



## HERITAGE STATEMENT AND IMPACT ASSESSMENT FOR:

DEAN DENVER, DEAN STREET, LISKEARD, PL14 4AE.

Demolition of two detached bungalow's, replace with the erection of four detached four-bedroom houses.

### Purpose of statement:

Restormel Architectural Services has been appointed by the applicant to provide a Statement and Impact Assessment in respect of demolishing two detached bungalow's and replacing with erection of four detached, four-bedroom houses.

The purpose of this report is to outline the significance of the area and its setting, regarding its wider significance, and to consider the impact of the works to be undertaken at site.

### Planning policy statement and non-statutory guidance:

This statement has been prepared in accordance with:

Revised national planning policy framework. (Section 16) (Revised 2019).

Cornwall local plan strategic polices 2010-2016.

Historic England (2015). The setting of heritage assets. Historic environment good practice advises in planning: 3.

BS7913: (2013) guide to the principles of conservation of historic buildings.

Historic England (2008). Conservation principles policies and guidance.  
Planning (listed buildings and conservation areas). Act 1990.  
Report No.38 conservation area management: A practical guide. English historic town's forum (1998).  
Historic England advise note 1 (2016). Conservation area designation, appraisal, and management  
Historic England (2011). Valuing places, good practise in conservation areas.

## Relevant planning history:

57/6300 Erection of a bungalow and garage, 05/07/1958 approved.  
58/6904 Erection of a bungalow, 10/07/1958 approved.  
59/8026 Construction of 10ft vehicular access, 09/11/1959 approved.  
78/0235/F Change of use from residential to office accommodation, 02/05/1978 no objections.  
88/00165/CCC Change of use from residential to office, no objections.  
02/01977/TRECON Works to trees in a conservation area, 19/02/2003 approved.  
E2/04/00710/OTHFP Refurbishment of offices, completion certificate issued 02/12/2004.  
Trebyan- Pre app PA22/01641  
Dean Denver- Pre app PA22/0640

## Summary:

Dean Denver/Trebyan as now been acquired by my clients as one plot.

This plot sits in the conservation area of Liskeard along Dean Street, the plot already has two existing dwellings upon it that have fallen into a state of disrepair. The dwelling has been in disuse for a significant amount of time, which has lead to vandalism to the buildings and the surround plot.

Please see photographs below.

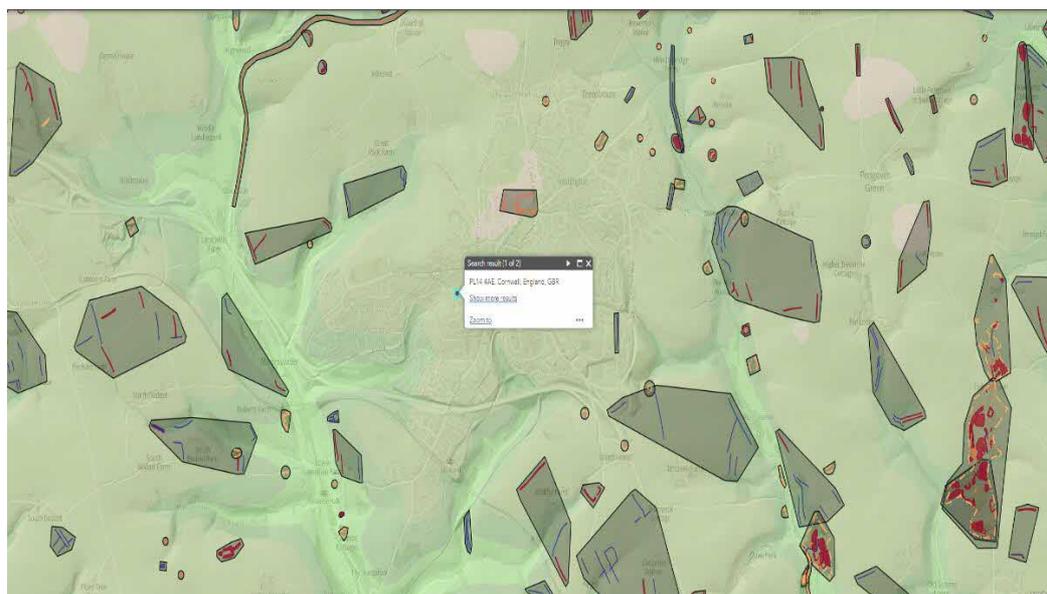
## Significance

### Location and Setting

Liskeard lies in the heart of the rolling agricultural terrain of south-east Cornwall; a wide landscape of big fields cut through with deep wooded river valleys. Lacking some of the drama and ruggedness

of so much of the Cornish countryside its undoubtedly attractive pastoral landscape is more akin to the undulating fields of Devon. It is situated on relatively high land - 150 metres at its highest point - between two rivers, the river Seaton, and the East Looe River. To the south the land continues to undulate in a series of hills interspersed by valleys with tributaries of the two main rivers at their base, before it reaches the coast five miles away at Looe. Similar landscape lies to the east and the west while to the north the land rises to the peak of Caradon Hill, which stands 369 metres above sea level with the high open land of Bodmin Moor beyond. One of Cornwall's oldest towns, Liskeard is a focus for many other important historic sites, often with regal connections, such as the 'Doniert Stone' just three miles to the north, commemorating King Dumgarth (died c. 872) or the three great medieval ducal deer parks in the parish - Lodge Park to the west, Old Park, to the southwest, and probably one at Liskeard 'Castle' itself. The town straddles a spring-head valley between two hills and the steep gradients add to the character of the built environment. The higher ground within the settlement gives long reaching views and from the northern end of the town the mass of Caradon Hill is clearly visible on the horizon. Liskeard is the main urban centre in southeast Cornwall and is connected to the main road network by the A38, the main route into Cornwall from Plymouth and the south coast of England. The A38 runs directly to the south of the built-up area and then via the Glynn Valley northwest to the A30 and Bodmin. Liskeard also has a main line rail service to Paddington and Penzance, and a branch line to Looe. The branch line is particularly important in the summer months carrying tourists to and from Looe, the principal holiday town in southeast Cornwall. Liskeard lies within the Plymouth travel to work area. There is significant commuter traffic from Liskeard to Plymouth, which is about 30 minutes away by road. The town is also a significant commercial and service centre whose shops, market and public facilities serve the surrounding very rural south-east corner of Cornwall. Historic Landscape Characterisation The surrounding countryside has been defined in the Cornwall Historic Landscape Characterisation survey as predominantly Anciently Enclosed Land (that is medieval or earlier). However, to the north northwest and southeast of the settlement there are areas of post medieval farmland, and two patches of ancient woodland lie to the northwest and southwest.

## Archaeological



(Historic England, Heritage gateway.org.uk)

#### LIST OF WORKS TO BE CARRIED OUT BY MY CLIENT.

Demolition of existing bungalows.

Replace with 4, 4bed detached dwellings that are sympathetic to there surrounding, retaining deans Street character and protecting the existing environment and trees.

## Justification

Dean Denver/Trebyan as now been acquired by my clients as one plot.

This plot sits in the conservation area of Liskeard along Dean Street, the plot already has two existing dwellings upon it that have fallen into a state of disrepair. The dwelling has been in disuse for a significant amount of time, which has led to vandalism to the buildings and the surround plot.

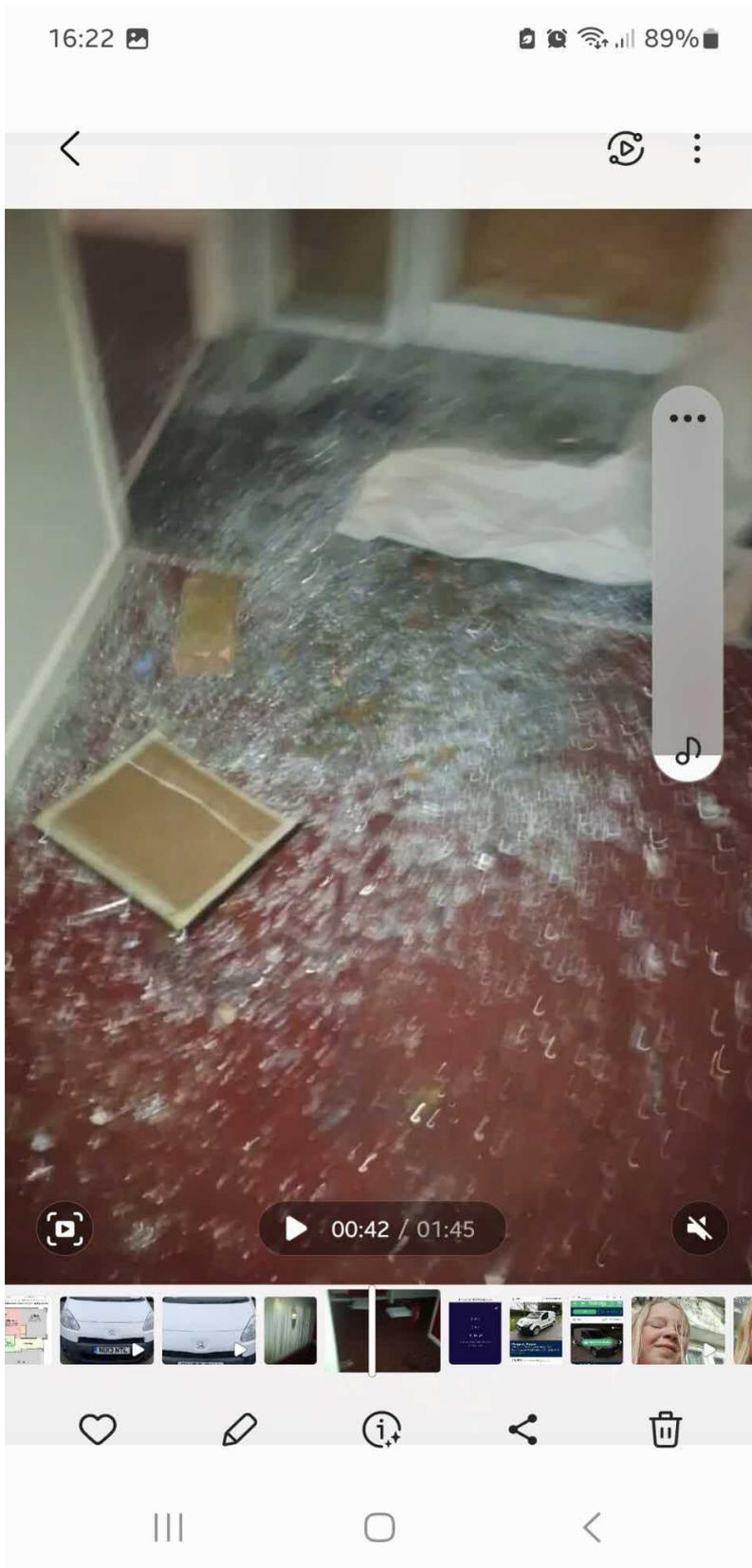
FEATURE	DISCRIPTION	SIGNIFICANCE	PROPOSED WORKS	POSSIBLE IMPACT	JUSTIFACTION AND MITIGATION
OLD CORNISH UNITS	BUNGULOWS	LOW	REMOVAL	LOSS OF FABRIC	VANDALISUM
UPVC	BUNGULOWS	LOW	REMOVAL	LOSS OF FABRIC	VANDALISUM
WOOD TIMBERS	FLOOR/CEILING JOISTS	LOW	REMOVAL	LOSS OF FABRIC	ROTTEN DUR TO WATER INGRESS.
UPVC DOORS	EXTERNAL DOOR LEADING TO PATH AND EXTERNAL LEADING TO UTLITY AREAS.	LOW	REMOVAL	NONE	VANDALISUM

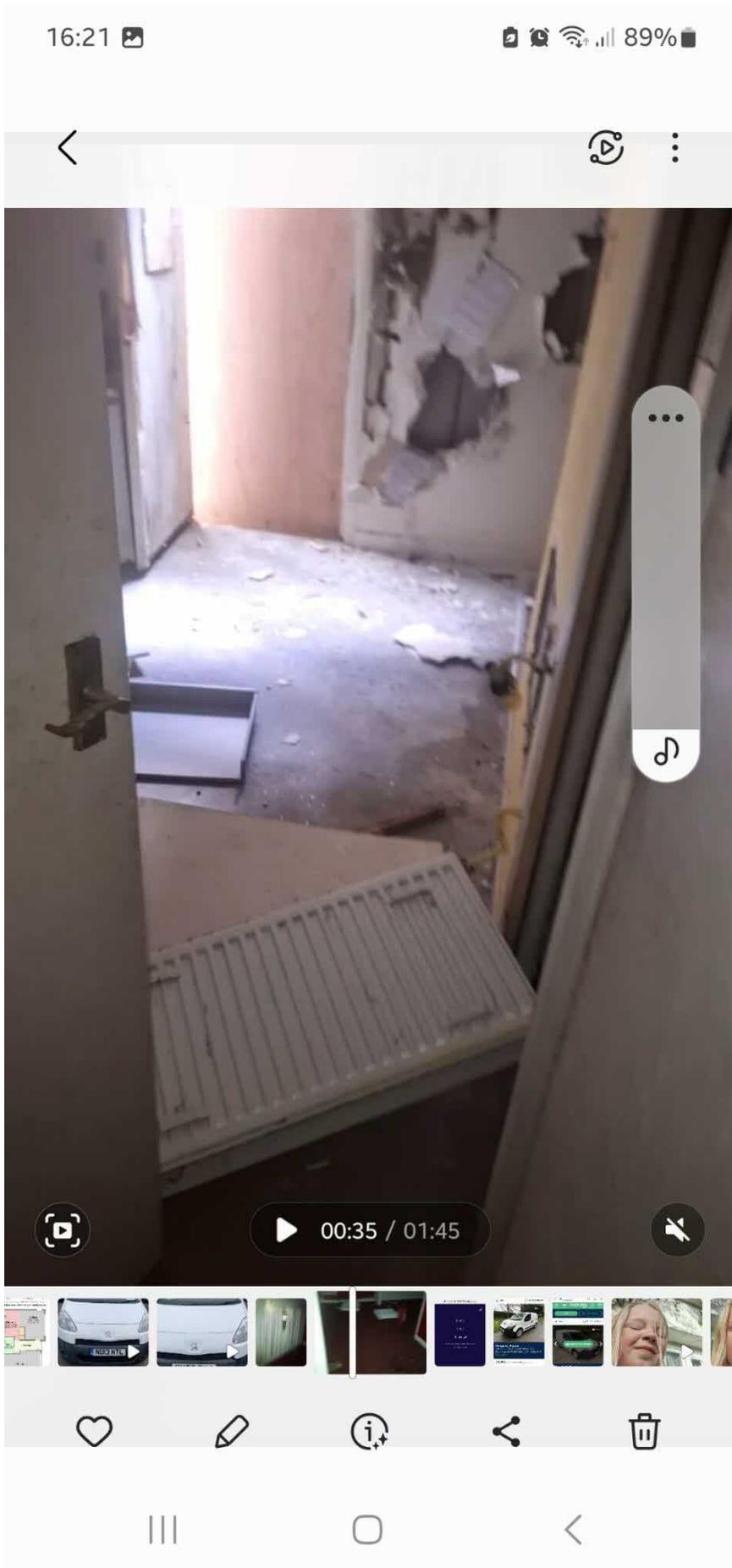
This is evidence based due to photographic evidence.

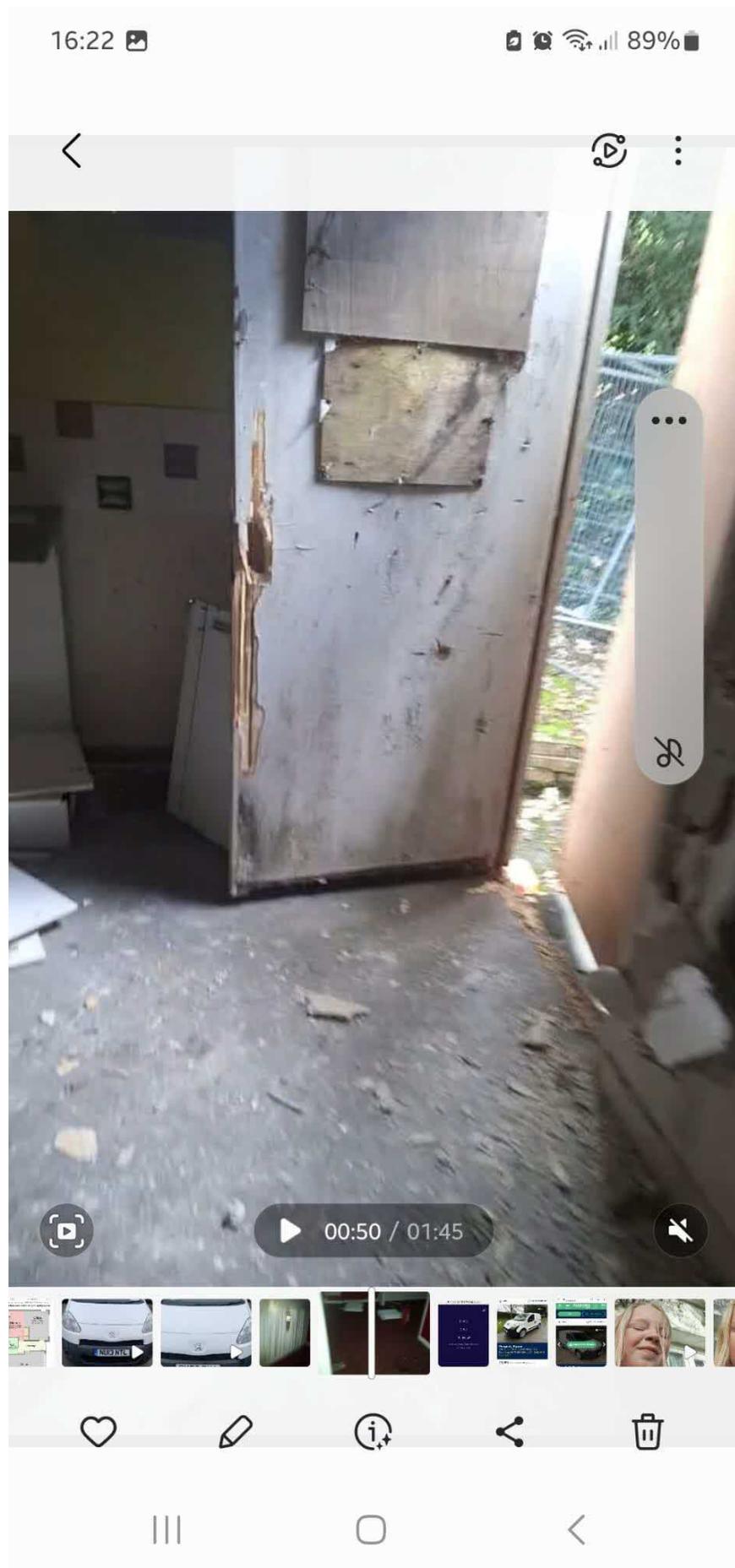












## Conclusion

The materials used on the existing dwelling are of no architectural value or historical significance to the area.

There are no architectural features or design to the existing dwellings.

A controlled removal of existing bungalows will ensure no damage to the existing trees on the land.

It is concluded that demolition of the existing dwellings at Dean Street is largely beneficial due to returning the character to this area.

It is also evident that the area will on benefit from the new dwellings and help restore the character of Dean Street without causing harm or loss to the land/area.

## Impact

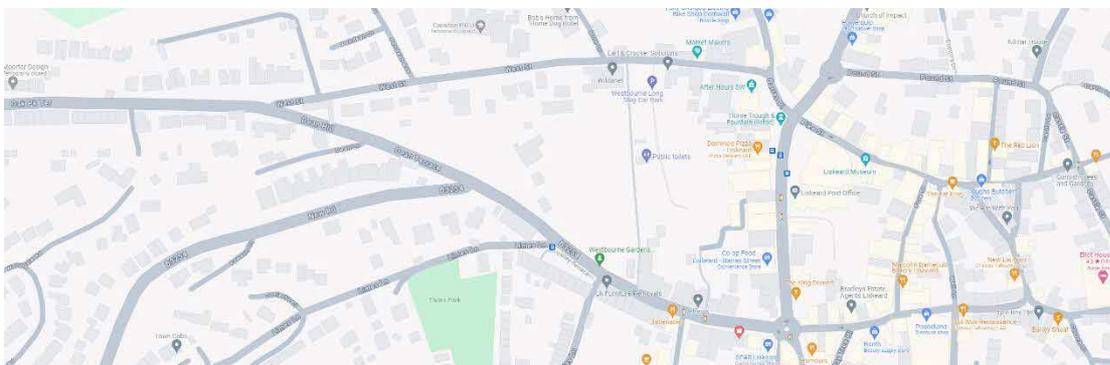
It is considered that there have been no adverse impacts on heritage assets within neither the setting nor the conservation area, the dwelling will only be sympathetic to the street scene and the conservation area and in keeping with other dwellings in this area.

My clients will be retaining all existing trees within the land.

## Location maps:



(Google earth)



(Google maps).

## Historic environment designations

### Designations Scheduled Monuments

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

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

There is no local list.

**Historic Area Designations** The historic core of the town (comprising roughly the town’s development by 1907) lies within the Conservation Area Other Designations (All policy numbers refer to Caradon Local Plan adopted August 2007) The main core of the conservation area is

designated an Historic Settlement – EV1 The area to the south of the supermarket car park on Poundbridge is designated an Open Area of Local Significance (OALS) – EV6

## Historic and Topographical development.

### Medieval Liskeard

- Important medieval centre - associated with the Earls and Dukes of Cornwall
- Settlement concentrated around the church and Castle Park
- Agriculture and early tin industry main sources of wealth
- By the 13th century market area around the Well Liskeard is one of the oldest towns in Cornwall. First recorded c.1010 as Lys Cerruyt -probably a noble or even royal settlement.

By the end of the eleventh century, it was a developing urban centre at the heart of one of the largest and richest manors in one of the richest agricultural areas of Cornwall.

The earliest development took place to the east of the modern centre, around the present church, which may overlie an even more ancient hilltop settlement. This site would have been attractive to the early settlers as it was defensible, well drained, and close to the spring head in the steep-sided, but marshy valley running southwards from Pipe Well and Pondbridge.



Medieval preaching cross, recited in 1908 by Samuel Bone, Mayor. This cross was found on land at Vensloe and is probably the Culverland Cross a wayside cross erected during the medieval period. Wayside crosses were used as way markers on routes which sometimes were associated with religious functions.

There is a further early cross in the churchyard adjacent to the southeast corner of the church the Tencreek Cross. It was recorded by the historian Langdon in 1903 in use as a gatepost on Tencreek Farm. In 1903 the cross was removed to St Martin's churchyard and re-erected in its present position in addition to the unusually large Norman church the eleventh century settlement included a market - one of only a handful recorded in Cornwall in the Domesday Book (1086). This may have been sited on the gently sloping land to the west of the church.

Liskeard maintained its high status throughout the Middle Ages. It was associated with the Earls and Dukes of Cornwall who had several deer parks in the parish and a residence (the castle) in the town described in the 1330s as 'a manor house' including a 'hall, a chapel, and six chambers. The dukes' residence was cited on a secondary hill just to the north of the original church site.



Castle Park site of the medieval manor/castle of the Earls and Dukes of Cornwall Although the scale and character of the ruins seen in later centuries were suggestive of a castle, it was not recorded as such in medieval documents until the late fifteenth century.

The town was granted a borough charter and two annual fairs, and in 1296 became one of only six towns in Cornwall at the time to elect an MP and form merchant guilds.

Further development included a pilgrimage chapel at Lady Park, a leper hospital at Maudlin (both outside the town), and a reputed nunnery for the Poor Clares on Bay Tree Hill - although the evidence for this is purely anecdotal.

As the town grew the focus of the settlement and the market area shifted westwards from the steep slopes below the church onto the more gently shelving land around the Well Spring.



The medieval holy well head was enclosed in the rubblestone well house during the mid-19th century. Wide granite steps lead down from an outer arch to a granite trough filled by 4 lead spouts. Development to the north and east may have been prevented by the extensive manor lands, and an ancient open field system east of the church; whilst to the south the land was marshy, and a large pond covered some of the present day Pondbridge Hill area.

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

#### The Fifteenth and Sixteenth Centuries

- Church rebuilt in 15th century
- Tin industry and town in decline in 16th century the continued revenue from the tin industry ensured that in the years after the Black Death the town was able to regain its relative prosperity. This continued throughout the late Middle Ages as reflected in the rebuilding of the church during the fifteenth century.

The medieval stannary of Foweymore (Bodmin Moor) was a major tin producing area, with coinage towns at Lostwithiel and Liskeard, but by the sixteenth century, it was in decline, both relative to other areas, and in absolute terms. Leland described a still prosperous town in 1530 'Liskeard standeth on rocky hills and is the best market town at this day in Cornwall, saving Bodmin. In this town the market is kept on Monday', but there are hints of decay - he describes the manor as 'now all in ruin.... It is now somtym for a pound of cattell'. In 1574 it was demolished altogether and rebuilt as a grammar school.

Visitors at the end of the sixteenth century record a town suffering from decay. Norden in 1584 described Liskeard as a 'poor town, very ruined and depopulated'. Carew visiting the town at the end of the sixteenth century observed: 'fairs and markets (as vital spirits in a decayed body) keep the inner parts of the town alive; while the ruined skirts accuse the injury of time, and the neglect of industry'. Part of the development which kept at least the heart of the town alive during this period was the town hall which also housed butchers' stalls and a prison. It was constructed in 1574 adjacent to the marketplace and the well.

#### The Civil War

- Town Royalist in Civil War
- Economic situation improving
- Settlement spreading outwards from market core to the south and west Liskeard gained some local notoriety during the Civil War as it was strongly Royalist and indeed it was here in Stuart House in Barras Street that Charles I stayed intermittently during his campaigns in 1644.



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

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

Gradually the fortunes of Liskeard began to improve and by 1700 the population overtook its former fourteenth century peak.

The town developed outward from the market core along the relatively flat roads to the south and west (West Street, Dean Street and Barn Street). Further scattered development took place along Castle Hill, Bay Tree Hill, Church Street and Borel Street (Barras Street). Bay Tree House, Church Street probably originally constructed in the 17th century – the chamfered granite piers to the porch date from this period.

#### The Eighteenth Century

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

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

During this period the town also became a centre of yarn and cloth production, which sold both locally and was exported to Devon. Many of the premises associated with these industries were in the Pondbridge/Barn Street area and evidence of this can still be found in some of the surviving buildings along Barn Street (workshops, cart entrances etc).

The prosperous merchants, tannery owners and professionals also built town houses close to, or even as part of, their premises. As the boundaries of the town expanded the centre of Liskeard remained a hub of activity. The markets and fairs continued to prosper and by the mid eighteenth century some of the market functions shifted to what had probably been the medieval fairground, the flat area of land to the north of Pike Street now known as The Parade.

By the mid eighteenth century it was a significant urban space with many fine houses fronting onto it. John Wesley visiting in 1757 noted 'We rode to Liskeard; I think one of the largest and pleasantest towns in Cornwall. I preached about the middle of the town in a broad, convenient place'. The Parade became a focus for social events with increasing numbers visiting the local public houses and attending various sporting spectacles including bull baiting, badger baiting and cock fighting.

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

By 1796 the Society of Friends had gained enough members within the town to move from their site at Halbathic to a new meeting house in the town centre. The need to improve access to the town led to a series of road improvements more strikingly evident in Liskeard than perhaps any other Cornish town. The original east to west road followed a complicated route through the town centre including a sharp turn into Fore Street (as buildings blocked the top of Pike Street) before joining Barras Street and leaving the town via West Street and Old Road.

Around 1760 new turnpike routes were developed, particularly from the east.



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

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

#### The Nineteenth Century

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

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

In recognition of the increasing importance of access to this western development Dean Street was considerably improved during this period.

In 1841 almost 20% of the borough population of 3,000 was still involved in agriculture. Cows were led down Fore Street to be milked in the dairies and many premises within the town had their own slaughterhouses.

There were a growing number of professional people living in the town, lawyers and bankers who managed the affairs of the newly prosperous merchants, manufacturers, and farmers. Then, in 1837, Captain Clymo discovered a rich seam of copper at South Caradon Mine and in 1844 lead was discovered at Menheniot and Herodsfoot to the south of the town.

In 1844 the Liskeard and Caradon Railway was opened, linking Moorswater to the mines around Caradon Hill; a branch line to the granite quarries at Cheesewring was opened in 1846. Much of this development was financed by Liskeard merchants and banking interests.

In 1831 there had been no miners residing in Liskeard.

By 1851 the census records show that the borough population had swelled to 4,400, with one in three men described as miners. John Allen, the local historian, recorded in 1856, 'the house accommodation proved very insufficient, small cottages and single rooms became frightfully crowded... the markets were thronged, the roads were worn into dangerous ruts. Many miners (mostly lead workers) were accommodated in new courtyard developments around Higher Lux Street, Castle Hill, Castle Street, Church Lane, and Barn Street, introducing a new building type into the town. These cottages often squeezed between or projecting from existing buildings, would have resulted in the eastern side of the town seeming far more densely populated and enclosed. The increase in population, especially of miners, meant that the town's existing chapels struggled to accommodate the new congregations.



A Wesleyan Chapel was built by 1841, a Primitive Methodist chapel in 1871 and a Roman Catholic church with an attached school in 1886. In 1890 the Salvation Army built a citadel in the form of a fort on Church Street. Wesleyan Chapel, Windsor Place built in 1846, then enlarged and restored in 1887 and 1907. The chapel has slatestone rubble walls with stucco details in an Italianate style with a modillioned cornice, which resembles a pediment with a central oculus and channelled rustications on the ground floor. Despite the rise of Nonconformism the Anglican church remained at the heart of the community and underwent restoration in 1879 and 1890.



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

The increase in wealth and the need for services resulting from the growth in population had a profound effect on the commercial heart of the town.

In 1851 around 13% of the workforce was involved in trade and just over 30% were craftsmen. Shops and workshops multiplied. The town centre saw many large and fine new commercial and public buildings, including the new Guild Hall rebuilt in 1859 to an Italianate design.

The railway, arriving in 1859, brought more prosperity, and visitors, to the town, and became a significant employer.

The 1881 census records that between sixty and seventy men were working for the railway.

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



This Classical style terrace by the local architect, Henry Rice, formed part of the mid-nineteenth century development of Liskeard substantial middle-class terraces (Station Road), more humble cottage rows (Thorn Terrace) and institutional sites (Foulston and Gilbert Scott's workhouse on Station Road, 1839-40 and the Cottage Hospital off Barras Place by James Hicks of Redruth, 1893).

In 1894 the Town Council enlarged Castle Park to create a larger open public park.

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

#### The Twentieth Century

- Closure of mines
  - Town becomes local centre for services and commerce
  - 1961 opening of Plymouth Road bridge – Liskeard partly becomes dormitory town for Plymouth
- By 1917 the last mine in the district had closed and Liskeard reverted to its former market town status. In 1905, due to the increased traffic and congestion, the market moved from The Parade to a site in the gardens of the old Trehawke House. Although no longer at the heart of the settlement, the market remains physically an intrinsic element of the town's commercial core.

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

A new period of growth was stimulated by the opening of the Tamar Bridge in 1961, and Liskeard has in part relied on the Plymouth area since then in economic terms.

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

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

## Archaeological Potential

In addition to the three nationally recognised archaeological sites of importance in Liskeard the long and many layered evolutions of the settlement gives the whole area developed up to the early twentieth century potential for standing or buried archaeological features.

The historic core of the settlement is of archaeological interest and sensitivity in that deposits are likely to provide valuable information on its early form and development.

Urban archaeological remains are likely to be more complex in these areas.

Archaeology does not refer solely to buried remains. Information on the historical sequences embodied in standing buildings and other above ground features could be extremely valuable and a building survey of the town would be likely to yield significant new information.

Opportunities for investigation and recording should be sought when buildings are refurbished or undergo substantial alteration. Archaeological remains are an important and non-renewable resource and as such are protected by national and local planning legislation.

Site specific guidance to the area around Fore Street and Marketplace as one of the oldest areas in the town, and the site of the late medieval marketplace, there is potential here for both buried deposits and standing fabric. Evidence may survive of the former market space and related structures, and burgage plots behind the buildings in Fore Street.

Some of the eighteenth-century buildings could contain earlier fabric, which could be revealed through careful recording.

Trenching in Well Lane in 2002 revealed nineteenth century build-up and walls, and a few eleventh to twelfth century shards; no early remains were found in excavations on the site of the Bell in 1987. Full appraisal and mitigation works should be undertaken in this part of Liskeard whenever damaging development takes place.

The area around the Parade and Barras Street as the site of medieval and later suburban building there is potential to encounter evidence of early townhouses and gardens lost to subsequent development.

An archaeological evaluation carried out at 6 Baytree Hill in 1995 discovered evidence of eighteenth or nineteenth century outbuildings but no medieval material.

Trial pits excavated at Parade Motors in 1999 likewise found no medieval remains. The northwestern wing of Stuart House was demolished in the late nineteenth century and there is the potential for below ground remains.

The area around Barn Street, Dean Street and West Street this area was largely undeveloped until the seventeenth century, but there could be belowground evidence of early industrial sites, including tanneries and breweries, and eighteenth-century suburban gardens.

Most realistic potential lies in the study of the standing structures including the town houses, chapels, and warehouses.

Archaeological investigation could also reveal further information concerning the former courtyard developments. The area around the Castle Park, Higher and Lower Lux Street and Pound Street This area incorporates the castle site, potentially one of the major urban archaeological sites in Cornwall. Archaeological investigations could reveal information on the original castle/fortified manor and the extent of its grounds. All these streets bound or are within the medieval area of Liskeard, and share the generally high archaeological potential of both standing fabric and below ground deposits in his Liskeard and particular, this area may offer evidence of the outer limits of the medieval town. This was also an area popular for early schooling and chapels, evidence of which could still exist below ground. In addition, there was a certain amount of light industry specifically sawmills and blacksmiths.

As with the area above archaeological investigation could reveal further information concerning the former courtyard developments. The area around the church, the site of the earliest phase of the town's development including the first marketplace and the Norman church. This is an extremely sensitive area with a great deal of archaeological potential. There is likely to be evidence of the greatest significance here, including deep and complex layers of below ground deposits and remains incorporated into later structures.

Below ground evidence may exist of a fortified site, the original church, the extent of the marketplace and the former existence of burgage plots.

The 18th and 19th century villas sites on the eastern side of the town these sites include areas of medieval fields prior to the early nineteenth century development. There could be the potential to discover medieval field features but the locations of these cannot be easily predicted. The 1880 OS maps for Liskeard includes detailed information concerning the villas' formal ornamental gardens and potentially further evidence below ground of the layout and features of these gardens could survive.

Area of 19th century ribbon development the relatively late development of much of this area, developed on green field land, results in little predictable potential for buried archaeology. However, Station Road and West Street were medieval routes into the town. Further evidence of the original extensive workhouse could still survive underground.

## Settlement character

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



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

- The early town developed on the eastern side of modern Liskeard consisting of a castle at the summit of the hill, a church on the slopes below to the south with the villagers located towards the foot of the valley. The streets here were narrow, steep, and interconnecting following the slopes of the hill up to the marketplace and church, then on to the castle.

The land on the lower slopes to the east of the castle was given over to parkland and remained free from development.

- During the later medieval period the feudal pull of the castle and church began to lessen in intensity and the town began to climb the valley to the west with developments along the relatively flat roads crossing the gradient at Fore Street and Barras Street.
- The process of drawing the town out along the relatively flat roads to the west – West Street, Dean Street and Barn Street – began as early as the seventeenth century and continued into the nineteenth and early twentieth century with new interconnecting roads such as Dean Hill and New Road.
- In the later twentieth century on the western side of the town the land between the main projecting routes became in-filled with new estates such as Lanchard Road in the previously undeveloped valley between Station Road and New Road.

To the east of the church the land which had remained undeveloped possibly due to its steep gradient or previous ownership became a series of new estates, as did the flatter land to the south of the Castle Park, originally part of the Castle's estate, this sizeable development to the east represents the draw towards Plymouth for commuting.

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

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

#### Historic survivals

Although the town prospered during the medieval period and developed to be one of the major settlements in Cornwall very little built fabric survives from this period. The Church, built in the Perpendicular style from slatestone with granite dressings, is the only building in the town to be confidently dated to the fifteenth century, although it is possible that some of the cottages around Church Street might have older parts within their fabric. One of the earliest surviving domestic buildings, a slate hung building with a three-storey gable ended porch and moulded granite doorway on Church Street, dates from the late fifteenth or early sixteenth century, as does Stuart House. There are several properties dating from the seventeenth century including Nos. 1, 31, 33 and 35 Church Street and Nos. 11 and 22 Fore Street. Although some of these buildings were re-fronted during the nineteenth century they were probably originally stucco on studwork or render on rubblestone.

Original seventeenth century features include fireplaces, staircases and two storey porches. No 18 Church Street, known as the Ancient House, has an open gable ended porch supported by chamfered granite piers. The eighteenth century is well represented with town houses and cottages

in Barn Street, Barras Street, Dean Street, Church Street, Fore Street, Higher Lux Street, Pike Street, and the Parade. These buildings are mainly vernacular in style with a mixture of slatestone, stucco, painted rubble, and slate hung walls. Many have Delabole slate roofs and are two or three bays wide. Some, especially those which later became commercial premises, were remodelled in the nineteenth century. Among the larger town houses are Kilmar House, 45 Higher Lux Street and Parade House, which include neoclassical features such as symmetrical frontages, modillioned cornices and porches supported by columns.

The Albion in Dean Street is a surviving eighteenth century public house with a Delabole slate roof and an almost symmetrical three bay façade.



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

Most of the surviving historic fabric in Liskeard, however, dates from the nineteenth century. There is a wide range of public buildings, town houses, terraces, villas, clubs, hotels, public houses, warehouses, and chapels. A high number of original nineteenth century shop fronts can still be found in the town. Shops such as No 13 Fore Street with its elegant pilasters, fascia with moulded entablature and slender columns flanking plate glass windows greatly add to the quality of the townscape.

Noted architects.

The local architect Henry Rice had an enormous impact on the character of the town, and he was involved in the design of almost a hundred different buildings. His work ranged from elegant Neoclassical terraces and villas such as Ashpark Terrace and Dean Villas to the wild Venetian Gothic polychromy of the Forester's Hall and the sober stone Italianate Wesleyan Methodist Church, Barn Street. Rice's eclectic approach to architectural style and materials was in harmony with his contemporary architects working in Liskeard. One of his major buildings, the Guild Hall (built in association with the home Office architect Charles Reeves), is built from Cheesewring granite in a strong Italianate style reminiscent of fortified Renaissance town houses. The public rooms in contrast have simple rendered walls with Gothic lancet windows. The chapels are a mixture of simple Gothic detailing and Neoclassical styles. There are several polychrome buildings in the town, one of the most striking of which is the Foresters Hall on Pike Street.



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

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



Webb's House built in 1833 by J Foulston of Plymouth from stucco fronted slatestone on a coursed freestone plinth in the Classical style. The height and mass of the building and its prominent position, in addition to its decorative qualities, makes it a key component in the surrounding streetscape. He also designed the lodges to the Workhouse, which later became Lamellion Hospital.

Other buildings on the site were by Henry Rice, George Gilbert Scott, and John Sanson.

Sanson was greatly influenced by the work of Henry Rice and some of his buildings, like Rice's, include classical details. Other buildings by him, such as the Grammar School, now sadly demolished, were in the Arts and Crafts style.

George Gilbert Scott designed the main building of the Workhouse along with other commissions for workhouses throughout Cornwall including St Austell, Redruth, and Penzance. Only the lower storey of this building still survives and is scheduled for demolition under the redevelopment of the site.

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

Materials and local distinctiveness as mentioned earlier, many buildings in the town have granite plinths and detailing, buildings wholly in granite are scarcely found.



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



Granite piers with on Church Street.

The local slatestone was used as the basic building material for most buildings but is often rendered.

The few exceptions include the Guild Hall constructed from stone from the Cheesewring Quarry on the moors to the northeast of the town, the East Cornwall Bank on The Parade and a private house on Varley Lane.

Gnortheast also used for kerbs and pavement along the main streets, steps, troughs, gateposts, and other street ephemera. Granite gate piers with ball finials on Church Street The local slatestone was used as the basic building material for most buildings, Late 19th century villa with coursed local slatestone walls with brick dressings but is often rendered Stucco facades on Varley Terrace or slate hung. Throughout Liskeard facades, elevations facing the prevailing wind and walls where access and therefore maintenance is difficult are hung with local slate as it is not very durable.

Other materials used throughout the town include Portland and Bathstone, used by Rice for his more prestigious buildings, and elvan – used on the Lloyds Bank building and the Museum, which also incorporates polyphant stone. Coloured bricks are widely used as ornament to supplement the polychrome stonework found on many buildings –and whole brick buildings, The Constitutional Club, built in 1910 mainly from red brick incorporates stone dressings in its design. Often with stone dressings occur in the later nineteenth century. There is an unusual (for Cornwall) use of glazed tiles (on the terraces along Station Road) and terracotta ornament.

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

joinery work rivals that of the stonework in the streetscape and livens up many a relatively flat stuccoed or slate hung façade. Slatestone walls can be found throughout the town, The local slatestone walls found throughout the town are an important part of its historic character indicating the sites of former courtyard developments, delineating the plots of nineteenth century villas, enclosing the front gardens of nineteenth century terraces, and shoring up the banks of plots above the road line. In the eastern side of the town where a greater percentage of cottages and townhouses have been lost, they often provide an indication of the site of former developments.

Streetscapes and views Streetscape. The central commercial area of Liskeard hums with life and this rises to a loud buzz on market days. A steady stream of traffic passes through the town centre from Greenbank through the Parade, down Barras Street and then out along Barn Street. Despite its constant nature the traffic moves steadily through the town and does not prevent the easy passage of the pedestrians. As a result, Barras Street has retained its character as a street rather than a traffic dominated road. In the Parade the impact of the traffic is lessened by the large pedestrianised area which affords seating areas and places of congregation. Traffic is excluded from Fore Street, but the area is still thronged with pedestrians visiting the shops and cafes. The area to the east of Fore Street, the original medieval commercial centre, is now much quieter. Although traffic can still pass along the streets, this is rarely the case. Many of the old shops are now houses and as a result there are fewer pedestrians. Here the intricate road layout gives a great sense of connectivity and permeability.

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

Many of the roads and streets have wide granite kerbs stones and vast slabs can be found in the centre of the town. The few surviving granite slabs along Fore Street contrast with the rather poor modern brick pavements which constitute most of the street surface. The areas of Liskeard where historic paving and surface treatments still survive. One of the most prominent landmarks in Liskeard is the Italianate clock tower to the Guild Hall. Due to the narrowness of Pike Street, it is difficult to appreciate at close quarters but can be seen throughout the northern and eastern side of the town rising above the surrounding grey, pitched slate roofs.

The granite Italianate clock tower to the Guildhall is an important focal point of many of the vistas throughout the town. Other highly visible structures include the slatestone church tower, the church tower viewed from Pondbridge Hill and the park keeper's cottage in the castle grounds.

Some of the vistas in Liskeard can be deceptive such as the view across from Barn Street towards the church tower where, due to the gradient, the entire network of medieval streets below remains hidden. This contrasts greatly with the vista from the Parade down Pike Street where the intricate, multi-layered early settlement can be appreciated. Looking north from the foot of Barras Street the fringes of tall buildings open out towards the open space of the Parade with its central granite, Neo-classical fountain.

Most of the long reaching views are experienced from the approach roads into the town. Station Road has a wide boulevard-like quality affording views into the town and out towards the valley of the East Looe River broached by a magnificent granite viaduct. Similarly striking views can be experienced from the edge of the churchyard where the land falls steeply away into the rolling landscape of the farmland to the south- east of the town. Looking west from the church the impressive roofscape of Liskeard can be best appreciated; slate roofs both plain and with decorative ridge tiles, hipped and pitched, are laid out in stepped and random patterns interspersed with lanterns, turrets, and gables.

## Built environment.

### ROOFS.

The topography and development pattern of Liskeard is such that the roofscape is of great importance to the overall character of the place. Roofscape character is based on the quality and patina of the materials; the form, pitch, and orientation of the roofs themselves. Sometimes there is order but most of the attractive roofscapes are more jumbled and dynamic – changing depending on the vantage point. Chimneys punctuate the roofscape and other quality details, in the form of rainwater goods etc, add richness on closer inspection.

### 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.

### 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 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.

#### SLATE HANGING.

Slate hanging does occur on several buildings in the town usually where the building is in an exposed location where penetrating damp has been a problem or on elevated side elevations of attached buildings where access is difficult and a durable, low maintenance solution was essential.

#### 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 must go to landfill where it will not break down for centuries, so the environmental costs deserve consideration.

#### DORMERS AND ROOFLIGHTS.

To preserve Liskeard's roofscape, the insertion of dormer windows should only be agreed where they are well justified and on roof slopes where the visual impact will be minimal. They must always be very well designed and carefully proportioned. Rooflights can allow the use of valuable roof space 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.

### WALLS.

The palette of materials used to construct and finish the buildings of Liskeard is varied and they combine to form interesting elevations and street scenes. The choice of materials and how they are used is usually indicative of the age of construction and the status of the building. The earlier buildings in the town are constructed from local slatestone – with most of the domestic buildings rendered and most working and industrial buildings left unrendered.

Some high-status buildings such as the church use imported stone in their construction. After the arrival of the railway brick was more easily available and many of the buildings from the late nineteenth century, although built from local stone, use brick for window and door surrounds and quoins. Similarly, some higher status buildings in the town centre have brick facades and stone dressings, celebrating the novelty value of the newly available building material. Great care and understanding are needed in the repair of all traditional materials 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 wealthiest; consequently, these colours often seem unsuitable on humbler dwellings.

### WALLS: A SUMMARY.

Where traditional finishes have been lost, sympathetic reinstatement is desirable.

- 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.
- Limewash allows old walls to breathe, masonry paint traps moisture.

### STONEMWORK.

As mentioned above many buildings in Liskeard are of local slatestone construction. Although most of the stone used in Liskeard is durable, these walls are still vulnerable to damage if poorly treated.

All stonework must be pointed using lime mortar that flexes with the walls and allows them to breathe.

Pointing should also be flush or slightly recessed, especially on wider joints, and should never project in front of the faces. A well-graded sand free of 'soft' (or fine clayey) particles is best for most work.

#### RENDER.

Render covers rubble stone on a variety of buildings. Traditionally this render was always lime based and that remains the only sensible choice as cement-based renders are incompatible with all these building types.

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.

#### BRICKWORK.

There are several late nineteenth century buildings in Liskeard with brick facades and it was also used extensively on the later buildings in the form of lintels, decorative window surrounds and quoins. The use of lime mortars for repair is equally important for brickwork.

#### JOINERY.

Authentic joinery adds to the historic character and visual quality of any Conservation Area.

The extent of survival is often indicative of the percentage of listed buildings; but also, of the value local people place on the historic fabric of their town. Like many other places Liskeard has a mix of original joinery and replacements, some sensitive but much that is poorly detailed. At present the replacement of windows and doors is not controlled on unlisted buildings.

The Local Planning Authority (LPA) will consider Article 4(2) \* directions to prevent harmful alterations in the future. It is always preferable, however, for owners to recognise that sensitive maintenance adds value to their own property and contributes to the sense of place.

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

These artefacts are a finite resource that embodies the craftsmanship of earlier generations and records the materials and techniques they used. Unless badly neglected over a long period of time, traditional joinery is rarely beyond repair. In many cases the timber used was so well sourced and seasoned that it is far more durable than any modern alternative.

Detail may have been lost by years of painting, but great care needs to be taken when stripping paint though as historic paints contained lead. If repair is not possible, replica replacement is the next best thing; though replacement requires the use of primary resources and energy that makes it a less sustainable option.

The use of imported hardwood from unsustainable sources ought to be avoided and PVCu has significant ecological issues in production and disposal. There is no product that is maintenance free. Timber needs painting every few years, but each time the result looks fresh and new. After a hundred years or more sash cords or hinges may need renewal; this is quite easily done and gives the unit a new lease of life.

When modern opening mechanisms or double-glazed units' breakdown the answer is replacement of the whole unit – hence the piles of PVCu windows accumulating at recycling centres in the absence of satisfactory means of disposal.

#### JOINERY: A SUMMARY.

- Historic joinery items add character and quality to the town and ought to be retained and repaired if 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.

#### 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 several 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 panes 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 retrofit draught excluders and greatly reduce the amount of air changes and so heat loss.
- Sound insulation – In noisy locations people often replace windows with modern double-glazed units to reduce the problem. In fact, secondary glazing is more effective than double glazing and allows retention of traditional windows.
- Sills – Traditional sills should be retained unless beyond repair.

## DOORS.

Doors are just as vulnerable to insensitive replacement as windows. The conservation principles summarized above can be applied equally to doors. Most traditional door types allow for individual expression by painting and attractive ironmongery etc.

Unfortunately, many owners choose to express their individuality by replacing a serviceable vintage door with an off-the-peg unit in stained hardwood or PVCu.

## SHOPFRONTS.

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

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

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

Somehow the approach to shop signage has slipped towards achieving the cheapest, largest, brightest, and most prolific advertisement. Over large fascia's draw attention in the wrong way and detract from neighbouring businesses.

- Design – New shopfronts and signage require planning permission and the LPA will expect these elements to be competently designed to suit their context. Shopkeepers cannot expect to go to a shopfitting contractor with a budget and expect that approach to achieve an acceptable outcome.

#### ENCLOSURE.

In the past enclosure was about demarcation and keeping out passing animals.

Historic enclosure is threatened with change by the desire for greater privacy – leading to the addition of timber fence panels for example. Alternatively, it may be removed to provide parking. Walls or other means of enclosure more than 1m high fronting a highway (and 2m elsewhere) cannot be demolished without Conservation Area Consent.

New walls of those dimensions cannot be erected without Planning Permission. The tendency towards close boarded fencing is one that is having a very tangible visual impact. Apart from being a characteristically modern approach, these fences are quite expensive, require regular maintenance over the years and make it difficult to establish planting due to overshadowing and wind damage. Timber fences also tend to be stained in eye catching colours that are often unsympathetic to an historic setting. Garden structures can also be jarring elements if poorly located, badly designed, or brightly coloured.

#### WALLS.

Stone walls are the most common means of enclosure in the town. Appearance varies with age and function, but the consistency of material gives a unity to the townscape that can be easily taken for granted. These walls are usually mortared and are both rubblestone and in some instances coursed. Most have simple stone caps, but more decorative treatments are also found such as spar caps and castellated caps.

For new enclosure in much of the town stone walling is likely to be the most suitable option, provided it is local stone, and the height and style relates to any established local trend. There are few historic brick boundary walls in Liskeard. There are a few rendered but these should not be seen as justification for rendered block walls.

#### RAILINGS.

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

Like so many places, a lot of ironwork was removed during wartime. There are some buildings and locations which would benefit considerably from the reintroduction of railings. As well as being attractive items they also offer definition to the street scene and can be a real enhancement to some types of property.

The most common application is on properties with a minimal front garden or yard; in these locations they offer demarcation without visual weight and avoid shading windows or planting.

#### HEDGES.

In the more rural parts of the town and where property adjoins farmland, hedges are characteristic. A mixed deciduous planting of hawthorn, field maple, hazel, holly, beech, and other indigenous species is most traditional. Within a few years such a hedge can be laid to form a dense and effective boundary that is a wildlife resource that can draw insects, birds, and small mammals into gardens. Single species plantings of beech, yew, laurel, or box may be appropriate in some circumstances but are not a practical solution for most places and they demand more maintenance than a rustic mixed hedge. Modern coniferous hedges support little wildlife and can often be unattractive and not very neighbourly.

#### HURDLES.

The traditional approach to fencing is making something of a comeback in recent years. Hazel hurdles would have been a familiar site in the past and can now be purchased in ready-made panels for quick and effective enclosure.

Hazel and willow can also be bought bundled for the more enthusiastic person to weave their own fence. As well as being made of more sustainable materials without chemical treatment and keeping an old craft alive, these fences are more permeable to wind making them less likely to blow over and allowing plants to establish more readily.

#### GARDEN STRUCTURES.

The siting of sheds, summerhouses, decking, gazebos, or other structures should be sensitively located.

If visible locations are unavoidable, good design and naturally painted materials should be used to make the structures less jarring. Garden structures nearly always need planning permission within the curtilage of a listed building. There are also size restrictions for permitted development within the conservation area, so it is wise to consult the planning department when considering such works.

#### ENCLOSURE: A SUMMARY.

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

## Photos.



1922 (Francis Firth). Dean Street.

Buildings appear of painted render, sash windows, slate roofs.



Google images 2023 @ Dean Denver.



Restormel Architectural Services, 13<sup>th</sup> January 2024.

As you can see from this most recent Photograph the dwellings at Dean Denver have suffered considerable vandalism and have fallen into a state of disrepair.

## Statement of significance.

The properties are of Cornish unit/mundic block/concrete and within the Liskeard Conservation area.

Built 1957.

The properties are situated in Liskeard Conservation area.

## Threats to significance.

Building works within a conservation area.

## Heritage impact assessment.

Conservation involves people managing change to a significant place in its setting, in ways that sustain, reveal, or reinforce its cultural and natural heritage values (Principle 4.2).

“Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification” (NPPF Para 132).

## Change, Loss and New work.

Understanding character, significance, features, relationship with setting and context should inform as to sensitivity to change and ensuing adaptations. Change often requires careful balances and compromises between the requirements and expectations of modern living, working and lifestyle with protecting character and significance. This includes maintaining the setting regarding the relationship between buildings, their immediate vicinity and wide landscape.

A key goal of conservation is to safeguard a valued building or object now and for the future. Future proofing allows for flexibility, resilience, durability, long-levity, and functionality as well as seeking opportunities to maintain or enhance significance. (Appendix 4 summaries key conservation philosophy and principles).

Established conservation philosophy generally advocates that new work should express modern needs in a modern language in a way that complements what already exists. Whilst being sympathetic to and subtly different from the parent building, this approach adds to a buildings provenance and avoids confusing the historic record (^24).

## Summary of works to be undertaken.

### LIST OF WORKS TO BE CARRIED OUT BY MY CLIENT:

1. DEMOLITION/REMOVAL OF Existing x 2 Bungalows.
2. Erection of four, four bed dwellings.