsand from New Road reveals the roughly parallel rows of houses leading down to the sea, whereas looking south over Kingsand the interconnecting streets of Heavitree Road, The Green and Fore Street produce a jumble of roofs.





Due to the sloping nature of the terrain throughout Kingsand and Cawsand the roofscape is particularly prominent

## Public realm

- **Traditional paving**

In the nineteenth century the streets and alleys in the two villages were either roughly surfaced with stone chippings set in a loose muddy mixture or were paved with beach pebbles, laid on their sides to create an uneven, but hard-wearing surface. Most of the Conservation Area is now covered in black tarmacadam, but sections of traditional paving and other historic details remain in some locations – see Townscape Analysis Map.

## Kingsand –

- Sections of beach pebbles - The Green (outside the Rising Sun) and Heavitree Road.



Area of beach cobbles on Devonport Hill

- Silvery Plymouth limestone setts, unequally sized and rounded, to the east side - The Green (some of these are arranged in patterns according to size – an important local feature).
- Wide granite kerbing - typical feature of the area.
- Large red sandstone blocks - pave part of Lower Row.



Granite slabs along Upper Row



Sandstone paving along Lower Row illustrates the way builders utilized the local materials – enforcing a sense of place

## Cawsand –

- Wide granite kerbs and gutters - Armada Street and Garrett Street.
- Narrow Plymouth marble kerbs, with wide granite gutters – throughout area.
- Square or brick-sized cream clay stable paviments - The Square, Garrett Street and St. Andrew's Place.



Cream clay stable paviments in Cawsand

- Beach pebble paving – The Square, southern side
- Plymouth marble – Step to The Shop in The Square



Area of beach pebble paving in front of the Rame Gig Club boathouse

## Boundary walls

The many stone walls are a significant part of the character of the Conservation Area: usually constructed from sandstone or slate rubble stone with a simple rendered coping. These act as both boundary and retaining walls. When looking at Kingsand and Cawsand from the sea, there is an impression of defensive structures with high walls protecting some of the gardens and private alleys. This is not accidental – it is said that many of the houses were deliberately constructed or altered to protect smugglers from discovery, with hidden courts and concealed cellars.



High boundary walls are an important feature of both settlements



These walls on Heavitree Road may have been constructed to shield nefarious activities from the eyes of the authorities



Both villages are separated from the foreshore by tall retaining walls which give the impression of a continuous stone plinth. The materials of these walls: limestone, slatestone, sandstone and rhyolite reflect the rich geology of the area. They are also a physical reminder of the settlements' garrison status including the battery walls below the Grey House with a parapet part of which is barbette and the rest embrasured and the crenellations along Garrett Street.



The thick sea wall above South Rock is constructed from slatestone



Crenellations along Garrett Street are a reminder of the role the villages' played in defending the approaches to the Tamar

Notable walls include –

- Boundary walls to the Old School House, Grade II Listed. Coursed slatestone with brick dressings and arches, and slate copings.
- The tall garden walls to the houses on the west side of

Fore Street - a feature of the car park.

- Slatestone and sandstone garden wall to the Vicarage.
- Rubblestone castellated wall and steps at the junction between Fore Street and Lower Row.
- Tall, buttressed rubblestone retaining wall to Penley Villa.
- Slatestone wall on the eastern side of New Road from below Jackman's Meadow to the Fort.
- Slatestone retaining wall to St. Andrew's churchyard.
- Slatestone rubble garden wall to Vine Cottage - southern entrance with chamfered coping, red and cream brick surround with imposts and two panelled segmental headed door.
- Tall rubble stone wall on southern side of St. Andrew's Street.
- Tall slatestone garden walls to Penlee Lodge.



Slatestone rubble garden wall with decorative gateway to Vine Cottage



Boundary wall incorporating sandstone and rhyolite on the southern side of St. Andrew's Street

### Gates and gateways

- Square slatestone piers with pyramidal caps to the garden wall of Pemberknowse.
- Rusticated granite gate piers with pyramidal caps to Pendenhar.
- Slatestone gate piers and wrought iron gates to St. Andrew's churchyard.

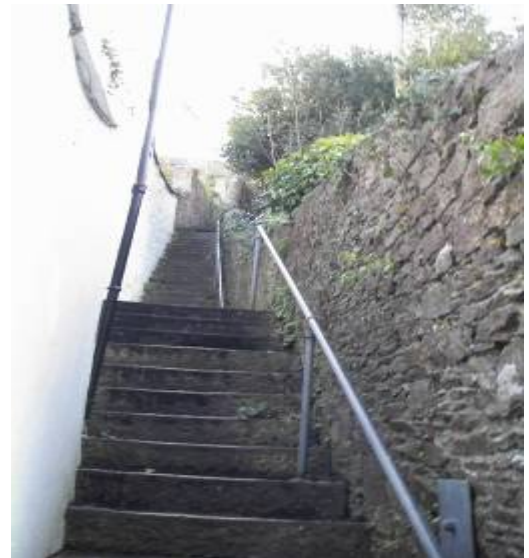


Slatestone gate piers to the garden of Pemberknowse

### Steps

- Steps with granite kerbs leading to the beach from opposite the Brick house.
- Granite steps connecting Garrett Street and New Road to the north of Laleham House.
- Devonian limestone front steps to Sam Hancock's.
- Granite steps to Westward.
- Steps to Heavitree House and Meryton House.

- Slatestone steps to 11 and 12 St. Andrew's Place.
- Slatestone and granite steps to Mooring, Garrett Street.
- Granite steps to the garden of Penley Villa.



Granite steps connected Garrett Street to New Road



Granite steps leading to Penley Villa garden

### Street Ephemera

- Fountain – erected by Caroline, Countess of Mount Edgcumbe in 1871. Granite structure in the Classical style.
- K6 telephone box above Cawsand car park.



Historic sign on the railings to Cawsand Congregational Chapel

## Greenery and open space

The landscaping within the two settlements is generally quite hard with many of the houses built in rows, directly addressing the street. However, there are some significant open areas of green space:

- The Green, Kingsand



The Green in Kingsand provides a patch of green in an area of otherwise quite hard landscaping

- The land to the north of the Church Hall.
- The land between the gardens of Fore Street and New Road – which contain a significant number of mature trees.
- The green around the War Memorial.
- The slopes between New Road and St. Andrew's Street.
- The churchyard and allotment gardens.

- The gardens between The Cleave and Heavitree Road – visible from the northern end of Kingsand.

Gardens are generally small and concealed from the street, although apparent from higher levels. To the west of Fore Street in Kingsand the gardens are larger with mature trees. The garden to Vine Cottage is designed as a miniature version of the French Garden at Mount Edgcumbe – the house was lived in by a former butler from the estate. Even in some of the harder landscape areas there are a few small front gardens and planters which help to soften the environment.



The back gardens to Garrett Street viewed from the War Memorial

Trees provide a screen to the car park at the western end of Cawsand and the parking bays are divided by hedges. Looking north from St. Andrew's Place a considerable bank of trees rise behind the fort providing a green backdrop.

## Loss, intrusion and damage

Despite an Article 4 Direction being in place requiring planning permission for the



extension or alteration of buildings within the Conservation Area, a number of insensitive and inappropriate works have taken place.

#### Loss –

- Historic loss - the fish cellars and warehouses on The Bound above Cawsand Beach.
- A high proportion of historic windows have been removed and replaced with plastic or poorly detailed timber alternatives.
- A number of front doors have been replaced with modern, off-the-shelf doors of poor quality and inappropriate design.
- A number of historic local natural slate roofs have been replaced with non-local or man-made slates.
- Some of the historic wall treatments – roughcast lime render on the more humble cottages and lined-out stucco on the higher status buildings – have been replaced with modern cementitious render or removed to expose stonework.
- Some slatehanging has been replaced with non-local materials.

#### Intrusion –

- A number of modern buildings within the Conservation Area do not respect the historic forms of development, details or materials.
- Skeins of insensitively sited overhead cables obscure many of the significant views within the village – in particular on Devonport Hill, Lower Row, Cawsand Beach, New Road, Kingsand Car Park and outside Coastguard Terrace.

- Satellite dishes have been sited on some prominent and highly visible elevations.
- Street signage of inappropriate scale and design sited with no reference to the surrounding historic environment.
- Modern street lighting of an inappropriately large-scale and utilitarian design.

#### Damage –

- Kingsand and Cawsand have several good examples of traditional street paving, but in some areas, such as along Heavitree Road, the beach cobbles are being incrementally lost to tarmac.

## Neutral Areas

- The Kingsand car park has utilitarian street lighting and dominant signage.

The Cawsand car park has over scale street lights and a plethora of street signs.



The signage adjacent to Kingsand Car park is very visually dominant due to its brightness



The street lights in the Cawsand car park are a little over-scale

## **General condition and Buildings at Risk**

The general condition of the buildings in Kingsand and Cawsand is good. However, a few buildings are in need of repair.

## 9 Problems and Pressures

### Buildings

- There are an increasing number of replacement windows in non-traditional materials of inappropriate design on historic buildings in prominent locations.
- Although some historic doors still survive a number of historic buildings have replacements of inappropriate design and of non-traditional materials.
- A number of local natural slate roofs and slate hung elevations have been replaced with non-local or man-made slate. There is increasing pressure to disrupt the historic roof fabric with dormer windows and rooflights.
- A number of historic houses have been rendered with inappropriate cementitious render which has resulted in a loss of historic wall treatments and a modern character imposed on historic buildings.
- Some new development within the conservation area is of design, materials, scale and detailing not always in keeping with the surrounding historic fabric.
- A number of satellite dishes have been placed on prominent historic facades.

### Public Realm

Garden and boundary walls could be at risk of demolition to provide 'off street' parking.

- There are a number of dominant and inappropriately sited overhead cables.
- The street signage is often overscale, insensitively positioned and of a design inappropriate to the surrounding historic environment.

- Some street lights are utilitarian in design, over-scale and placed without reference to the sensitive historic environment.
- Some of the historic paving has been covered in tarmac.

### Designations

- The current Conservation Area boundary does not include the early 19<sup>th</sup> century Listed Coastguard Terrace on Pier Lane or Cawsand Fort.



The slate hung southern elevation of Coastguard Terrace - built in the early 19<sup>th</sup> century, which should be considered for inclusion within the Conservation Area

# 10 Recommendations

## Buildings

- Windows and doors in buildings in sensitive and highly visible locations should be of traditional materials and design. Historic windows should be repaired where possible or replaced to match originals.
- The surviving historic local slate roofs and their detailing should be preserved. The insertion of dormer windows and rooflights should be limited to roof slopes which are not overlooked.
- Inappropriate modern wall coverings should not be applied to historic buildings, and surviving untreated stone walls should not be rendered. Historic render should not be removed from walls exposing stonework which was never intended to be seen.
- New buildings should be sited with reference to their surroundings and to reflect the existing historic street patterns. They should be of appropriate design, materials and scale. Designs should demonstrate an understanding of the area's historic character.
- Satellite dishes should be placed on unobtrusive elevations of non-listed buildings, and will require listed building consent to be erected on listed buildings.

## Public Realm

- Consideration should be given to serving an Article 4 Direction to control the demolition of walls and hedges, especially for the creation of hard standings.
- Overhead cables should be appropriately sited in order to impact less on the surrounding historic and natural environment.

- Road signage should be located with reference to the surrounding historic fabric, and be of appropriate scale and design.
- Street lights should be of a design suitable to the location and sited with reference to the surrounding historic environment.
- Historic paving should be retained and maintained where necessary.



The more utilitarian street lights could be replaced with versions based on the traditional street lights, sensitively positioned on Armada Road

## Designations

- The Conservation Area boundary should be extended to include Cawsand Fort, a scheduled monument, and the historic terrace of cottages, Coastguard Terrace Pier Lane.

## 11 Opportunities

The general informality of the two villages is an important part of their character and environmental schemes would not be appropriate. However, carefully designed minor enhancements using robust local materials could be considered in two areas –

- The Square, Cawsand. This area could be improved by the installation of simply detailed traditional paving using granite or limestone setts.
- Old Quarry, Fore Street. This area is currently used as an informal car park. A general tidying-up of the trees and shrubbery, and some limited new paving might be appropriate.

Kingsand and Cawsand are surrounded by the Mount Edgcumbe Country Park. A history trail could link the villages to their ornamental landscape setting and to Mount Edgcumbe House showing the historic links between the Edgcumbe family and the two settlements.



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### Strategic, policy and programme documents

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Caradon Design Guide

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Tithe Map (c1840)

Ordnance Survey 1<sup>st</sup> edn. 1:2500 (1880)

Ordnance Survey 2<sup>nd</sup> edn. 1:2500 (1907)

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### Cornwall County Council Historic Environment Record

Sites, Monuments and Buildings Record

1994 Historic Landscape Characterisation

# **Kingsand and Cawsand Conservation Area Management Plan**

## **Introduction**

This Conservation Area Management Plan (CAMP) is intended to stand alongside the Character Appraisal. The structure relates directly to that document for easy cross-reference. There is general guidance on the conservation and enhancement of the key elements that contribute to the quality of the townscape. At the end of each section is a list of best practice bullet points to aid retention of historic character and architectural quality.

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

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

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

## **Article 4(2) directions**

In 1976. To protect the many unlisted cottages and houses in the Kingsand and Cawsand Conservation Area, the Council served an Article 4 Direction bringing under planning control a number of alterations which would normally be 'permitted development'. This was done to ensure that the historic and architectural merit of such buildings was not adversely affected by the use of modern materials, inappropriate details, and badly designed extensions. The Article 4 Direction sets out that the following works require Planning Permission:

Extending, improving or other alteration to a house including alterations to, or replacement of, the windows.

- Building a porch onto a dwelling.
- Re-roofing in material other than natural slate.
- Painting or rendering walls and other minor works.

The Council republicises the scheme every other year and to date the Direction has had some limited success in controlling unsympathetic change. However, over years some owners have not applied for planning permission,

especially for replacement windows, doors and roof materials, and it is noticeable that many examples exist of plastic windows, modern, off-the-shelf front doors and modern replacement slate. The installation of external pipework on the front elevations of buildings is another common and very detrimental feature.

## General guidance

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

### Archaeology

The history and nature of Kingsand and Cawsand means that there is archaeological potential virtually everywhere. Particularly sensitive areas include the nationally recognised archaeological site of Cawsand Fort, the areas of the villages first developed around the beaches and the sites where early military structures were built. Any works that involve excavation may reveal interesting finds. Where work is subject to the Planning process it will be considered within the context of the NPPF and may be subject to relevant conditions.

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

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

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

### Roofs

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

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

### Slate

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

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

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

### **Chimneys**

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

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

### **Rainwater goods**

Most of the historic rainwater goods in the town are cast iron. Traditional gutter profiles – mostly half round or ogee add to the appearance of individual buildings and collectively enrich whole street scenes. With proper maintenance these items can offer good service for well over one hundred years. When replacement is needed there are plenty of suppliers of historic profiles - many are available factory finished and some in cast aluminium. Plastic is an inferior product which will not last as well or look as good – especially if it has a modern box profile. It doesn't take paint well but unpainted it soon develops a coating of algae. Like other plastic building products, when it is replaced it has to go to landfill where it will not break down for centuries, so the environmental costs deserve consideration.

### **Ridges, hips, eaves and verges**

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

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



## **Dormers and rooflights**

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

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

## **Solar panels**

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

can be reversible they can be most damaging to historic roofscapes.

## **Roofing: A summary**

- Note and record detailing before starting works to enable reinstatement.
- If traditional details are missing look to similar buildings for inspiration.
- Repair local historic rag and random slate roofs or re-use in situ.
- Maintain or recreate authentic details to ridges, hips, eaves and verges.
- Repair chimneys and retain historic pot or cowl details.
- Repair or reinstate metal rainwater goods in traditional profiles.
- Avoid dormers unless there is strong justification.
- Only use rooflights and solar panels sensitively and consider impact on views.

## **Walls**

Kingsand and Cawsand are located in an area of rich geological interest and as a consequence a number of different materials were available locally for building. These were sourced locally from small quarries in and around the two villages and include Plymouth marble, Jennycliff slate, Staddon grit, rhyolite and granite.

Many of the domestic buildings are rendered with roughcast or smooth lime render, whilst the higher status buildings are faced with stucco lined-out to resemble ashlar blocks. The majority of working and industrial buildings are left un-rendered.

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

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

## **Stonework**

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

## **Render**

Render covers rubble stone on a variety of buildings. Traditionally this render was always lime based

and that remains the only sensible choice as cement based renders are incompatible with all of these building types.

Generally speaking the finish of render is a reflection of the status of the building and/or its function. So functional buildings, humble cottages and the rear elevations of some higher status dwellings have roughcast or float finished render that follows the unevenness of the wall beneath. These renders were hand-thrown to achieve a better key and texture is derived from the coarse aggregate; modern 'tyrolean' type finishes take their texture from cementitious droplets and have a fundamentally different character. Grander and more aspirational buildings have smooth render, sometimes fine stucco; these renders may be lined in imitation of ashlar stonework below. Considerable skill is needed to achieve this type of finish.

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

## **Slate hanging**

Slate hanging does occur on a number of buildings in the villages usually where the building is in an

exposed location where penetrating damp has been a problem or on elevated side elevations of attached buildings where access is difficult and a durable, low maintenance solution was essential.

## **Brickwork**

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

### **Walls: A summary**

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

## **Joinery**

Authentic joinery adds to the historic character and visual quality of any Conservation Area. The extent of survival is often indicative of the percentage of Listed buildings; but also of the value local people place on the historic fabric of their town. (Even though permission is required for the alteration or replacement of windows). Like many other places Kingsand and Cawsand has a mix

of original joinery and replacements, some sensitive but much that is poorly detailed.

Under Article 4(2) Direction it is desirable that owners recognise that historic joinery adds value to their own property and contributes to the sense of place.

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

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

to be avoided and PVCu has significant ecological issues in production and disposal.

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

## **Windows**

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

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

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

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



stripping. There are proprietary systems that retro-fit draught excluders and greatly reduce the amount of air changes and so heat loss.

- Sound insulation – In noisy locations people often replace windows with modern double glazed units to reduce the problem. In fact secondary glazing is more effective than double glazing and allows retention of traditional windows.
- Sills – Traditional sills should be retained unless beyond repair.

### **Doors**

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

### **Shopfronts**

The majority of historic shopfronts have not survived in Kingsand and Cawsand. There are, however, a few former elements of historic shopfronts which act as a reminder of how economic activity, shopping and employment patterns have changed over the years.

Regarding the surviving historic shopfronts every effort should be made to retain their character through the retention of historic features.

### **Joinery: A summary**

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

### **Enclosure**

In the past enclosure was about demarcation and also keeping out passing animals. Historic enclosure is threatened with change by the desire for greater privacy – leading to the addition of timber fence panels for example. Alternatively it may be removed to provide parking.

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

The tendency towards close-boarded fencing is one that is having a very tangible visual impact. Apart from being a characteristically modern approach, these fences are quite expensive, require regular maintenance over the years and make it difficult to establish planting due to overshadowing

and wind damage. Timber fences also tend to be stained in eye-catching colours that are often unsympathetic to an historic setting.

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

## **Walls**

Stone walls, both boundary and retaining are the most common means of enclosure in the villages and are a significant contributing factor to the character of the Conservation Area. The majority are constructed from sandstone or slate rubble stone with a simple rendered coping. Some walls include areas of limestone and rhyolite. Most are mortared and in some instances coursed. The retaining wall to the south east of St. Andrew's Church is an example of a Cornish hedge with stonework at the base and a soft cap of vegetation.

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

There are few historic brick boundary walls in Kingsand and Cawsand.

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

## **Railings**

Whilst not abundant there is clear evidence that cast or wrought iron railings were historically a more significant element of the townscape than today. Like so

many places, a lot of ironwork was removed during wartime.

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

## **Hedges**

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

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

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

## **Hurdles**

The traditional approach to fencing is making something of a

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

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

### **Garden structures**

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

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

### **Enclosure: A summary**

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

## **Townscape features**

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

### **Floorscape**

As detailed in the accompanying appraisal, there are a number of different surviving historic floorscape treatments reflecting the good selection of local materials available. These include beach pebble cobbles, Plymouth limestone setts, wide granite kerbing and gutters, large red sandstone blocks, square or brick-sized cream clay stable pavements and Plymouth marble steps and kerbs.

Some of the streets in the villages have no pavements due to the narrowness of the carriageway, but many have gutters lined with historic stone or cobbles.

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

### **Seating**

There are some thoughtfully located seats around the town where the pedestrian can stop a while and enjoy the views. Unfortunately some of these are old, mismatching and untidy. There is a need for enhancement

of these minor spaces and renewal of seats where needed.

## **Signage**

Business signage should be sympathetic to the character of the building and the area. It should be of a scale, design, materials and fixings compatible to the surrounding historic environment.

Directional signage is an issue in the town, for pedestrians as well as vehicles.

The road layout is such that it is difficult for drivers to attain speed in many locations and the narrow streets severely restrict access. This is obviously beneficial for pedestrians, but it also means that directional road signs can be smaller and less assertive. There is also a need to avoid undue repetition of signs.

## **Planting**

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

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

# Glossary of Architectural Terms

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

**Almshouse** – charitable housing for the poor.

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

**Apron** – raised panel beneath a window or niche.

**Arcade** – a series of arches and their supports.

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

**Architrave** – moulded frame surrounding a door or window.

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

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

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

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

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

**Balcony** – projecting platform above ground level.

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

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

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

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

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

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



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

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

**Blind window** – imitation window used to give symmetry.

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

**Brace** – a timber placed diagonally to strengthen a frame.

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

**Breather** – a thin slit-like opening for ventilation.

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

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

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

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

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

**Canopy** – a projecting cover above a door.

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

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

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

**Castellated** – decorated like a castle with battlements.

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

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

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

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

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

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

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

**Console** – a double-scrolled bracket.

**Coping** – a protective cap or covering to a wall.

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

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

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

**Crenellations** – see battlements.

**Cresting** – ornamental finish along the ridge of a roof.

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

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

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

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

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

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

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

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

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

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

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

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

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

**Elevation** – the vertical face of a building.

**Façade** – the main front of a building.

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

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

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

**Fielded panel** – a panel with a raised central area.

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

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

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

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

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

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

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

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

**Gothic Revival** – 19<sup>th</sup> century recreation of forms and details of Gothic architecture.

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

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

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

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

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

**Jetty** – projecting upper storey of a timber framed building.

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

**Keystone** – central wedge-shaped block of an arch.

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

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

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

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

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

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

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

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

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

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

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

**Modillion** – brackets or blocks supporting a cornice.

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

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

**Mullion** – vertical post or upright dividing a window.

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

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

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

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

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

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

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

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

**Pebbledash** – external render with small washed stones added. Technique used from the early 20<sup>th</sup> century.

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

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

**Pilaster** – a rectangular pier projecting slightly from a wall.

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

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

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

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

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



**Porch** – projecting entrance to a building.

**Portico** – Classical style large porch.

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

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

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

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

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

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

**Rampart** – defensive stone or earth wall surrounding a castle.

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

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

**Rendering** – plastering of an outer wall.

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

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

**Riser** – the vertical part of a step.

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

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

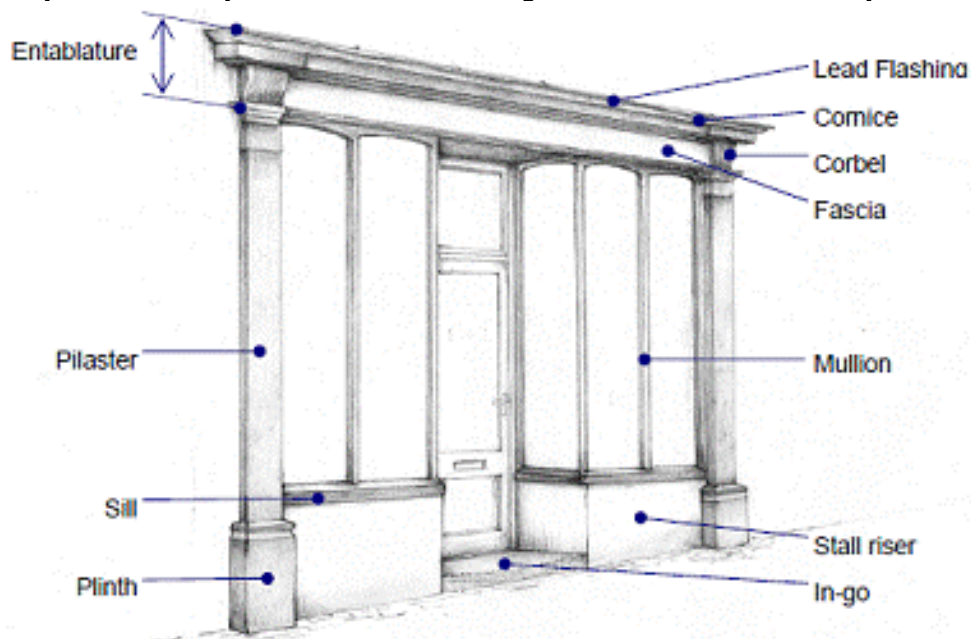
**Row** – collection of disparately designed buildings attached to each other. When the design is similar or identical they form a **terrace**.

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

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

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

#### **Shopfront components – Anatomy of a traditional shopfront**



**Sized slate** – from 19<sup>th</sup> century production of slate cut to regular sizes.

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

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

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

**Soffit** - under-surface of any architectural feature.

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

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

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

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

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

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

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

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

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

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

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

**Tread** – the horizontal part of a step.

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

**Tudor Revival** – early 19<sup>th</sup> century revival of Tudor style of architecture. Further revival in the early 20<sup>th</sup> century.

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

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

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

**Vault** – arched roof or ceiling.

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

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

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

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

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

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

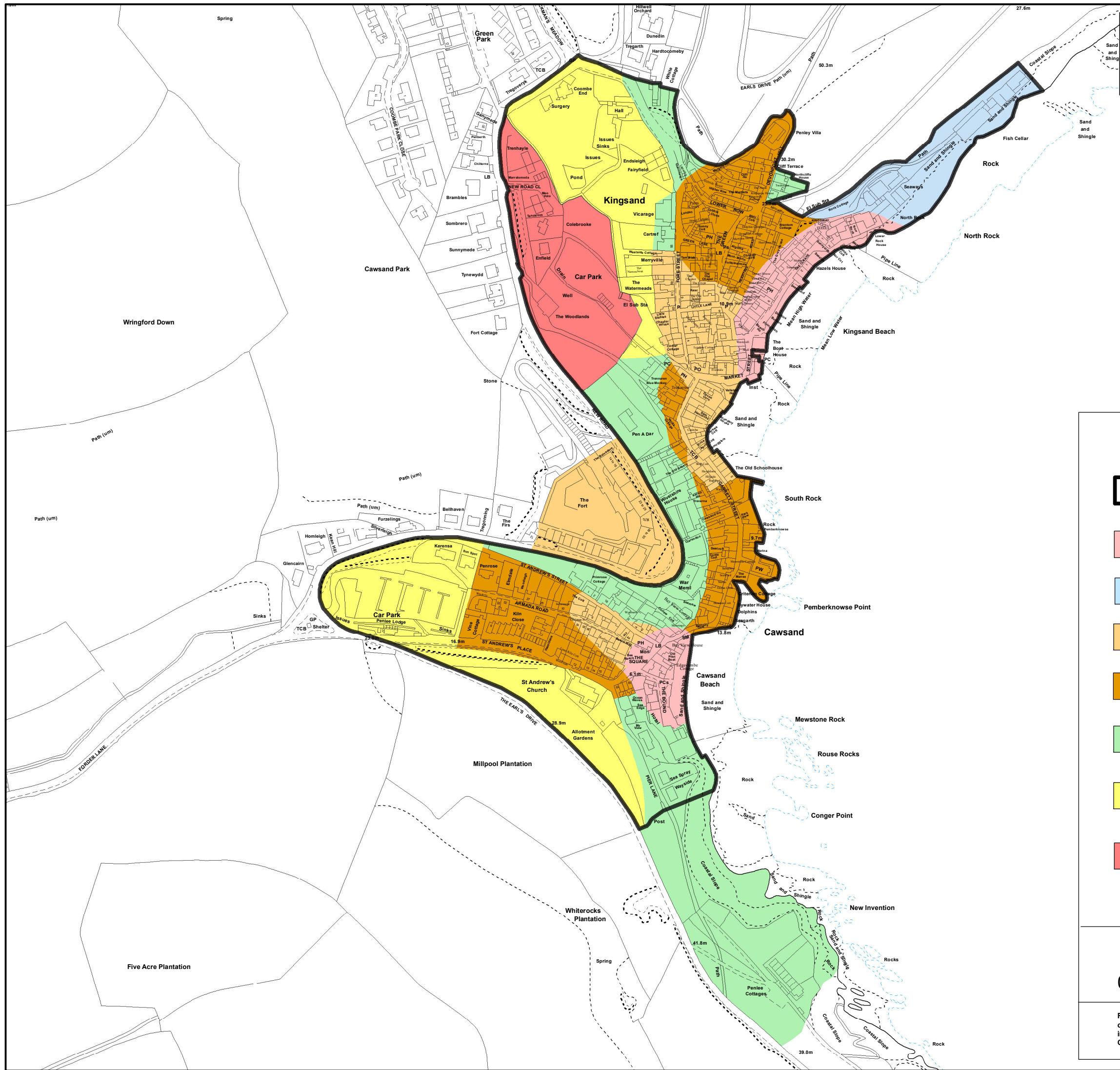
**Vitruvian opening** – doorway or windows where the width between the jambs narrows towards the top.

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

**Vousoir** – wedge shaped stones or bricks forming an arch.

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

**FIGURE 1**  
**HISTORICAL DEVELOPMENT MAP**



**LEGEND**



Conservation Area



Approximate Development  
Pre C16th



C16th Development



C17th Development



C18th Development



Development by the Drawing  
of the 1836 Tithe Maps

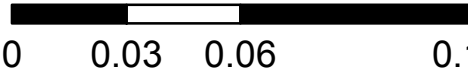


Late C19th Development



Early C20th Development

Miles



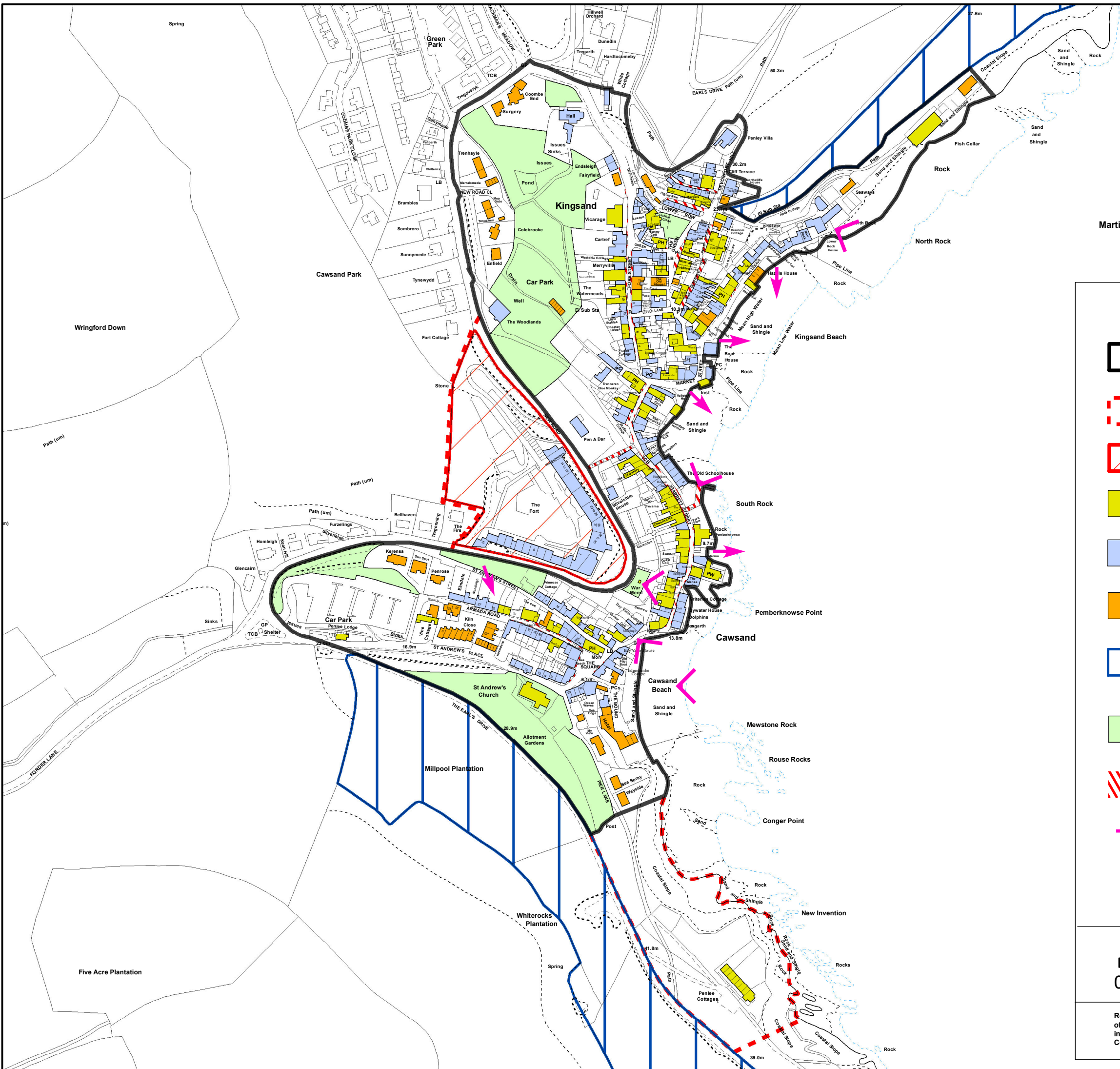
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**FIGURE 2**  
**TOWNSCAPE ANALYSIS MAP**



**LEGEND**



Conservation Area



Proposed Conservation Area  
Boundary Extension



Scheduled Monuments



Listed Buildings



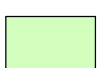
Other Historic Buildings



Negative/Neutral Buildings



Historic Parks and Gardens



Significant Open  
Areas/Parks



Historic/Traditional  
Street Surfaces



Significant Views



Panoramic Views

Miles

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