

FOWEY PARISH



NEIGHBOURHOOD DEVELOPMENT

PLAN 2019-2030

Appendices 1, 2, 3



Appendix 1: Design and Character in Fowey Parish

- 1.1 Good design is an important aspect of the NDP, it is important that any new development should reflect local identity, create a sense of pride and work well for people's needs now and in the future.
- 1.2 Broad design principles, which new development in Fowey Parish should address are:
 - Public routes should encourage access to local shops
 - Public spaces and routes should be attractive, accessible and easy to move through
 - Building on history and identity of Fowey Parish and the Fowey and Polkerris Conservation Areas
 - Promotes the distinctive character of the AONB in Fowey Parish
- 1.3 Fowey Parish NDP reinforces provisions set out under CLP Policies 2 (Respecting and enhancing the quality of place), 12 (Design), 13 (Development standards), 23 (Natural environment) and 24 (Historic environment) which highlights the importance of the Conservation Areas.
- 1.4 The protection and appropriate development of the conservation area and other historic parts of Fowey Parish are covered in the Conservation Area Character Appraisal and Management Proposals for both Fowey and Polkerris¹.
- 1.5 These documents together with the Cornwall AONB Management Plan (2016-2021)² and the Cornwall Landscape Character: Best Practice Guide³, also give clear guidance on building styles and architectural requirements for all developers.
- 1.6 In order to understand how the landscape around the medieval town of Fowey could accommodate any future housing growth, Fowey Town Council commissioned Cornwall Council's Public Open Space Team in April 2017 to undertake a landscape capacity assessment of the settlement's edge. (Fowey Edge of Settlement Assessment:⁴ a Local Landscape Character Assessment 2018).
- 1.7 The findings of this assessment will be of use to Fowey Town Council in understanding the sensitivity of the character of the settlement's edge, how future change would be viewed and

¹ Fowey Conservation Area Character Appraisal and Management Proposals, 2010
http://www.foweysfuture.co.uk/data/uploads/538_997917466.pdf

Polkerris Conservation Area Character Appraisal and Management Proposals, 2010
http://www.foweysfuture.co.uk/data/uploads/386_1564544712.pdf

² Cornwall AONB Management Plan (2016-2021)

<http://www.cornwall-aonb.gov.uk/management-plan/>

³ Cornwall Landscape Character: Best Practice Guide (2011)

http://www.cornwall.gov.uk/media/3627266/landscape_best_practice_aug_2011_full-version-webpdf.pdf

⁴Fowey Settlement Edge Assessment : Local Landscape Character Assessment

http://www.foweysfuture.co.uk/data/uploads/533_1029295635.pdf

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by whom, and of the value placed on the landscape both nationally and locally. This detail can then inform Neighbourhood Plan environmental policies, and decisions relating to the siting of any future development to conserve and enhance the character of the town.

- 1.8 In trying to define what Fowey Parish means to residents young and old, the steering group spoke to our local camera club in 2015 and asked if they could take photographs of the parish with their views of what makes Fowey Parish so special.
- 1.9 In May 2015, there was a presentation to Year 6 Fowey Primary School about 'our community' and what a Neighbourhood Plan is. The children looked at maps and photos of Fowey, found where they lived on OS maps and looked at significant areas of the parish, beaches, and playgrounds and 'What makes Fowey special?'

Following up on this presentation, in June 2015 local artist Heather Hunt worked with Year 6 pupils on their ideas of 'What makes Fowey special'. The children created individual ceramic tiles of their ideas. These tiles were glazed and fired, then put into a wooden frame allowing the work as a whole to be displayed in the school.

In October 2015, a public exhibition was held on the theme of 'What makes Fowey special?' The Year 6 tile artwork was formally presented to Fowey Primary School. Also part of the exhibition was a collection of local photographs of the landscape and significant views of Fowey Parish as well as paintings kindly loaned for this event to looking at different interpretations of 'What makes Fowey Special?'

- 1.10 In our community consultation (2015⁵) we asked 'What do you like about living in Fowey? Also, 'how would you sum up what the character of Fowey, means to you?' Replies certainly showed there was concern about the 'distinctiveness of Fowey' could be lost through inappropriate development. Residents want to retain the character of our parish such as the 'Cornish hedges'; the rural entrance/gateway to Fowey and the well-loved green spaces in the Parish.
- 1.11 Members of the community stated that the character of Fowey Parish, the AONB and the Maritime Heritage Coastline are some of the most important features determining their quality of life.
- 1.12 The high quality of the landscape and coastline in Fowey Parish are valued both aesthetically and as a key asset supporting the local economy.

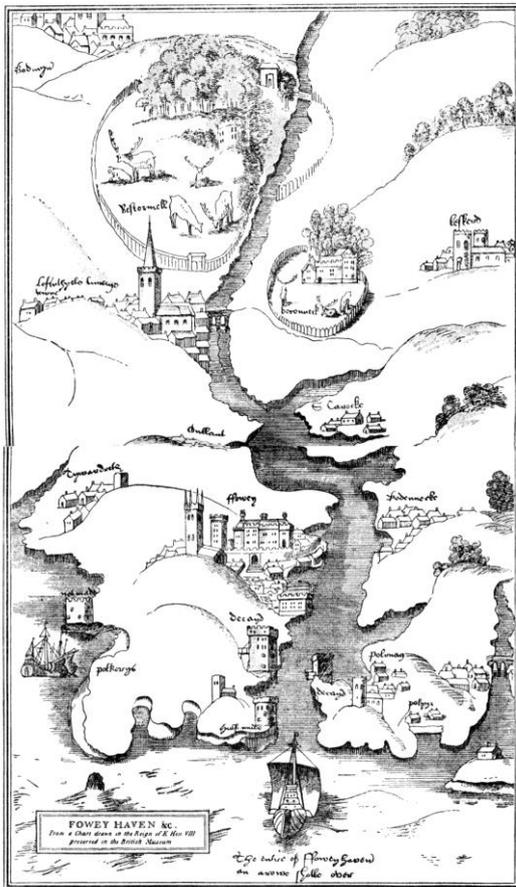
Fowey Description and location

- 1.13 Fowey is located on the south coast of mid Cornwall, at the mouth of the Fowey estuary, on the west bank of the river and lies seven miles east of St Austell and six miles south of Lostwithiel. The settlement is approached from the A390 by the A3082 Par to Fowey road. A mineral railway line runs from Lostwithiel to Fowey down the west side of the valley.

⁵ Fowey NDP Community Questionnaire summary pp 22-23
http://www.foweysfuture.co.uk/data/uploads/537_431385596.pdf

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The popular South West Coast Path runs through the settlement and the Saint's Way runs cross-country between Fowey and Padstow.



3.15 Fowey's historic functions as a medieval sea- port and market town, subsequently as a seaside resort, have shaped the character of the present settlement. Fowey continues as a major commercial seaport with Carn Point Docks, to the immediate north of the conservation area, operating as Cornwall's major china clay port. The ancient ferry crossings to Bodinnick and Polruan continue to provide a well-used service and the town retains a number of boatyards and maritime businesses including boatbuilding and repairs. Fowey is a popular tourist and yachting location and boats of all types and sizes celebrate through the annual Fowey Royal Regatta week.

- 1.14 The commercial core of the town caters for the tourist with plenty of coffee shops, cafes, pubs and restaurants. There are a range of independent shops and increasingly chains of popular clothes shops. Tourism is important to the Parish and accounts for an estimated £15 million worth of tourist spend.
- 1.15 Although busiest in the summer months, Fowey has an extended season, partly due to its proximity to the major attractions of the Lost Gardens of Heligan and Eden. The popular Fowey Festival of Arts and Literature has raised the profile of the town within Cornwall and the UK and regularly brings in hundreds of visitors during the May festival. Fowey Royal Regatta is one of Britain's premier sailing events with a week of celebrations held in August including competitions on the water, a carnival, Red Arrows display, live bands and other entertainments.
- 1.16 The town also has long standing associations with two of the great families of Cornwall; the Treffry's and the Rashleigh's. Both substantial landholders in the town and regular representatives in Parliament, the Treffry's of Place House have been resident since the 14th century and the Rashleigh's, now of Menabilly, were residents of the town from the 16th century. The Treffry Estate remains a significant landholder within the town and continues to influence the nature of change, levels of development and the character of Fowey.

Landscape character

- 1.17 Fowey has a close relationship with its estuary setting and takes its name from the river. It was first recorded as 'Fawi' around 1200, a Cornish name meaning 'river of beech trees'.
- 1.18 The Landscape Character Study (2008)⁶ (For Fowey CA 21) describes the landscape as 'steep sided banks by the river, enclosed by large expanses of oak woodland, some of it ancient, and fringing the river. Quays and jetties are a feature of this character area, where settlement here is mainly medieval in origin' and buildings appear to be stacked up the valley sides reinforced by a strong Victorian influence.



- 1.19 The upper Fowey valley is designated SSSI, and includes the Golitha Falls NNR. Most of the farmed land in the LCA is improved grassland with little or no arable land. Linking the semi-natural habitats in the small sheltered valleys are a network of Cornish hedges, many having mature trees, creating linear woodlands between the fields.

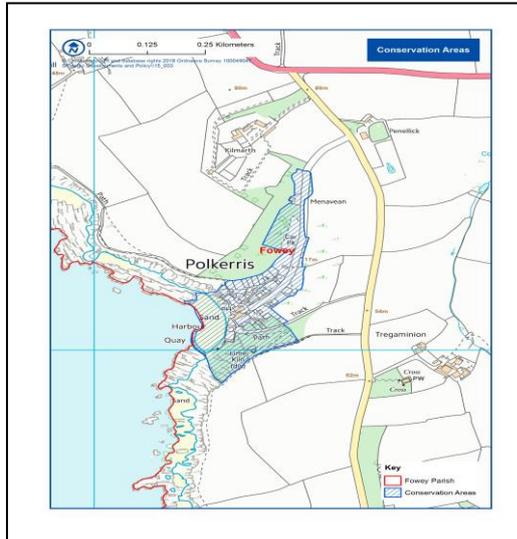
Pressures on the Landscape

- 1.20 The impact of the road network is localised but high and the high level of traffic is a direct result of this LCA's popularity. There is much 20th Century development on edge of settlements, with consequent visual intrusion as they expand out of the steep valleys.
- Significant recreational pressure, which requires management of waterways.

⁶ Cornwall Council Character Assessment
<https://www.cornwall.gov.uk/environment-and-planning/cornwalls-landscape/landscape-character-assessment/>

- Housing demand.
- Tourism.

Polkerris: Description and Location



The Conservation Area of Polkerris

Polkerris is a small historic settlement, popular with tourists, locals and residents. The ‘tucked away’ secluded location of the settlement is an important part of its special character.

- 1.21 Polkerris is a small, coastal settlement, situated on the south coast of Cornwall. It is located on the east side of St Austell Bay, 10 km east of St Austell, 4 km west of Fowey and 1 km east of Par. The settlement is approached from minor roads from Kilmarth to Menabilly accessed from the A3082 Par to Fowey road. The popular footpaths of the South West Coast Path and the Saint’s Way pass through the settlement.
- 1.22 Polkerris is dominated by 18th and 19th century cottages with prominent remains of the fishing industry including the 18th century harbour arm and fish cellars. Surviving historic ‘streetscape elements’ add richness with boundary walls, pub signage etc.
- 1.23 Set at the bottom of a steeply sided valley and developed around a sheltered sandy cove, the settlement is hidden from view from the landward side and was historically more easily accessible from the sea. The narrow approach road, linking the settlement with the higher ground above, descends along the coombe, in places cut through the natural bedrock.
- 1.24 The sharply rising wooded valley sides tightly enclose the settlement and form a green backdrop that dominates views inland.
- 1.25 The area has been shaped by the long-term influence of the Rashleigh family. Originally from Devon, the Rashleigh’s made their fortune as merchants, trading out of Fowey from c1529. The family’s patronage has shaped the development of Polkerris and much of the land is still part of the Menabilly Estate. The area is within the AONB.

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1.26 Polkerris remains relatively unaltered in terms of its built form, but the nature of the settlement has changed dramatically. Tourism has replaced commercial fishing and agriculture as the main stay of the economy and a number of hospitality and leisure focused businesses operate around the harbour area. A large car park has been created above the settlement to accommodate visitor's vehicles.

Appendix 2: Fowey key views, panoramas and vistas

2.1 Fowey is a picturesque settlement and stunning views are an important part of its character. Fowey's iconic images include intimate, enclosed streetscape scenes and far reaching estuary panoramas and seascapes, key views, vistas and landmarks include:

- **Townscape panoramas** from the estuary and the east bank – emphasising the important relationship between the town and the river.
- **Estuary views and glimpses** – across the river and out to sea. Featuring the constant activity of river craft of all shapes and sizes, the industrial activity of Carn Point Docks and the hillside settlements of Bodinnick and Polruan, with the distinctive landmarks of St Saviours Chapel breaking the skyline and the corresponding pair of 15th blockhouse set on the shoreline at the estuary mouth.
- Views to the wooded river banks and hilltop green fields link the landscape setting directly to the town.
- Skyline silhouettes and the undulating shoreline split the open skies from the reflections of the river and frame the picturesque views that are ever changing with the patterns of the tides.
- Estuary glimpses through the sides of buildings are also a key feature of the townscape.
- **Intimate streetscape views** – within the townscape, views are often limited to short distances enclosed by the gently curving line of many of the medieval streets and the continuous frontages of the tightly flanking buildings. Buildings often terminate views, none more impressively than 4 Custom House Hill at the north end of Fore Street.
- **Townscape panoramas from the upper slopes** – impressive views from the higher ground to the west looking out over the rooftops to the estuary and sea beyond. Sequential views unfold along the pedestrian routes linking the upper town with the lower core.

Polkerris Key views and vistas

2.2 The most striking views of the settlement are dominated by the dramatic natural setting and the built environment, namely the enclosing valley sides, St Austell Bay, the harbour area and settlement roofscape.

- Sequential views along the descending approach road provide the first sea glimpses that are shielded in the settlement core by buildings fronting onto the harbour.
- From the harbour, spectacular long distance views across St Austell Bay feature the green fields of the Black Head peninsula, the pyramid tips of the clay country and the industrial landscape of Par Docks.
- Landward views from the harbour are equally impressive with the settlement nestling at the foot of the enclosing green backdrop formed by the wooded valley sides, with glimpses of the agricultural land at the top of the slope.
- Views from the cliff-top coastal path provide stunning panoramas over the harbour and village roofscape, emphasising the contrast between the irregular, angular settlement form and the sweeping crescent of the cove.

Appendix 3: Fowey and Polkerris Heritage Built Environment

3.1 Fowey has an outstanding built environment with high levels of historic survival and a particularly strong cohesiveness. The town has a unity which absorbs a considerable architectural variety with exceptional buildings like Place, jettied merchant's houses and Tudor coastal defences standing side by side with maritime industrial structures, Italianate villas and urban cottages.⁷

3.2 Fowey has a large number of nationally important listed buildings of 'special architectural or historic interest'. There is an important concentration of Grade I and Grade II* structures, the highest grades of listing, which denote buildings of 'exceptional interest' and 'particularly important buildings of more than special interest' respectively. Most of Fowey's listed buildings are located within the core of the medieval town and along Lostwithiel Street. A high proportion of the rest of the conservation area's building stock is of unlisted historic buildings that make a positive contribution to the character of the town.

Distinctive architectural groups include:

3.3 Fowey has one of the best groups of medieval buildings in Cornwall – Surviving from the 15th and 16th centuries and with earlier fabric incorporated into later structures; these earliest survivals are concentrated at the heart of the settlement.

- Important medieval buildings include: Place House (containing 16th and possibly 15th century fabric), St Fimbarrus Church (Norman font, 14th and 15th century fabric), the 15th century Blockhouse, and Henry VIII's St Catherine's Castle of c1540.
- A group of 15th and 16th century merchant's houses including, The Ship Inn (formerly linked to 1 Lostwithiel Street by a first floor bridge forming the tollgate to the town, also significant for its surviving 16th century Rashleigh family interiors), The Fowey Museum part of the Town Hall (a first floor hall with a basement or undercroft below, possibly originally a merchants house later used as a town hall or guild hall), 'Haveners', Town Quay, 1 & 1a Lostwithiel Street (retaining stone mullioned windows of the 16th and 17th century, later a tollhouse), and 'Well House' 31 & 33, Fore Street (with a well-house to the rear, built into the bedrock scarp with a 16th or 17th century doorway).
- One of the largest groups of Merchants' houses in Cornwall – As well as the medieval examples discussed above, there are a number of 17th century jettied merchants' houses of a mixed construction style seen elsewhere in Cornwall and Devon.
- Jettied timber-framed front elevations are set between masonry sidewalls. 9 South Street and 27 & 29 Fore Street (Noah's Ark) follow this pattern. The King of Prussia public house, although much altered in the 19th century, is thought to originate as a 17th century merchant's house or market building and retains 17th century granite Doric columns that form an undercroft area.

⁷ Fowey Conservation Area Character Appraisal and Management Proposals, 2010

http://www.foweyfuture.co.uk/data/uploads/538_997917466.pdf

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- A significant group of post medieval buildings – As well as the 17th century Merchant’s houses discussed above, there are a number of other significant 17th century structures including the Luggar Hotel, Fore Street - a three storey timber-framed building originally partially jettied, the rubble built 39 North Street that survives in a much altered form and the former alms houses at Cobb’s Well known to predate 1626.
- Defensive architecture – A multi-period group including the medieval remains of the 15th century Blockhouse, 16th century St Catherine’s Castle, 16th-19th century gun placements and strengthening of earlier defences and surviving elements of the 1st and 2nd World War defences along the coastline, including a pillbox at Whitehouse Point.
- Place and Fowey Hall – of different date and architectural style, both represent versions of the Country House set within private landscaped grounds and wider estates.
- Prestigious town houses – dating mainly to the 18th century, this group features polite, classically inspired architecture, with symmetrical facades and enriched central doorways. Good examples include the five window wide 4 Custom House Hill and adjacent ‘Waterloo House’ 38 Fore Street.
- There are a number of more modest symmetrical fronted, 3 window wide town houses; stuccoed examples such as 2 and 3 Church Avenue and stone built structures including the Vicarage, 5 Church Avenue, 6 Fore Street and 76 Lostwithiel Street.
- A larger variation of this theme in mixed construction is 1 Passage Street with ground floor of rag stone and upper stories of red brick laid in Flemish bond.
- Other 18th and 19th century single fronted town houses in the Trafalgar Square area are now converted to commercial use. These include killas and brick built structures, generally of three storeys, such as 1-3 The Dolphins and 4 Market Street.
- Victorian and Edwardian Villas – mid-late 19th and early 20th century villas, villa pairs and terraces define the architectural character of the southern half of the town. Buildings range in scale from the impressive Fowey Hotel to the simply detailed set-piece villa terrace of 29-41, The Esplanade.
- Maritime-related buildings and structures – an important group of maritime-related architecture ranging from wharfs, quaysides and slips, to boatyard complexes, warehouses, boathouses and clubs.
- The wharfs and quaysides are a patchwork of different builds and repairs. A range of dates and materials make up the waterfront, often of killas rubble construction paired with robust granite detailing including capstones, quoins and steps.
- Maritime buildings are concentrated along the waterfront, although there are also a number of inland structures. Generally these buildings are sited gable-end onto the wharfside, others are set back defining working yards. These utilitarian, functional structures are of rubble, brick and timber-framed construction.

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- Blank elevations, such as the open-sided buildings at Fowey Boatyard, Passage Street, contrast with facades featuring large doorways to ground floors, loading doors to upper storeys and the occasional survival of winch fittings, all features relating to former industrial uses.
- There are indications of domestic fish cellars at Passage Street and Station Road. This building type, seen in other fishing ports such as St Ives, incorporates a working space on the ground floor with residential accommodation above reached by an external stair.
- Civic, commercial, institutional and religious buildings – The Town Hall of 1787 is an impressive, high quality civic structure of granite ashlar.
- Later 19th and early 20th century commercial and institutional architecture is a distinctive feature of the town core. Buildings in this group are characterised by highly elaborate detailing and the use of imported materials, such as the yellow terracotta dressings of Lloyds Bank. This ornately detailed structure is one of an important group in the town by the Cornish architect Silvanus Trevail.
- Other Trevail buildings include the red brick former Masonic Lodge (now Treffry Estate Office), Lostwithiel Street, the former Working Men’s Institute (now British Legion), Town Quay and the former Fowey Board School for Boys, Daglands Road.
- A number of non-conformist chapels are dispersed throughout the town. Typically designed stone-built chapels include the United Reform Church, Lostwithiel Street and the Wesleyan Church, North Street. More unusual, is the converted brick-built Catholic Church of St Monica’s, Station Road.

Polkerris Heritage Built Environment

3.4 The built environment of Polkerris is dominated by domestic structures of mainly cottage status and larger vernacular dwellings.

3.5 There are buildings relating to the former fishing industry and maritime activity which form an important group around the harbour including the former cellars, boathouses, slipways and the robust harbour pier. Other notable buildings include the limekiln in the harbour and the early 19th century Wesleyan chapel. The majority of the buildings are of early 18th century date, with the remainder of the later 18th and 19th century, with more recent building restricted to extensions and alterations. century Wesleyan chapel.

3.6 Within the conservation area the majority of buildings are grade II listed structures and together form a good village group. Listed structures include vernacular cottages, buildings relating to the former fishing industry, the limekiln, and chapel and boundary walls.

3.7 The harbour quay, is perhaps the most significant structure character of the in the settlement. The ‘crenelated’ form of the large courtyard fish cellar is another landmark structure. Less obvious are the remains of another fish cellar at 15 Polkerris, with a harbour frontage is one of the most architecturally impressive buildings in the conservation area, with granite quoins, lintels and keystone detail to a central blocked opening.

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3.8 High rubble-built boundary walls form part of the special interest of the conservation area and are both listed in their own right, for example the garden wall to the south east of No 11 Polkerris, and as curtilage structures, such as the impressive wall adjoining No 15 Polkerris on the harbour front.