

Fowey Conservation Area Character Appraisal & Management Proposals



March 2010

The Fowey Conservation Area Character Appraisal and Management Proposals were commissioned by Restormel Borough Council. It was endorsed by Restormel Borough Council's Policy and Scrutiny Committee 4 and Cabinet in August and September 2008 respectively and was subsequently endorsed by Cornwall Council as a material consideration within the emerging Cornwall Council Local Development Framework on 24 April 2010. The recommended changes to the boundaries of Fowey Conservation Area were authorised by Cornwall Council and came into effect on 24 April 2010.

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Sources

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A draft version of this appraisal has been through a public consultation process and revised in light of comments received. Thanks go to all who took part in the consultation process, in particular the Town Council, Fowey Harbour Commissioners and Fowey Library.

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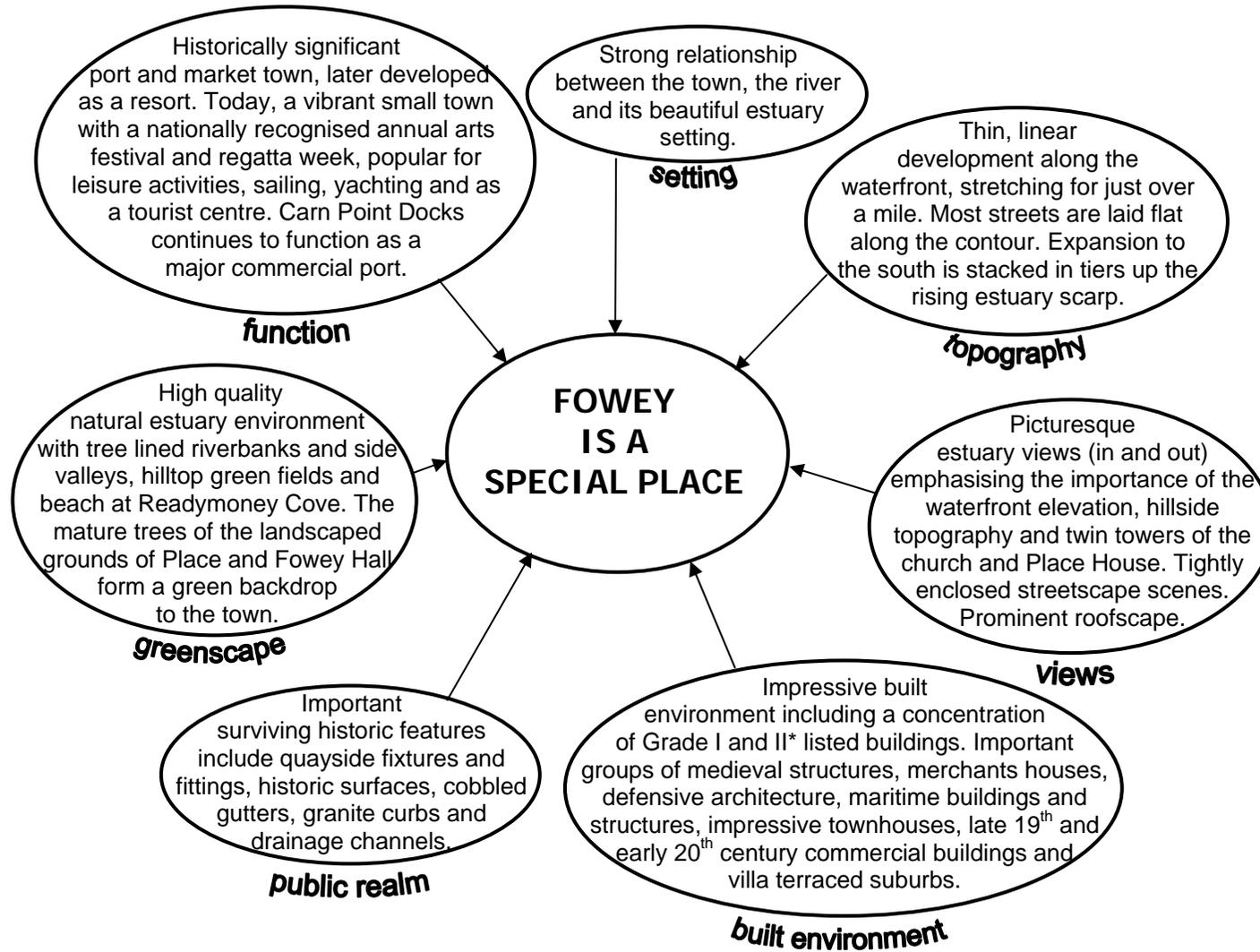
Summary

Summary of special interest

Fowey's medieval importance as a port and historic market town and its late 19th century residential and railway-resort development continues to shape its special character today. The town's relationship with the river and the wider estuary setting is central to its character, offering a panoply of picturesque views. The linear town turns its back to the land and extends for over a mile along the estuary, fronting directly onto the waterfront. Fowey faces the neighbouring settlements of Polruan and Bodinnick across the river that is alive with the activity of boats of all sizes and ever changing with the patterns of the tide.

The high quality natural environment is matched by the quality and completeness, richness and interest of Fowey's built environment. The town core is still largely defined by its tight-knit medieval layout of narrow streets tightly flanked by densely packed three storey buildings. The concentration of nationally significant buildings includes important groups of surviving medieval structures, merchant's houses, prestigious townhouses and industrial structures. Later 19th and early 20th century villa-terrace suburbs define the special character to the south, extending to the secluded and idyllic Readymoney Cove. The landmark towers of the church and Place House, the layers of development stepping up the rising estuary scarp and the canopy of mature trees breaking the horizon, are defining features of the iconic views of the town.

Fowey's unique, ancient and atmospheric character sets it apart as a very special place that contributes to the town's popularity and success. Fowey continues as a vibrant local town, a significant commercial sea port, yachting and boatbuilding/repair centre, tourism destination and has achieved a national profile with its annual celebrations during Fowey Royal Regatta Week and the Du Maurier festival.



Negative features and issues

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

- The town's principal public spaces are currently underplayed with poor public realm treatments.
- The limited opportunities that provide public access to the waterfront are often underexploited and poorly presented.
- There is a threat that the town's authentic character, as a working settlement, will be lost through change that over-sanitises.
- There has been an incremental loss of traditional architectural features due to inappropriate alterations to historic buildings.
- Some new development is of mediocre quality, in terms of design and materials, and fails to match and enhance the high quality and special character of the town.

- The Old Station Master's House is in a derelict and 'at risk' condition and reduces the vitality of the town.
- Traffic congestion, pedestrian-vehicle conflict and the impact of traffic management measures have a negative effect on the conservation area.
- There are general public realm issues throughout the town.
- The threat from climate change is likely to have a particular impact on Fowey as a coastal settlement.

Management proposals

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

- Extend the conservation area boundary to ensure it best represents the special architectural and historic interest of Fowey.

- Consider establishing a register of locally important historic buildings.
- Consider the introduction of an Article 4(2) Direction to protect significant historic features and details of unlisted dwellings within the conservation area.
- Produce a shop front guidance leaflet specifically for Fowey.
- Promote and secure the appropriate repair, reuse and regeneration of the Old Station Master's House.
- Promote public realm enhancements as opportunities arise and ensure that future public realm works respect and enhance the special character of the conservation area. Targeted enhancement projects should include the principal public open spaces, areas of public access to the waterfront and the town's open network.
- Promote measures that reduce the negative impact of traffic and traffic management in the conservation area.
- Ensure that all new development in the conservation area is high quality, well-designed, sustainable 21st century architecture that sensitively responds to its historic context.
- Work in close partnership to positively manage the conservation area in its wider estuary setting.
- Promote and enhance links between the conservation area and the surrounding countryside.
- Develop a tree management strategy for the conservation area and its visual setting.
- Explore and encourage opportunities for the celebration of the special architectural and historic interest of Fowey.
- Respond to the challenge of climate change.

1 Introduction

What is a conservation area?

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

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

What does conservation area status mean?

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

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

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

What is the purpose of this appraisal?

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

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

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

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

Planning policy context

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

Relevant documents include:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning Policy Guidance 15: Planning and the Historic Environment
- Planning Policy Guidance 16: Archaeology and Planning (PPG15 and PPG16 are due to be replaced with a combined document PPS5 Planning for the Historic Environment in the near future)
- Cornwall Structure Plan 2004, particularly Policy 2 Character Areas, Design and Environmental Protection
- Restormel Borough Council's Local Plan 2001-2011, particularly Chapter 5 Environment and Conservation and Chapter 32 Fowey and Policies R1-R8.

Previous studies

Fowey has previously been studied as part of the '*Fowey Estuary Historic Audit*', by Cornwall Archaeological Unit of 2000 undertaken on behalf of the Fowey Estuary Partnership

with funding from Restormel Borough Council, Caradon District Council, Cornwall County Council, The Countryside Agency, The Environment Agency and The National Trust. It provides an extensive audit of the whole estuary and includes detailed information on Fowey. The audit has informed this appraisal.

Community involvement and adoption

The draft Fowey appraisal document went through a public consultation process. A four week community consultation ran from the 23rd May 2008 to the 20th June 2008 and involved inviting representations from Fowey Town Council, Lanteglos Parish Council, councillors and officers of the Borough and County Council's and key organisations such as the Harbour Authority, Fowey History Society, Fowey CIC, Fowey Town Forum and the AONB office, providing them with copies of the report, summary sheets and response forms.

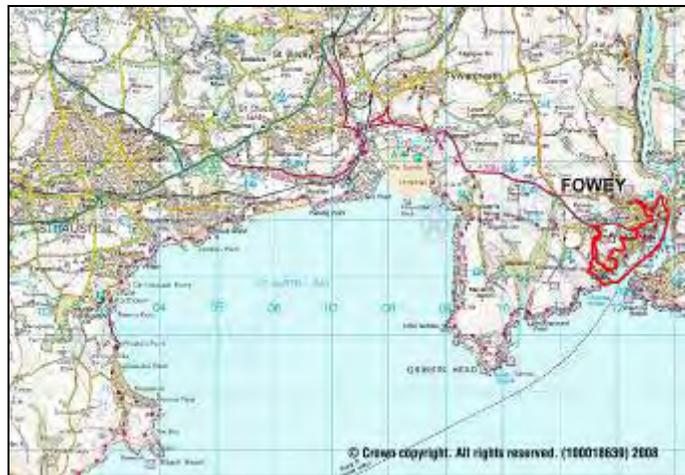
A meeting was held with the Harbour Master on 12th August 2008 and discussions with the Town Council undertaken. The

draft appraisal and response form was also available on the Council's website during this time as well as paper copies at Fowey library and the Council offices. The consultation was advertised via posters in the town, a press release and through the Council's website. Responses were invited via a questionnaire and these responses have been evaluated with the final report being amended to take account of all comments received. This document was endorsed by Restormel Borough Council in September 2008. It was formally endorsed by their Policy and Scrutiny Committee 4 at the meeting of 06 August 2008 and by their Cabinet at the meeting of 15 September 2008. The appraisal will be a material consideration when applications for change within the conservation area or its setting are considered by the Council.

The current designated area runs the length of the town along the waterfront from Caffamill at the north to Readymoney at the south and extends inland along these two valley inlets.

Fowey conservation area

The Fowey conservation area was first designated in 1967 and subsequently extended in 1981.



Conservation area location: within the wider borough (top) and the surrounding local vicinity

Existing conservation area boundary

2 Location and context

Fowey is located on the south coast of mid Cornwall within the central 2 boundary of Cornwall Council. It is situated 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.

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

Activity and use

Fowey is perceived as one of Cornwall's most affluent and successful towns. It's historic functions as a medieval sea-port and market town, subsequently as a seaside resort, have shaped the character of the present settlement. Today Fowey

is a vibrant small town popular with residents and visitors alike.

It 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 undertaking boatbuilding and repairs. Fowey is a popular tourist and yachting location and its fleet includes boats of all types and sizes celebrated through the annual Fowey Royal Regatta week.

The commercial core of the town caters for everyday requirements together with a range of 'boutique-style' independent shops specialising in clothing, homeware, lifestyle goods and art. There is also an extensive choice of pubs, restaurants and cafes. As well as its year-round resident population the town attracts a significant seasonal influx of visitors. Temporary residents are accommodated in the town's many hotels, bed and breakfasts, holiday cottages

and second homes. 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 Du Maurier festival, an annual celebration of arts and literature founded in 1996, has raised the national profile of the town. The May festival is now a recognised fixture in the national arts calendar.

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.

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.

Topography

The linear form of the town stretches for a mile along the western bank of the mouth of the Fowey estuary, extending

from Caffamill, at the north, to Readymoney Cove, at the south. The estuary bank location creates a steeply sloping topography with a south easterly aspect, rising sharply to high ground at Squires Field and Fowey Community School to the west of the town centre.

The historic core of the settlement is centred on a side valley, running down to the estuary at Town Quay. The town initially developed in a thin, linear band along the waterfront. From the late 19th century the town expanded inland, with roads laid in successive tiers along the contour of the rising ground, creating the distinctive layers of the settlement stacked up the hillside. Development of the 20th and 21st centuries has continued on the gentler gradient of the upper slopes of the town as far as the A3082.

Landscape setting

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*'.

Views across the tidal channel to wooded riversides and side creeks, upper-slope fields and the settlements of Polruan and Bodinnick tie the town closely to its surroundings. The wider landscape setting is of a dispersed settlement pattern with farms and hamlets set within an agricultural landscape of largely 'Medieval Anciently Enclosed Land'. In some areas field boundaries have been removed creating 'Post Medieval' and '20th century' farmland patterns. Steep sided river valleys, some retaining 'Ancient Woodland' and 'Coastal Rough Ground', cut through the landscape and 'Ornamental' elements include nearby Menabilly (Cornwall Historic Landscape Characterisation, 1994).

Fowey falls within the St Austell Bay and Luxulyan Valley character area (CA39) in Cornwall and Isles of Scilly Landscape Study.



The estuary setting of the town. Linear waterfront development punctuated by creeks and dry side valleys.



Extending for over a mile along the riverbank, Fowey faces Polruan at the mouth of the estuary (CCC, Historic Environment, ACS 2182)

Geology

The underlying geology of the estuary is made up of the Meadfoot Beds of sedimentary geology formed during the Devonian period. Deposits include sandstones, siltstones, slates and shales (known locally by a traditional mining term, as killas).

Setting of the conservation area

The immediate setting of the conservation area includes Carn Point Docks to the north, 20th and 21st century residential development to the west on higher ground and largely agricultural land to the south. The estuary forms the eastern setting of the conservation area, with the neighbouring settlements of Polruan and Bodinnick facing the town from the opposite side of the river.

Historic associations

The town is noted for its literary associations with Daphne du Maurier (1907-1989) and the academic, critic and author Sir Arthur Quiller-Couch (1863-1944). Du Maurier lived in a number of nearby locations, including Ferryside, Bodinnick, Menabilly and Readymoney Cove. She was inspired by the history and character of the area and many of her novels have a Cornish setting.

Quiller-Couch, who published under the pseudonym 'Q', lived at The Haven, 61 Esplanade. His 'Troy Town' novels are based on life in Fowey.

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.

Historic environment designations

The current historic environment designations within the conservation area are:

- **Two scheduled monuments** – St Catherine’s Castle and the remains of a 15th century Blockhouse.
- **103 listed buildings designations** - Some of these listings include more than one principal structure and may also include curtilage structures. Others refer to boundary walls and streetscape features listed in their own right.

2 are of Grade I status:

Place House and St Fimbarrus church.

7 are of Grade II* status:

The walls at Place House

St Catherine’s Castle

Castle remains at the Harbour mouth (the 15th century Blockhouse)

The Ship Inn, Trafalgar Square

Fowey Museum (part of the Town Hall), Trafalgar Square

‘Food for Thought’, Town Quay

27 and 29 Fore Street.

The remainder are of Grade II status.

- **Four Tree Protection Orders** are in place at Point Neptune Lodge, 13 Tower Park, Fowey Hall and 7 St Fimbarrus Road.
- Fowey lies within the designated **Cornwall Area of Outstanding Natural Beauty (AONB)** and the area of **Heritage Coast**, as defined by the Local Plan.
- Place House and Fowey Hall are designated as **Local Historic Parks and Gardens** in the Local Plan.

3 Historic development

Historic interest

- Fowey lies within an area of extensive prehistoric activity, with long distance maritime trade focused on the estuary.
 - Fowey is the site of a 6th century early medieval Christian enclosure or 'lann', known as '*Langorthou*'.
 - Fowey was developed from the 12th century as a borough market town and commercial port by the Priory of Tywardreath. It became the most important Cornish port during the late medieval period.
 - The town grew rich on the spoils of war and became notorious for both privateering and piracy. It was vulnerable to attack and suffered significant damage following raids by foreign ships and pirates. A series of defensive measures was developed along the coastline.
 - The surviving medieval topography continues to define the character of the core of the town.
- The primacy of the harbour declined during the post medieval period due to its topographical constraints and inability to compete with new rivals such as Falmouth. The fishery expanded with record pilchard catches during the late 18th century.
 - During the 19th century the decline of mining and fishing was to some extent offset by the rise of the china clay industry, the arrival of the railway, growth of tourism and the development of the town as a residential resort. Industrial and residential uses were increasingly segregated.
 - Fowey remains a popular residential resort, tapping into niche yachting and cultural tourism markets. Carn Point Docks continues to operate as a significant industrial port.

Prehistoric

The estuary has been the focus of long distance trade stimulated by Cornwall's mineral wealth from as early as the Bronze Age (2500-600 BC). Its rich and diverse natural resources have attracted human activity since the earliest times.

Earthworks at St Catherine's Point, the promontory defining the mouth of the estuary, suggest it is the site of a cliff castle or defended promontory fort of Iron Age date (600BC-AD43). This maritime trading centre would have controlled and defended activity in the estuary.

A pattern of dispersed prehistoric settlement in the surrounding area includes the defended farmsteads or 'rounds' of the Iron Age and Romano-British period. Examples of these earthwork enclosures are known at Bodinnick and Coombe.

Within the conservation area archaeological discoveries include the chance finds of a Bronze Age cist cremation

discovered in the mid 19th century near Place and a Roman coin discovered in the grounds. The remains of a submerged prehistoric forest in the harbour area is evidence for rising sea levels and Cornwall's changing coastline.

Early medieval

Fowey is the site of an early Christian enclosure or 'lann', probably established in the 6th century by a small religious community. The site would have consisted of a roughly circular enclosure, formed by a bank and ditch, containing a small church, burials and dwellings. The exact location for the enclosure is unknown but a site on higher ground close to the present day church is indicated by a surviving place name of 'Langorthou'. The church is dedicated to St Fimbarrus, a 6th century Irish saint providing further evidence of Fowey's early Christian significance.

Medieval market town and port

The medieval period saw Fowey transformed from a small fishing village into Cornwall's most significant late medieval port and thriving market town. This medieval development still strongly defines the character of the town today.

During the 12th century the small fishing village of Fowey was gifted to Tywardreath Priory as part of a larger land package. The Priory set about creating a town, developing it as a financial speculation, issuing a formal town charter in 1190 and securing royal charters in 1316 granting a weekly market and two annual fairs.

During the 14th century Fowey replaced Lostwithiel as the principal port on the estuary. Lostwithiel, at the upper reaches of the navigable extent of the river, suffered from silting caused by inland tin streaming from as early as 1357. Trade transferred to Fowey at the more accessible mouth of the estuary.

The harbour economy focused on the export of tin, wool, cloth, hides and fish with major imports of wine, salt and cloth from France, cloth and wood from Ireland and later coal from Wales. The mercantile and fishing fleet stimulated a number of ancillary activities such as boatyards, fish cellars for the processing and preserving of the fish, chandleries for rope and net manufacture and victuallers for the supplying of vessels. The harbour ensured a multicultural, cosmopolitan population in the town. Leland, writing in 1536, describes the town as '*haunted with the shippes of diverse nations*' and recalls that the town's fleet '*went to all nations*'. A document of 1439 lists 'aliens' (ie foreigners) living in the town and records Irish, French, Dutch and Portuguese households.

Fowey has a violent and dramatic history and prospered on the spoils of war. At a time when the country had no standing navy to speak of, the fleet was regularly requisitioned to the service of the Crown. Sailing vessels were converted to warships and to cover the inconvenience and loss of earnings whilst requisitioned, the Crown licensed privateering activity. Authorised privateering allowed these private ships to attack

and capture foreign vessels and benefit from any spoils gained. As well as legal privateering, Fowey also became notorious for illegal piracy and the division between the two was often difficult to establish. The complicity of many of the area's landed families also ensured this piracy was tolerated for some time before the Crown took steps to control the port.

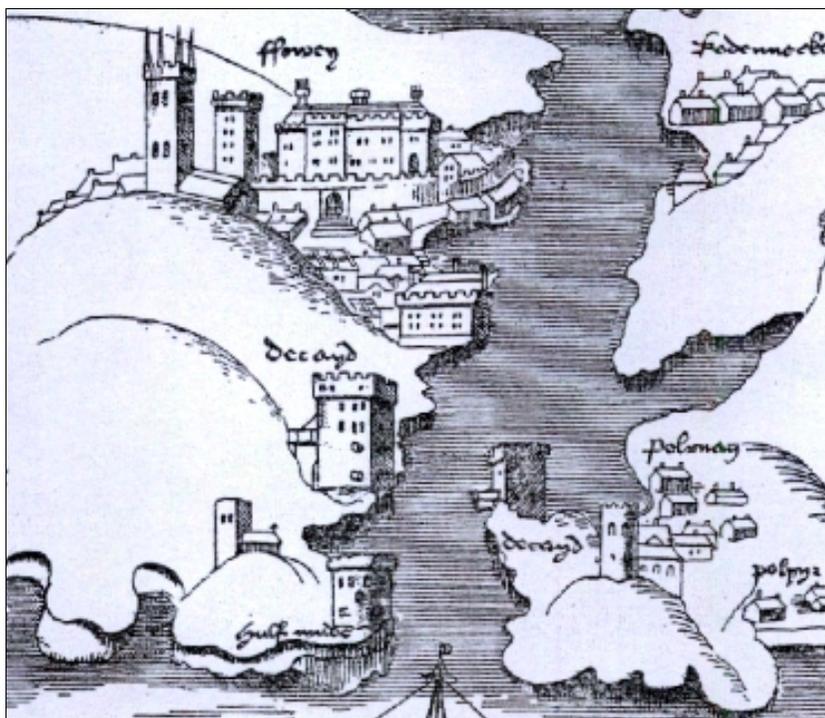
This notoriety, coupled with the exposed location at the mouth of the estuary left Fowey vulnerable to attack and the town was destroyed by fire during invasions by French, Spanish and other pirate ships in 1330, 1380 and 1457. Defensive measures to protect the town form important features of Fowey surviving historic environment.

Medieval topography

Fowey is depicted on a chart of the wider estuary, thought to be related to Henry VIII's coastal defence programme and dating to c1540. The representation is illustrative but provides an interesting source for understanding the topography of the medieval town.



Norden, writing in the 16th century, describes Fowey as 'a pretty market town, fortified and fenced in some measure and guarded with some ordinance'. This chart of the estuary is thought to date to c1540. The original document is held by the British Museum (BM Cotton, Ang, I, I, 38).



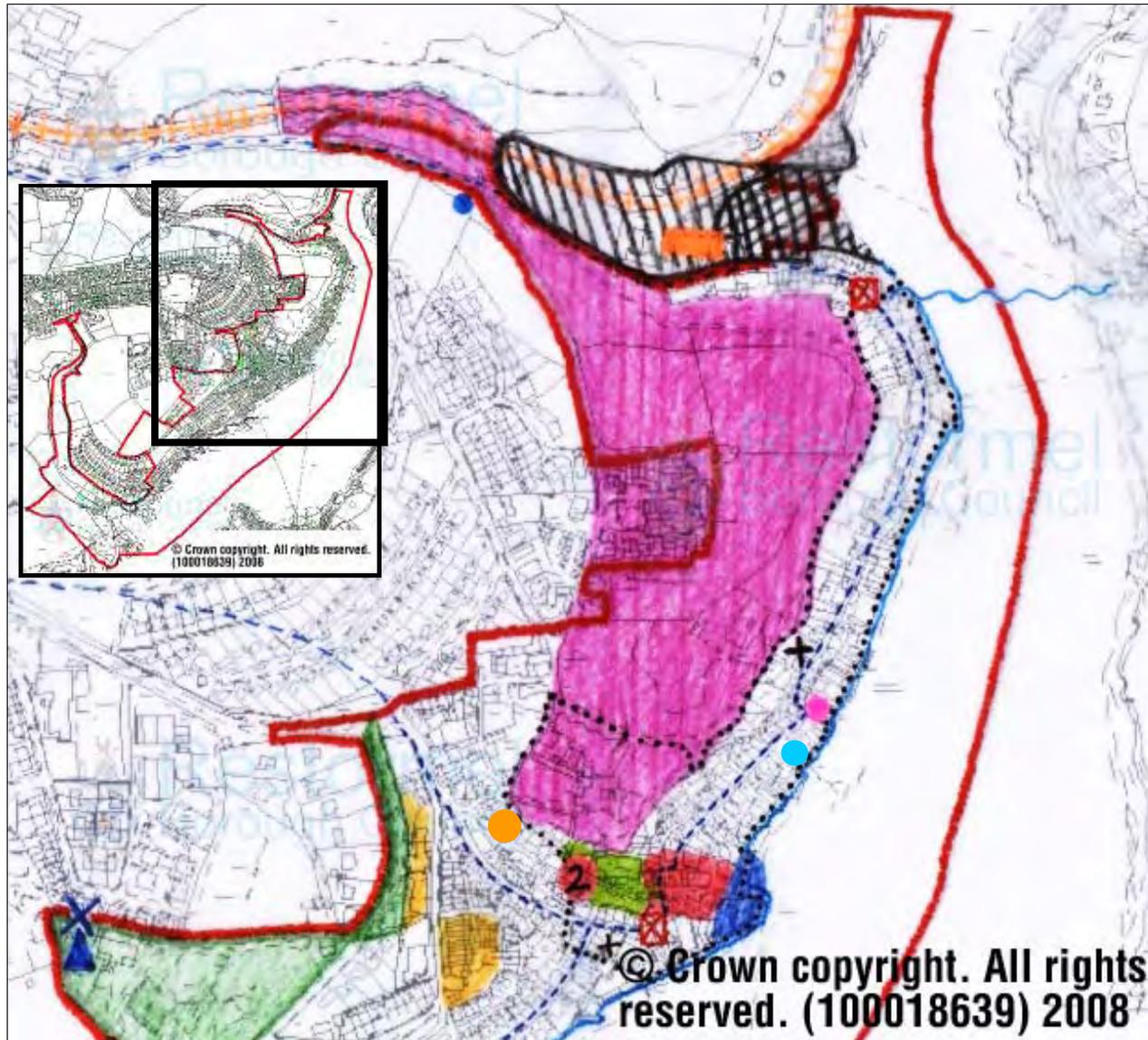
Extract from the c1540 estuary chart

The medieval town formed a thin ribbon of development along the waterfront, confined by the rocky scarp rising to the west. Its extent was defined to the north and south by two town gates. The north gate was set close to the Bodinnick ferry crossing at Passage Street and the south gate was located at the foot of Lostwithiel Street.

The heart of the medieval settlement was defined by the close grouping of the church complex and Place House, overlooking an open market place and Town Quay. This area continues to form the core of the town today, although the market place has been largely infilled by the development of South Street, Market Street and Webb Street.

The current church dates largely to the 14th and 15th centuries and its 19th century restoration. A stone church of Norman date is documented in the 12th century and was gifted to the Priory. The Norman font is all that survives from this date. The church was destroyed by pirates during the raid of 1330, but was rebuilt and rededicated in 1336.

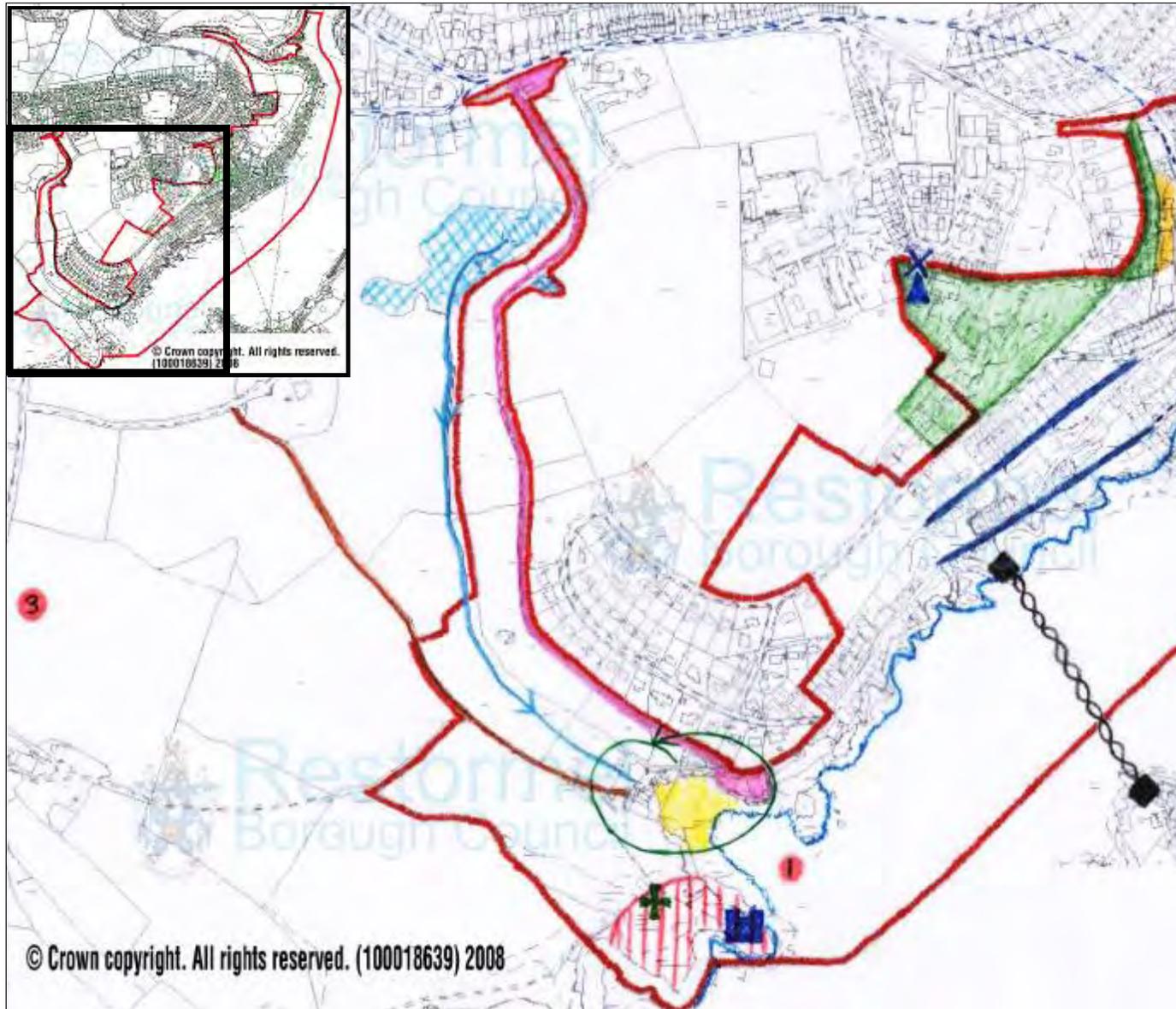
Place House was built c1260 by the Priory as their headquarters within the town and home to their Stewards. It later became the seat of the Treffry family and continues to be their home today. Place was badly damaged during the 1457 raid on the town, despite being famously defended by Elizabeth Treffry during her husband's absence. Thomas Treffry's subsequent rebuilding resulted in the most



Key

-  Medieval town
-  Church complex
-  Town Quay (possible area of made-ground)
-  Town gate
-  Bodinnick ferry crossing
-  Place House and parkland
-  Market Place
-  13th century windmill
-  Caffa Mill estuary on tithe map c1840
-  Caffa Mill estuary on 1st edition OS c1880
-  Fowey Hall
-  Historic School
-  Railway line
-  Station building
-  Mortuary
-  Non conformist chapels
-  18th century customs house
-  Almshouses
-  Principal routes shown on tithe map
-  Water front
-  1. Submerged prehistoric forest
-  2. Bronze Age cremation, Roman coin
-  3. Prehistoric cropmark enclosure
-  Albert Quay (shown as an open quay on the tithe map)

**Historic topography: Medieval town and
Caffa Mill**



Key

- Principal routes shown on tithe map
- Water front
- Site of prehistoric cliff castle
- 1. Submerged prehistoric forest
- 2. Bronze Age cremation, Roman coin
- 3. Prehistoric cropmark enclosure
- 15th century Blockhouses and estuary chain
- Love Lane Holloway
- St Catherine's Castle
- St Catherine's Chapel
- 13th century windmill
- Point Neptune (at Readymoney)
- Readymoney Cove Beach
- Fowey Hall
- Historic School
- Readymoney
- Rope Walks
- Area of springs

Historic topography: Readymoney and Esplanade



St Fimbarrus church. Dedicated to a 6th century saint, largely dating to the 14th and 15th centuries with extensive 19th century restoration.



Place House. Originally the urban base of the Priory and subsequently the ancestral seat of the Treffry family. Includes 15th and 16th century fabric but largely rebuilt in the 18th and 19th centuries.

magnificent 15th century mansion in Cornwall. It incorporated fortified elements designed to repel any future attacks including ‘*a right fair and strong embattled tower*’, as recorded by Leland. This defended complex is shown on the estuary chart of c1540, featuring a tower and a grand entrance in the surrounding crenulated boundary wall. The surviving building contains 15th and 16th century elements but was extensively rebuilt during the 18th and 19th centuries.

The open market place and Town Quay formed the economic focus of the settlement and was the location for a number of important buildings including the Town Hall, market house, a chapel dedicated to St Mary, the customs house and the Havenor’s Hall. The Havenor was the official overseer and regulator of the harbour and the Havenor’s Hall was the administrative hub of the port. It is believed to be represented on the c1540 chart as the crenulated structure close to the waterfront.

As well as the main Town Quay, properties along the east side of Fore Street had their own private quays along the river

frontage. Boat yards, fish cellars and salt houses were located to the north of Fore Street in an area of the town that was less intensively developed.

The area to the south of Town Quay was largely undeveloped until the 19th century. Medieval features here related to the defence of the harbour and settlement. During the 15th century, following the 1457 raid, blockhouses were built on either side of the estuary mouth, partly at Treffry's expense. A chain spanned between them that could be raised to close the channel in times of need. The blockhouses are shown as '*decayed*' on the c1540 chart and survive today in a ruinous form. The scale of development at Readymoney is unclear, but it is likely that the sheltered cove was used for beaching vessels and Love Lane, a holloway cut from the bedrock, connecting inland is likely to have early origins.

St Catherine's Castle was built as one of the Henrician forts designed to defend the south coast. It is shown as '*half made*' on the c1540 chart and reused the strategic promontory site of the prehistoric cliff castle. The small D-shaped, two storey



One of a pair of 15th century Blockhouses that defended the entrance to the estuary.



St Catherine's Castle, part of Henry VIII's 16th century fortification of the south coast.

artillery fort survives in a ruined but well preserved form. A 14th century chapel, dedicated to St Catherine, is shown on the chart located on higher ground above and provided a day mark for guide vessels with a harbour light and bell.

Other known medieval sites around the town include two medieval mills documented along Caffa Pill to the north of the ferry crossing and a listed 13th century windmill and day mark that survives in a rebuilt form near Fowey Hall.

Post medieval Fowey - 16th and 17th century

Following the dissolution of the Priory in 1536 the Treffry and Rashleigh families became the dominant forces in the town, buying up former priory landholdings. In 1570 Fowey was granted the right to return two members of parliament and was often represented by members of these families. The town remained a 'rotten borough' until the Reform Bill of 1832.

From the later 16th century Fowey's primacy among Cornish ports declined due to its topographical constraints and the increasing size of ships and cargoes. It was unable to

compete with new rivals such as Falmouth, developed by the Killigrews at a large, natural deep-water harbour. Although no longer the premier Cornish port, Fowey continued to be a busy mercantile trading centre, fishing port and market town.

The fishing industry expanded during the 17th and 18th centuries and the seine fishing companies developed large purpose-built fish cellars on previously undeveloped sites, expanding from the medieval quays along the river frontage to Caffa Pill. Amity Court, to the rear of 10 & 12 North Street is the site of the Amity Seine Company's fish cellar that continued in operation until the 19th century.

Defence and security remained a constant issue and in 1631 the town was described as '*decayed in shipping, mariners, fishermen and all sorts of people living by trade*' after '*being spoiled by Turks and pirates*', the account goes on to state '*many people have abandoned the town and gone to other places to seek a living*'. The medieval fortifications were strengthened with further gun batteries built along the waterfront. The 16th and 17th century threat was from the

French and Dutch fleets and Moorish pirates. Despite these steps the Dutch invaded in 1666, and although the attack was aborted, the town and its defences were once more described as '*very ruinous*'.

18th century

Fowey continued to prosper during the 18th century and the prestige of the town at this time is reflected in a number of its surviving buildings; including the impressive granite ashlar Town Hall of 1787 and some substantial town houses, such as 4 Custom House Hill of early 18th century date.

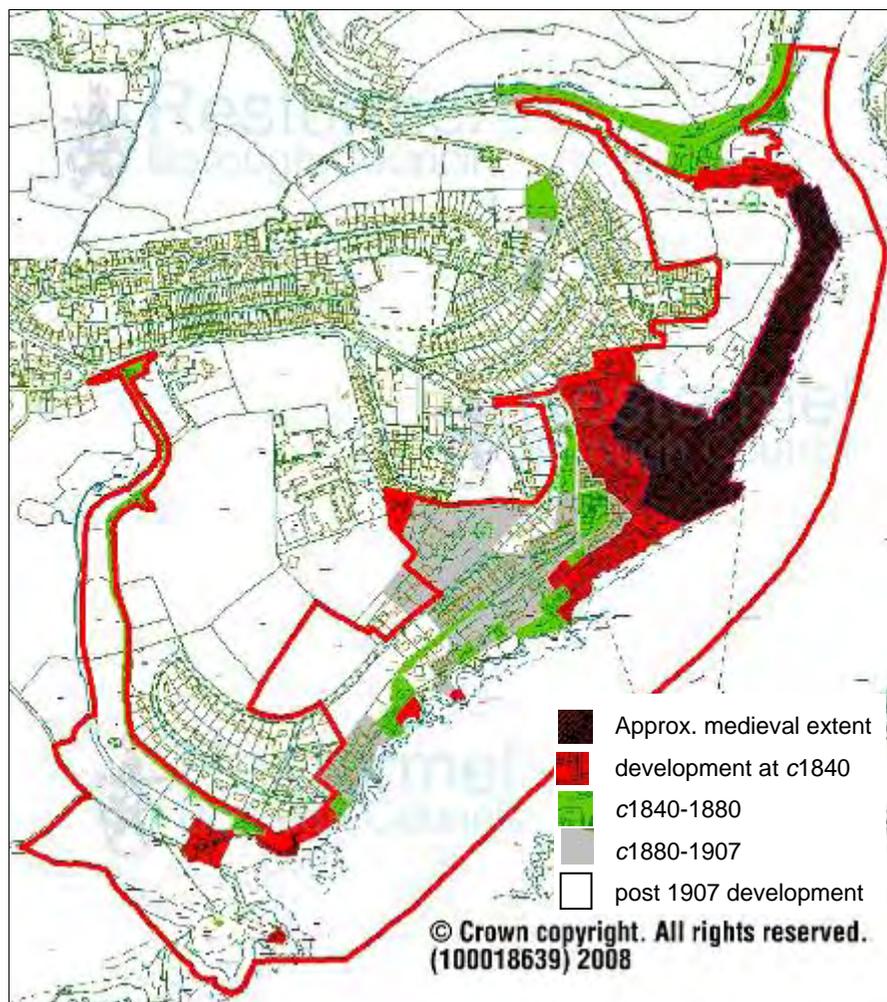
The town's fishery continued to expand with massive pilchard catches recorded during the late 18th century. Philip Rashleigh developed St Catherine's cellar at Readymoney Cove in 1792 to capitalise on this upturn. Readymoney was also used as a watering place for shipping with a shipyard and later shipbreaking operating on the beach.



The impressive granite ashlar Town Hall of 1787.



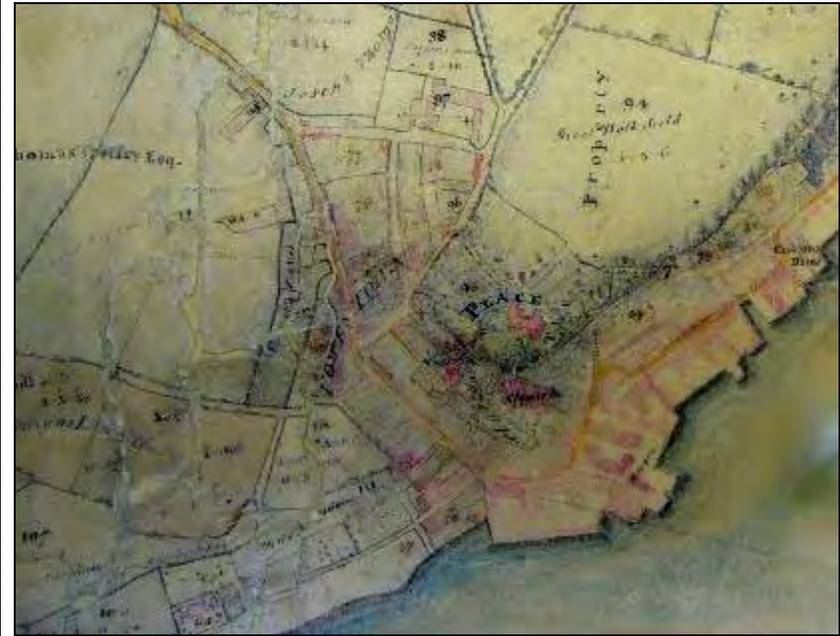
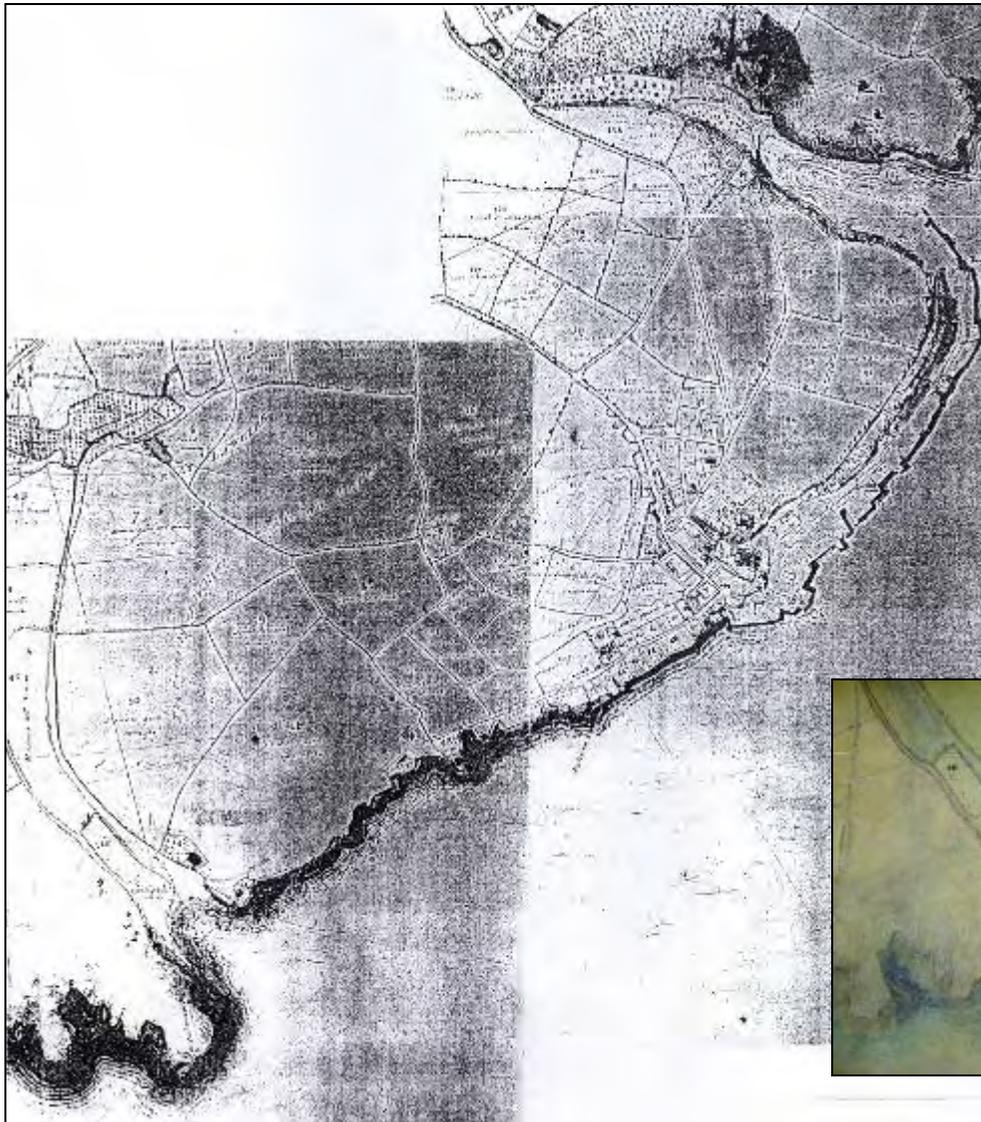
4 Customs House Hill, originally an opulent town house dating to the early 18th century.



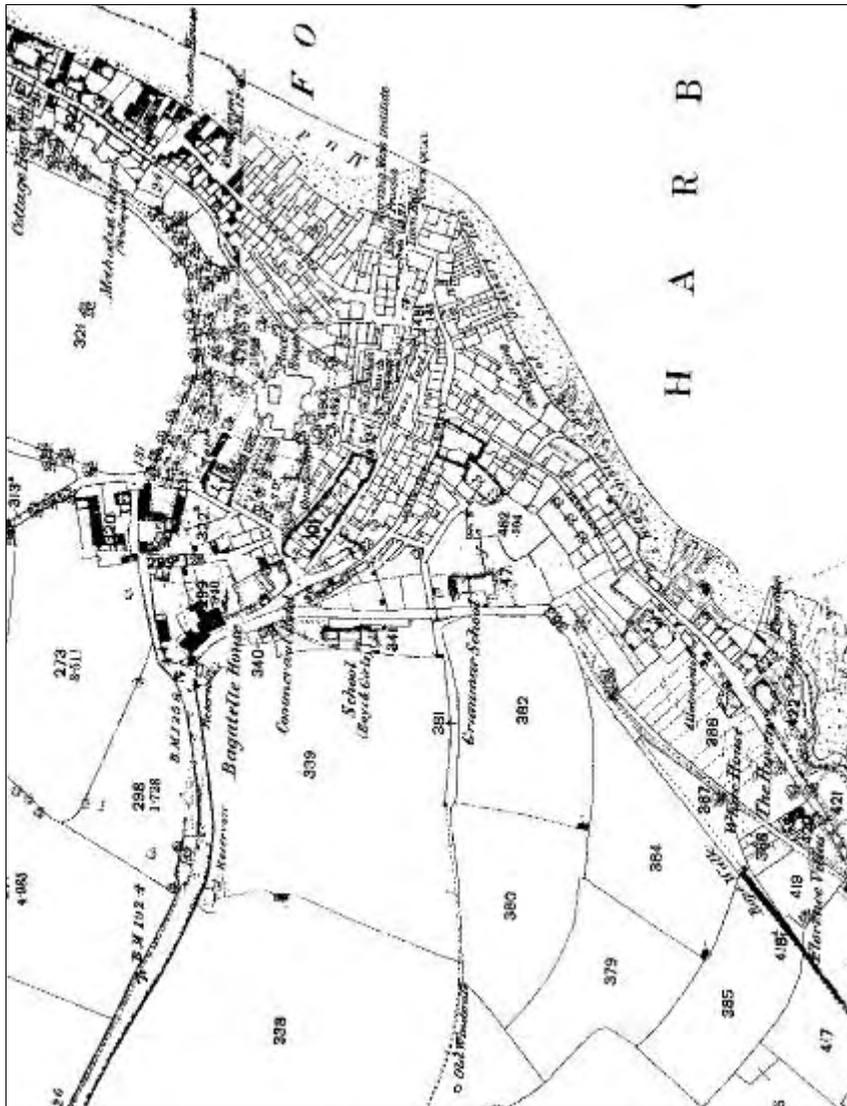
Historic development

The rise of the residential resort - 19th century and early 20th century

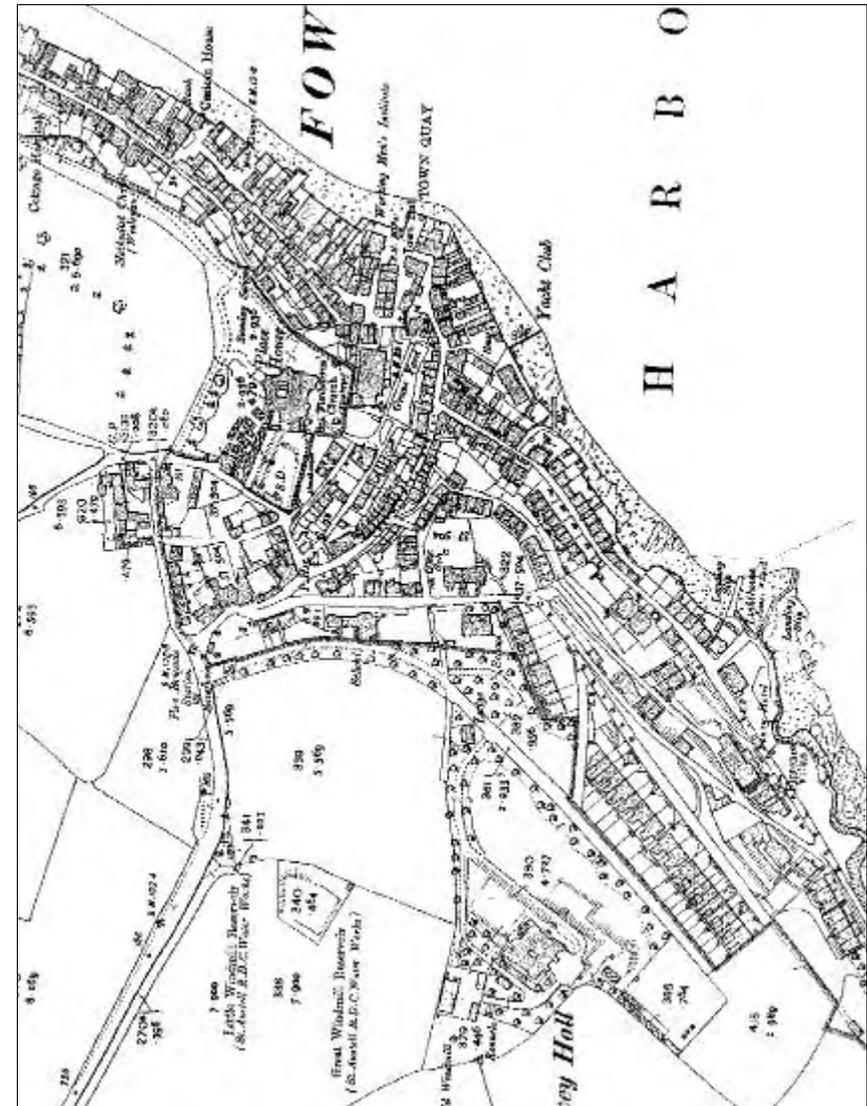
The 19th century saw extensive change in the town, particularly from the 1870s. The decline of mining and fishing, so devastating to other areas of Cornwall, was to some extent, balanced in Fowey by the rise of the china clay industry and the extensive use of the port for the export of clay, the arrival of the railway, the growth of tourism and the development of the town as a residential resort. Areas to the north and south of the medieval town were developed extending the linear settlement along the waterfront. The historic map sequence documents this extensive change: the tithe map of c1840 and the first and second editions of the Ordnance Survey 25" maps of c1880 and c1907.



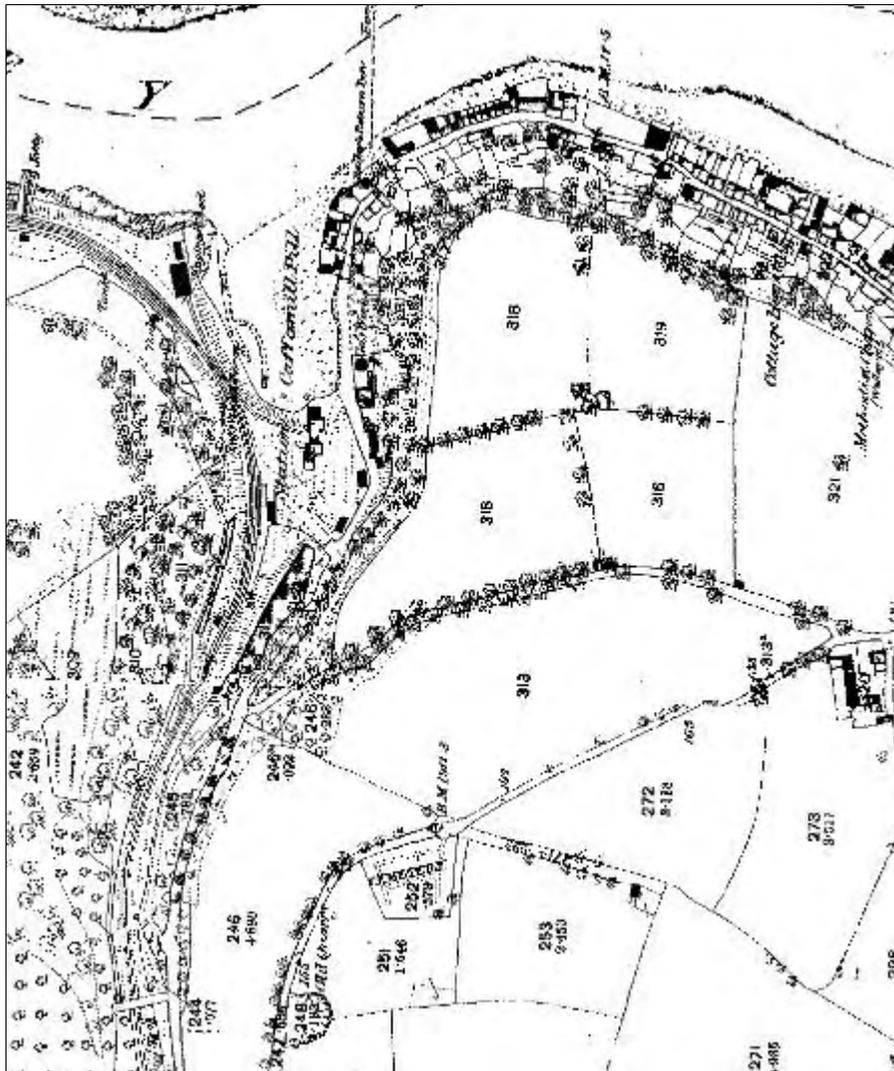
Tithe map c1840
© Cornwall Record Office,
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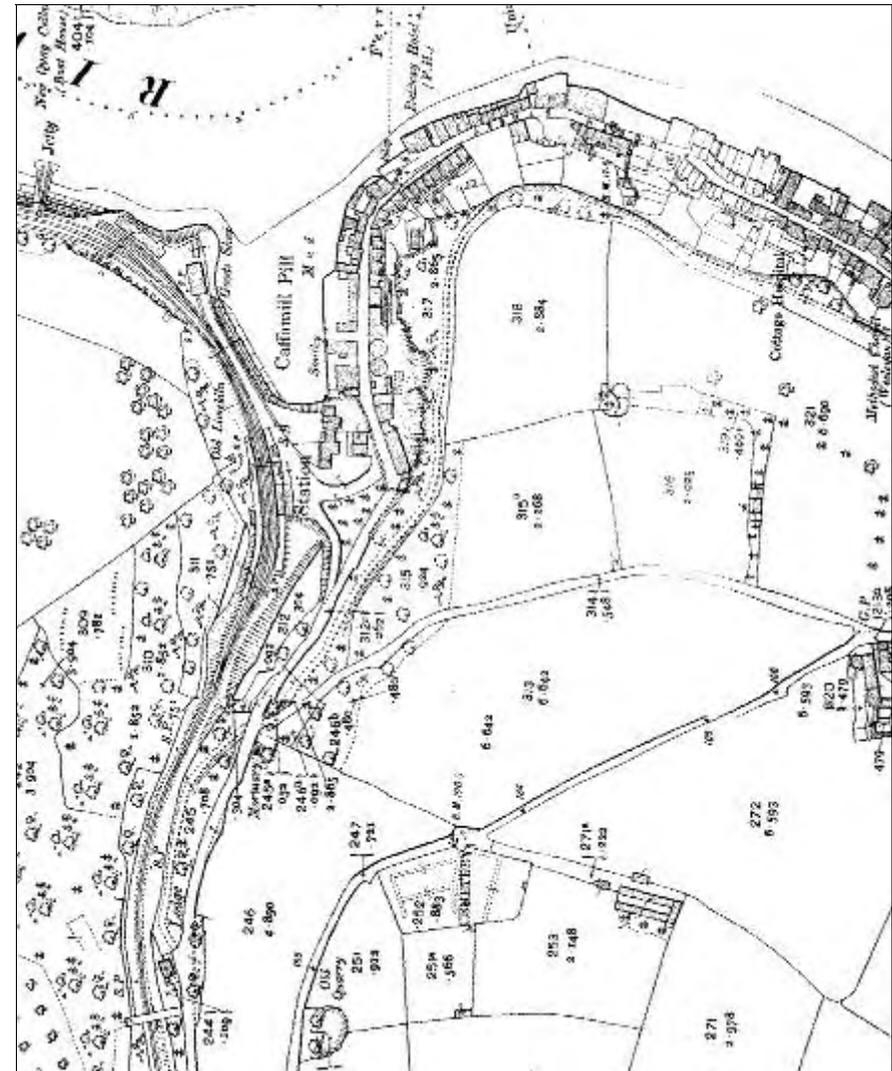
Town centre, 1st edition Ordnance Survey, 1:25, 000 c1880
© Cornwall County Council



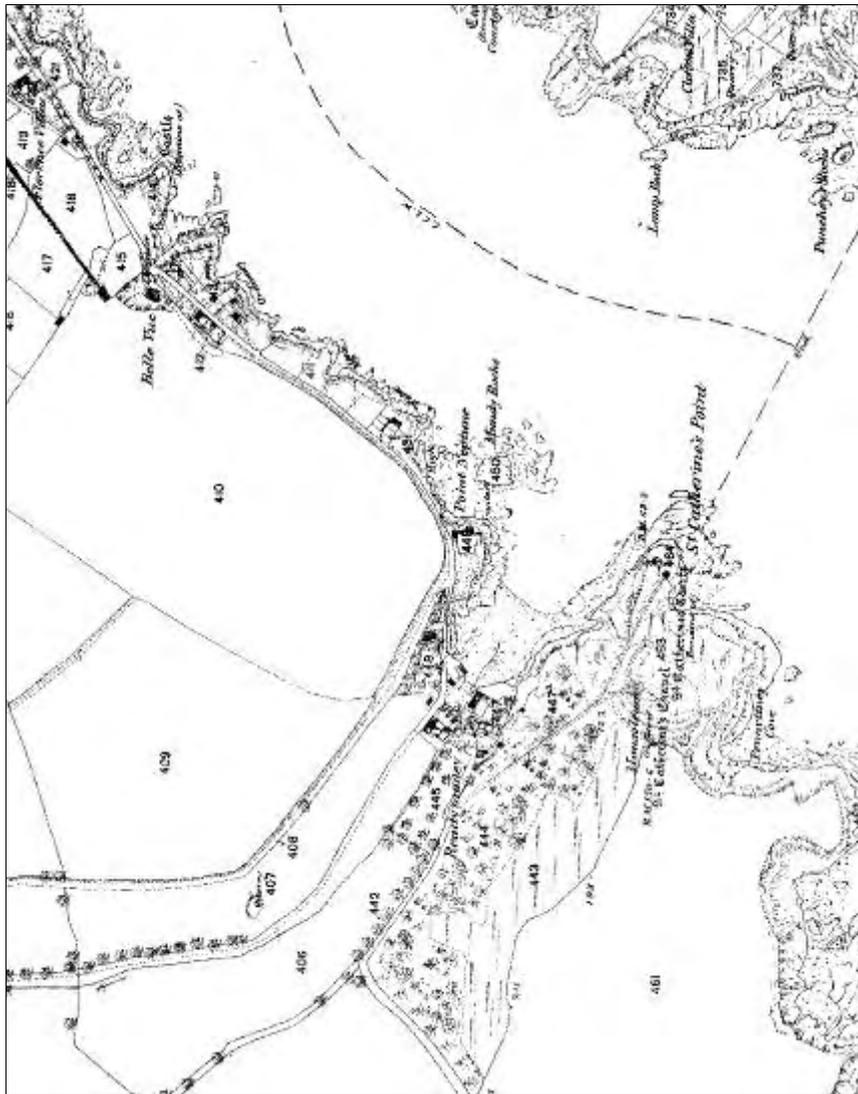
Town centre, 2nd edition Ordnance Survey, 1:25, 000 c1907
© Cornwall County Council



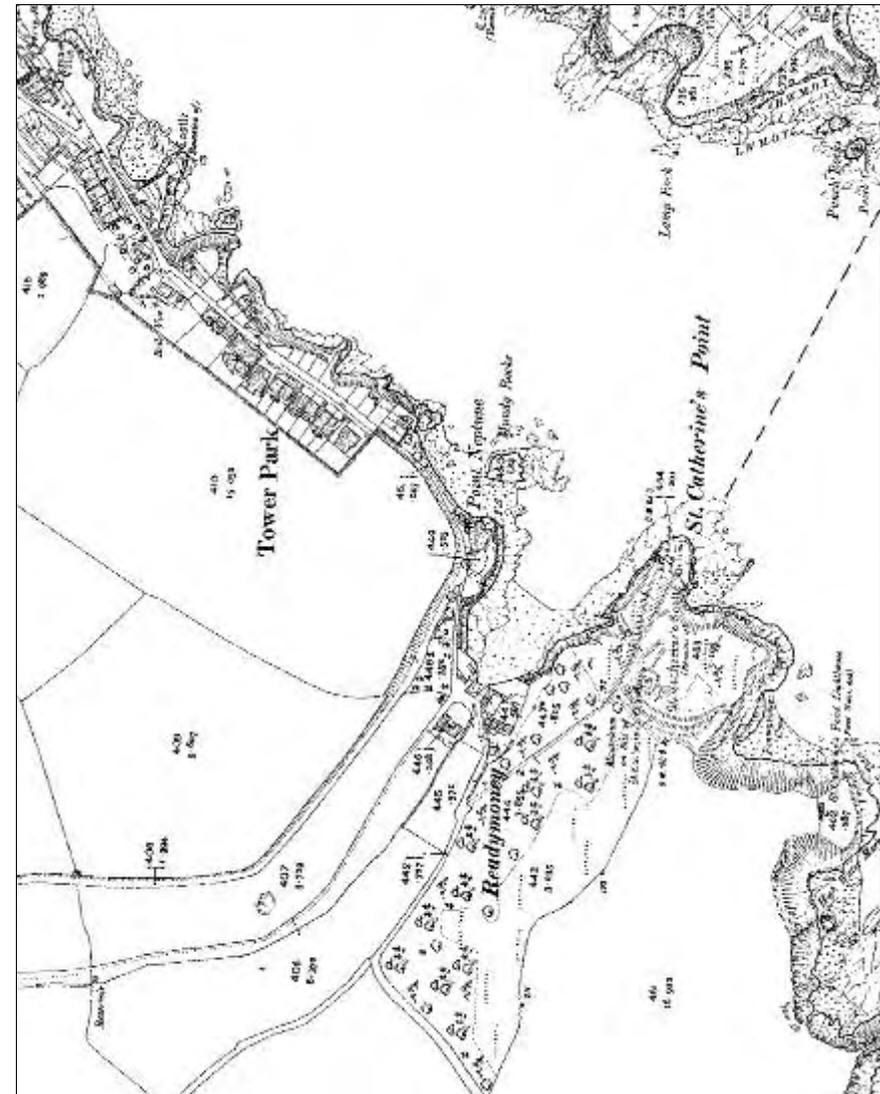
Caffamill, 1st edition Ordnance Survey, 1:25,000 c1880
© Cornwall County Council



Caffamill, 2nd edition Ordnance Survey, 1:25,000 c1907
© Cornwall County Council



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



Ready money, 2nd edition Ordnance Survey, 1:25, 000 c1907
© Cornwall County Council

Development during this period is characterised by the subdivision of activities within the town – the creation of a distinct industrial area to the north, and residential area to the south. This segregation of use marks a significant change from the medieval town that was so much defined by the close intermixing of activities. This zoning of use was triggered by a growing concern during the 1870s about the poor sanitation of the town, the lack of facilities and the high number of industrial fishing and shipping sites within the town core.

The infrastructure of Town Quay and the medieval road network became an increasing constraint on the harbour and from the late 19th century the majority of activity relocated to the north of the town, as Fowey become a specialised china clay port. By 1876 china clay exports from Fowey had overtaken those of the shallower, over-stretched St Austell Bay harbours. The inlet at Caffa Mill Pill was progressively reclaimed with the development of the railway and the Carn Point china clay docks to the north. The initial railway connection, completed in 1869, linked to the mainline at Lostwithiel and originally transported iron ore to the port, later

diversifying to carry china clay and subsequently passengers. The railway was lost as part of the Beeching cuts of the 1960s and the line now forms a private road to the port. The original station building survives, now known as the Old Station Master's House.

From the 1870s extensive residential development took place to the south of the medieval town. The linear pattern of the new roads laid along the contour, overlies the line of a sequence of linear ropewalks shown on the c1840 tithe map and the c1880 1st edition Ordnance Survey map. Residential roads, such as The Esplanade and St Fimbarrus Road, were developed with impressive late 19th and early 20th century villa-terraces of a 'resort' character. As well as housing the growing middle-classes of the town, the development was stimulated by the rise of tourism, much of it railway related, and incorporated hotels, boarding houses and properties that could be let for the season.

The growth in the urban population led to the development of additional facilities such as the schools on Daglands Road,

non-conformist chapels and additional commercial developments. Amusements and entertainments were laid on for the growing number of tourists. From the 1890s pleasure steamers offered excursions along the south coast to Mevagissey and Looe.

Point Neptune and Fowey Hall were major new residences developed in the 19th century. Point Neptune was built on the site of an 18th century gun emplacement overlooking Readymoney Cove and was remodelled as a marine villa by William Rashleigh in 1864. The estate character of its private drive and gate lodge, ancillary stables and coach house and the Rashleigh monument of 1867 standing above on the site of the medieval St Catherine's chapel changed the former industrial character of the area.

Fowey Hall dates to 1898 and was built for Sir Charles Hanson, one time Lord Mayor of London. Hanson Drive originated as the private approach to the house and the avenue of trees that line it form part of the original landscaping of the extensive grounds of the property.



Late 19th century development of the Esplanade included pastel painted villa-terraces for the growing middle-classes, boarding houses and large hotels, such as Fowey Hotel



The resort character of the town was developed from the late 19th and early 20th century. Whitehouse Point paddling pool and shelter with WW2 pillbox and the Whitehouse Quay leading light c.1910.

20th century to the present

Carn Point Docks continued to expand. By the 1930's it had become the largest china clay port in the world. It continues to be the principal port for the export of Cornish china clay and is currently the 11th largest UK port for export tonnage.

During the First and Second World Wars the coastline was re-defended with gun emplacements, pillboxes, observation posts and minefields. A camp of WW2 nissen huts housing 500 American forces was located at Rawlings Lane with another housing 1000 men at Windmill.

The town has expanded onto the higher ground above the conservation area with a mixture of social and private housing estates, school and leisure facilities. A customs house now library has been developed at Caffa Mill. Tourism and leisure continued to become increasingly dominant aspects of the town focusing on boutique shopping, cafes, pubs and restaurants and niche cultural and yachting related tourism. The Du Maurier Literary and Arts Festival was established in 1996 and is now a popular annual event.



Fowey Hall (centre top) was built in 1898 for Sir Charles Hanson. Trees in its landscaped grounds are significant



Carn Point Docks: the principal port for the export of Cornish china clay

Archaeological potential

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

In particular there is archaeological potential for:

- Remains relating to the **medieval town** – including evidence for marketing activity, building sequences along the street front and back plot activities.
- The identification of further **surviving medieval buildings**. There is potential for earlier fabric to be masked behind later refronting in standing buildings.
- Remains relating to the **harbour, maritime trade, associated industries and activities**, including remains of wharf and jetty structures, evidence of ropewalks, fish cellars, boatyards, other ancillary industries and the remains of vessels. Historic maps suggest that the

waterfront has changed extensively – Albert Quay is depicted as an open quay on the tithe map with water extending to Fore Street and Town Quay has been substantially built out to its present extent. Within this made-ground there are likely to be archaeological remains of earlier quayside arrangements.

- Evidence of the **defensive measures** put in place to protect the estuary and town from the prehistoric period to the World Wars of the 20th century.
- Remains relating to the **early Christian activity** in the area and the lann enclosure. Evidence relating to Tywardreath Priory's involvement in the development of the town.
- There is also potential for discoveries predating the settlement, including **prehistoric** evidence.

4 Settlement character

Essential character

The historic development and topographical location of Fowey has created a settlement with a distinctive character. Essential characteristics include:

- **The strong relationship between the town and its natural topography:** the importance of the estuary setting and the steeply sloping riverbank location.
- **The distinctive linear, long, thin settlement form extending along the waterfront between the side creeks of Readymoney and Caffamill:** principal streets laid along the contour. Expansion inland stacked up the hillside topography in tiers to the south, constrained to the north by the surviving parkland of Place.
- **The continuing dominance of the medieval topography:** densely developed, fine grained townscape with narrow streets and high enclosure levels.

- **Compact heart of the town:** centred on Trafalgar Square and the principal public space and main public access to the waterfront at Town Quay. Overlooked by the church and Place House.
- **Impressive townscape panoramas:** views from the estuary and upper slopes create visual links between different parts of the town. The elevation along the waterfront, mature trees of Place and Fowey Hall and the landmark towers of Place and the church are prominent, as is the town's roofscape.
- **Picturesque estuary and seascape views:** tie the town closely to its landscape setting. Important features include the constant movement of river vessels, hillside settlements of Polruan and Bodinnick, wooded river banks and green fields.
- **The impressive historic built environment:** good survival levels result in a particularly high quality townscape including: a concentration of Grade I and II* listed buildings, important groups of surviving medieval

buildings, merchants houses, defensive architecture, maritime-related buildings and structures, impressive townhouses and late 19th and early 20th century commercial buildings and villa suburbs.

- **The varied palette of building materials:** predominantly a stone-built town with common use of killas rubble construction, often with painted stucco surface finishes. High status use of granite ashlar, Pentewan stone and more unusually Plymouth limestone. Also jettied timber-framing, and, for a Cornish settlement, a notable use of brick, initially as a high status material.
- **Rich survival of architectural detail:** important survival of medieval features. Contrast between plainly detailed, flat-fronted buildings and elaborate elevations with projecting bay windows, balconies and ornate detailing. Distinctive utilitarian detailing of the former industrial structures is important. Good group of historic shop fronts. Significant boundary treatments in the less densely developed parts of the town.

- **Good survival of historic public realm features:** historic surfaces, cobbled gutters, granite curbs and drainage channels and granite steps of the open network survive and add richness, texture and interest to the townscape. Quayside fixtures and fittings give an authenticity to the waterfront.
- **The importance of the greenscape:** the high quality natural landscape of the estuary is strongly connected to the town. The sandy cove at Readymoney, the wooded side valleys and riverbanks and hilltop green fields are part of the town's essential character. The mature trees of the boundary belts and landscaped grounds of Place and Fowey Hall form an important green backdrop in townscape views. Elevated hillside gardens to the northern part of the town are particularly visible in views from the estuary.

Four Character Areas have been defined within the conservation area:

- 1. Medieval core** – the commercial core of the town and the most densely developed area. The tightly enclosed, narrow medieval streets are lined with continuous frontages of three storey buildings set directly on the road edge. The heart of the town is defined by Trafalgar Square and Town Quay, the principal public space and main public access to the waterfront, overlooked by the church and Place House.
- 2. Maritime and industrial quarter** – to the north of the medieval core the town retains a distinctive maritime and industrial character. The area of Caffa Mill is dominated by the remains of a railway-related industrial landscape. Surviving industrial buildings, boathouses, boatyards, domestic cellars, slipways and jetties are intermixed with residential development. The continued commercial use of the river; the busy ferry crossing, river-related businesses and Carn Point Docks and its large visiting vessels keep an important element of the character of the town alive.

- 3. Residential resort** – southern villa suburb of predominantly late 19th and early 20th century Italianate villas, semi-detached pairs and terraces. Large properties set in private gardens create a more open, large grained development pattern contrasting with the intensity of the medieval core. Painted stucco elevations are common with typical detailing of bay windows, enriched doorways with porch hoods, balconies, verandas and retaining boundary walls and gateways to raised front gardens. Impressive estuary views and more open levels of enclosure.
- 4. Readymoney Cove** – secluded, idyllic, picturesque hamlet clustered around a small sandy cove. Distinct and contrasting in character to Fowey. Former industrial and maritime uses have been replaced by a resort and leisure character with the prominent seaside villa of Point Neptune dominating one side of the cove and St Catherine's Castle on the opposite headland. The high quality natural environment of the beach and the sheltered wooded side-valley and headland are defining features.

Spatial analysis

Topography and settlement form

Fowey's distinctive topography and settlement form plays an important part in its unique character and strong sense of place. The town has been shaped by the physical topography of its beautiful location, its medieval development as a port and market town and by the later Victorian residential resort expansion. Important elements of topography and settlement form include:

- **The strong relationship between the town and its natural topography**
 - the importance of the estuary location and waterfront
 - the impact of the steeply sloping terrain of the estuary bank on the development pattern of the town
 - the strong landscape boundaries formed by the side valleys of Readymoney to the south and Caffa Mill Pill to the north
 - the smaller side valley, marked by Lostwithiel Street, that provided the most expedient route between the inland

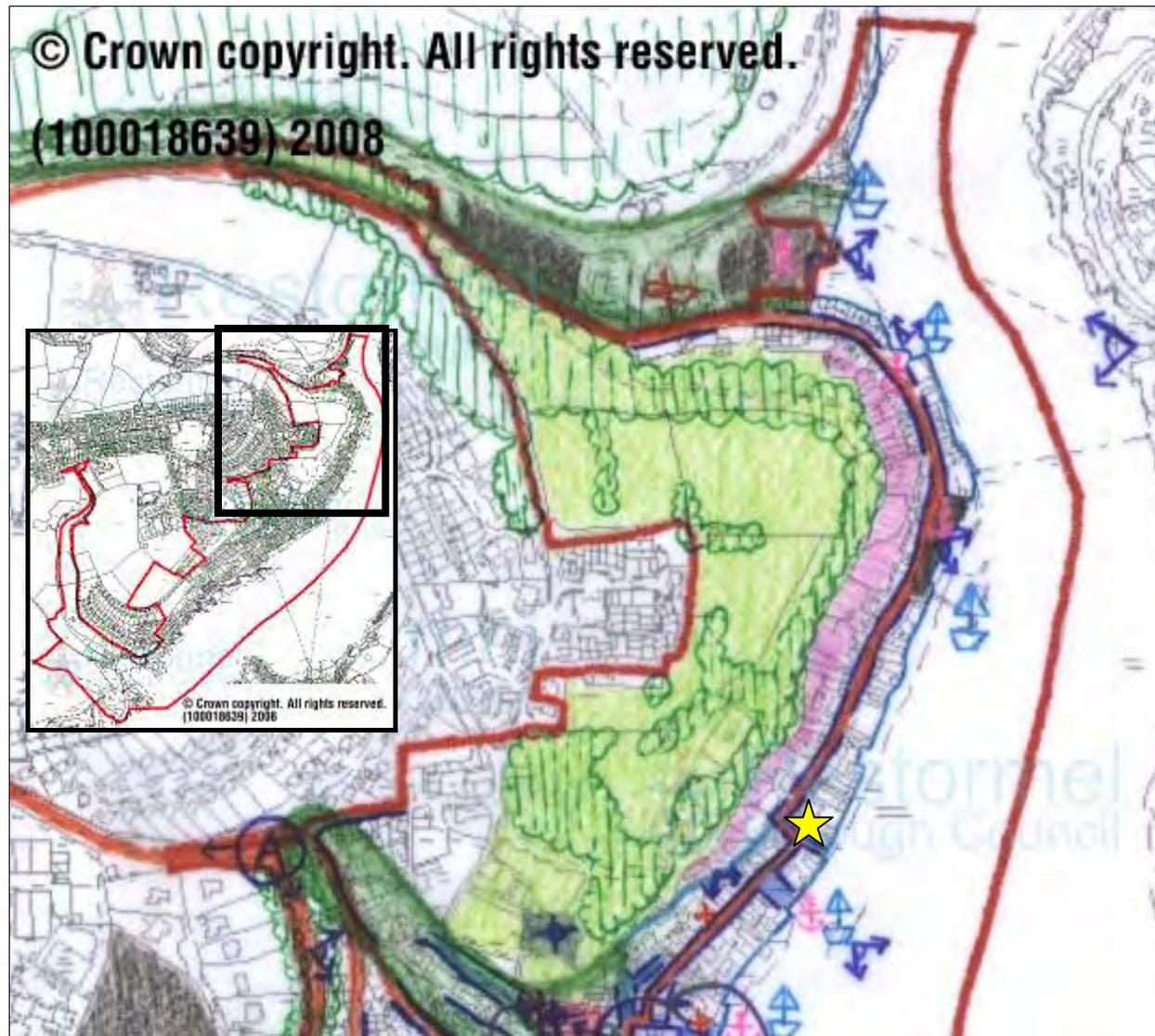
higher ground and the waterfront, and which dictated the location of the original core of the town.

- Bedrock outcrops visible throughout the town demonstrate how the natural topography has been adapted, used and modified as the town developed; for example the terracing behind North Street and the bedrock foundations of a number of Lostwithiel Street properties.
- **The distinctive linear, long, thin settlement form extending along the waterfront between the side creeks of Readymoney Cove and Caffamill** – Principal streets, with the exception of Lostwithiel Street, are laid along the contour forming long, level streets. The gently curving lines of these roads mirror the undulating course of the river. An intricate network of secondary routes, opes and stepped footpaths, set against the gradient, forms an important part of the circulation pattern of the town.
- **The vertical townscape** – the hillside setting creates a multi-layered townscape. Successive tiers of development are stacked up the hillside and are a key feature of the



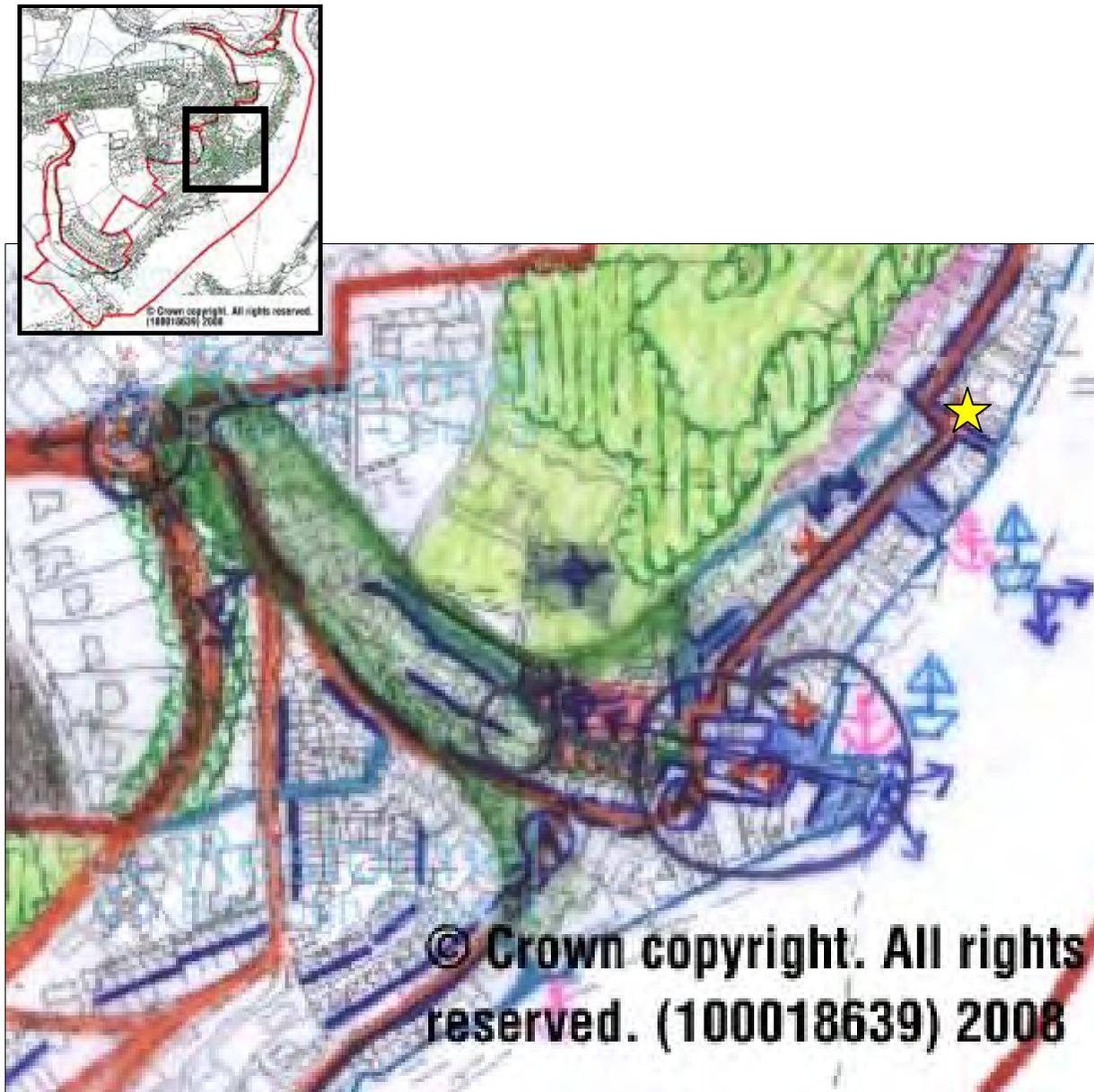
The town has an inherent relationship with its estuary location and landscape setting. Stretched along the waterfront, the linear form of the town extends for over a mile between the side creeks of Readymoney, to the south and Caffa Mill Pill, to the north.

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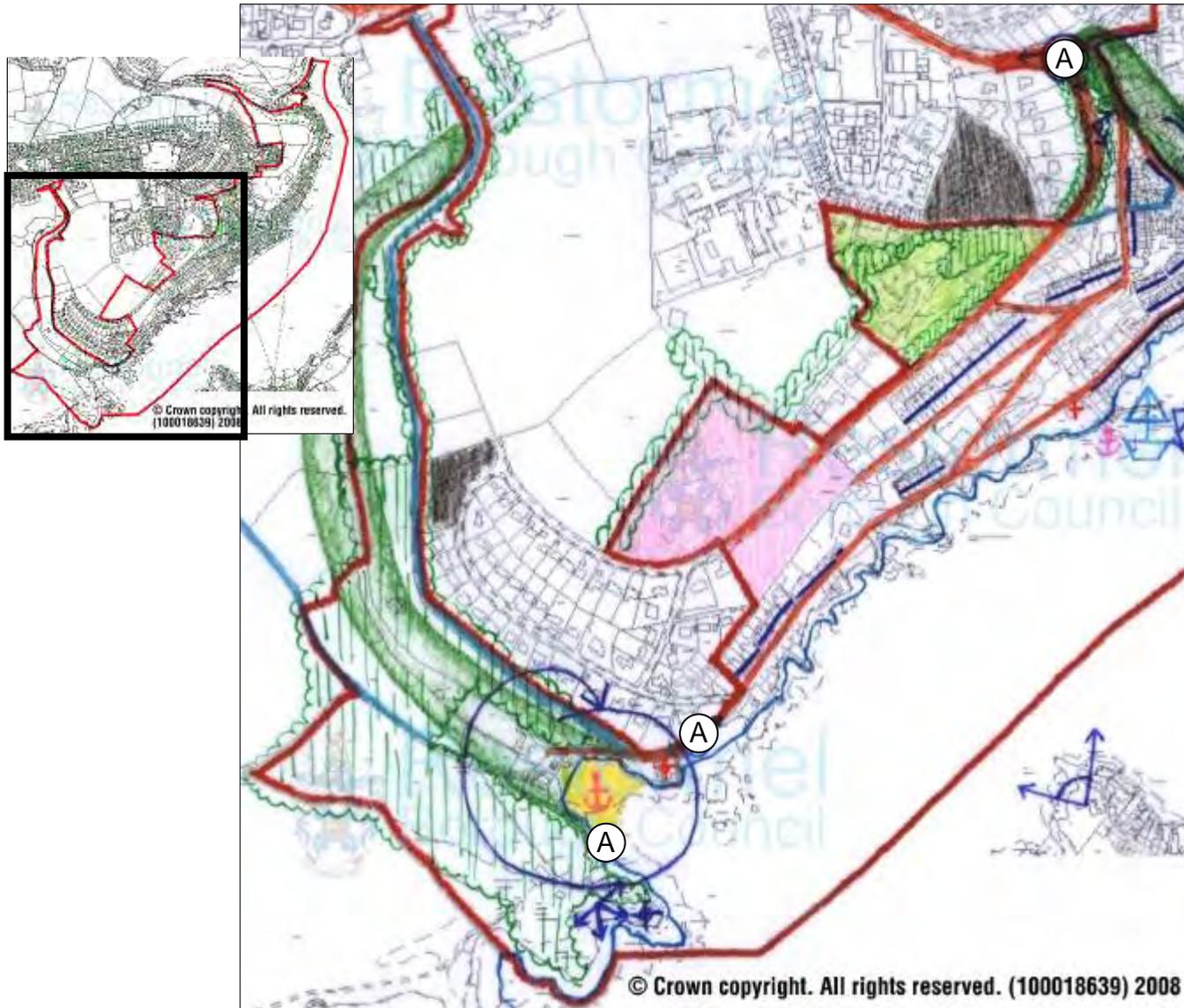
Spatial analysis

- Place and Fowey Hall gardens
- Car parks
- Church
- Waterfront
- Side valley
- Significant trees
- 'End stop' to Fore Street
- Landmark building
- Local / streetscape landmark
- Arrival point
- Principal panoramic view
- Principal view
- Area of special sense of place
- Principal road network
- Opes and pedestrian paths
- Principal public open space
- Significant build line
- Visible hillside gardens
- Boats, ferries, piers, jetties and slipways
- Public access to waterfront



Spatial analysis

-  Place and Fowey Hall gardens
-  Car parks
-  Church
-  Waterfront
-  Side valley
-  Significant trees
-  'End stop' to Fore Street
-  Landmark building
-  Local / streetscape landmark
-  Arrival point
-  Principal panoramic view
-  Principal view
-  Area of special sense of place
-  Principal road network
-  Opes and pedestrian paths
-  Principal public open space
-  Significant build line
-  Visible hillside gardens
-  Boats, ferries, piers, jetties and slipways
-  Public access to waterfront



Spatial analysis

-  Place and Fowey Hall gardens
-  Car parks
-  Church
-  Waterfront
-  Side valley
-  Significant trees
-  Beach
-  Landmark building
-  Local / streetscape landmark
-  Arrival point
-  Principal panoramic view
-  Principal view
-  Area of special sense of place
-  Principal road network
-  Oses and pedestrian paths
-  Principal public open space
-  Significant build line
-  Undeveloped open space
-  Boats, ferries, piers, jetties and slipways
-  Public access to waterfront

town when viewed from the river, creating visual connections between buildings in different parts of the town. For example, in views from the estuary, buildings along the waterfront are visually related to buildings set high up on the valley slopes. The hillside setting also makes the town's roofscape highly visible, especially when viewed from the upper slopes.

- **The continuing dominance of the medieval topography** – the surviving fine grained, densely developed, tight medieval topography is a dominant factor of Fowey's special character and high townscape quality. The curving lines of the narrow medieval streets are strongly enclosed by the staggered, continuous frontages of the flanking two and three storey buildings, set direct onto the road and pavement edges. Views are held within the immediate streetscape and buildings tower over the narrow roads emphasising the intensity of development.

The planned nature of much of the town is reflected in the regularity of plot layouts both in the medieval town and

areas of later expansion. Plots on the east side of Fore Street and North Street are particularly densely developed with commercial or residential properties fronting onto the street and industrial buildings and quaysides facing onto the river.

- **The importance of the waterfront elevation** – historically the town was primarily accessed from the river and the waterfront was the focus of the economic activity of the port. The waterfront functioned as one of the principal 'streets' of the town. Development here should not be viewed as 'back plot' development. The waterfront elevation is one of the most important and sensitive elements of Fowey's townscape.
- **The compact heart of the town** – the town centre continues to be defined by the medieval core of the market place and Town Quay, closely overlooked by the church and Place House. The infill development of the former open market place in the Trafalgar Square area, has created a pattern of small irregular open spaces that form minor focal



Important pedestrian network of stepped opes set against the hillside terrain.



High levels of enclosure. Narrow medieval streets flanked by tightly packed, three storey buildings.



The waterfront elevation is one of the most important and sensitive elements of the town.



Town Quay is the principal public open space in the town, including a semi-formal square.



Town Quay forms the principal public access to the estuary with important views to Polruan.



The Trafalgar Square area has a greater feeling of space compared to the surrounding streets.

points within the townscape, such as the sub-triangular areas either side of the Town Hall & Museum. These areas create a greater sense of space compared with the tightly knit surrounding densely developed, narrow streets.

The principal public space and main public access to the waterfront is at Town Quay. Here a formal open square, defined by a group of local landmark buildings, merges with a higher area of a made-ground quayside extension.

- **The large scale of the church complex and Place House contrasts with the fine grain of the surrounding townscape** – the medieval feudal core of the church and Place continues to dominate Fowey's skyline, with the twin towers and crenulated battlements looming over the town. These large land plots contrast strongly with the surrounding tightly packed development.

The parkland of Place has restricted the inland expansion of the northern part of the town, limiting it to the single medieval street fronting the river.

- **The limited public access to the waterfront within the core of the town** – Generally the dense development along the waterfront in the urban core restricts public access and views to the river. Town Quay and Albert Quay form the main areas of access. Outside the town core a number of slips, piers, jetties, waterfront car parks and the beach at Readymoney Cove provide more opportunities.
- **The contrast in townscape character between the high enclosure levels of the medieval town and the more open area of southern residential expansion** - The late 19th and early 20th century residential resort expansion of the Esplanade area has a more open character and a less densely developed grain than the medieval town. The linear pattern of streets laid along the contour of the steep hillside open up panoramic estuary views above the rooftops of the lower tiers of waterfront development.

Key views, vistas and landmarks

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. Behind the striking waterfront elevation the rest of the town rises up the hillside, dominated by the landmark structures of the church and Place House and featuring important tree cover.
- **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 to the 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 opes and down 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.



The vertical townscape – tiers of development step up the hillside.



Estuary views across to Polruan.



4 Customs House Hill terminates views to the north of Fore Street.



Streetscape views are contained and restricted, Passage Street.



Hilltop panoramas across the rooftops and out to sea.

Built environment

Architectural characteristics

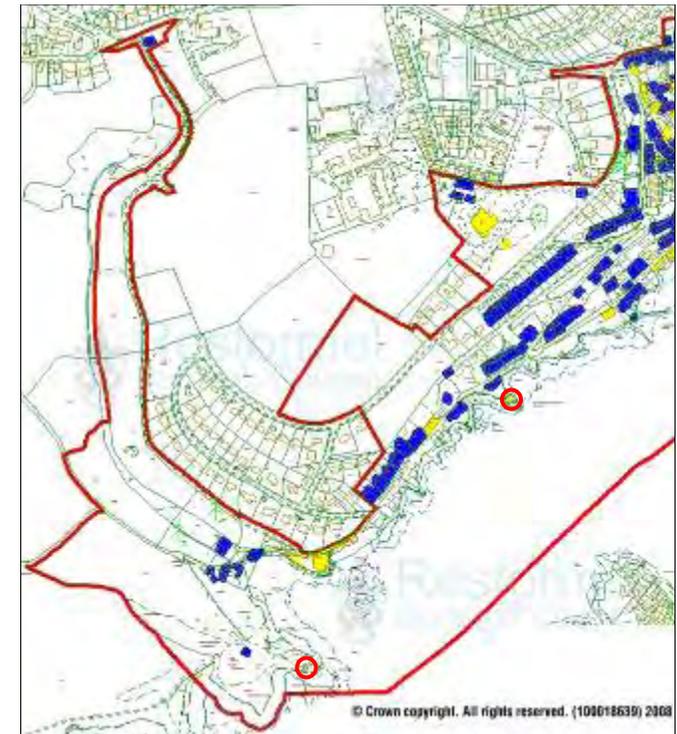
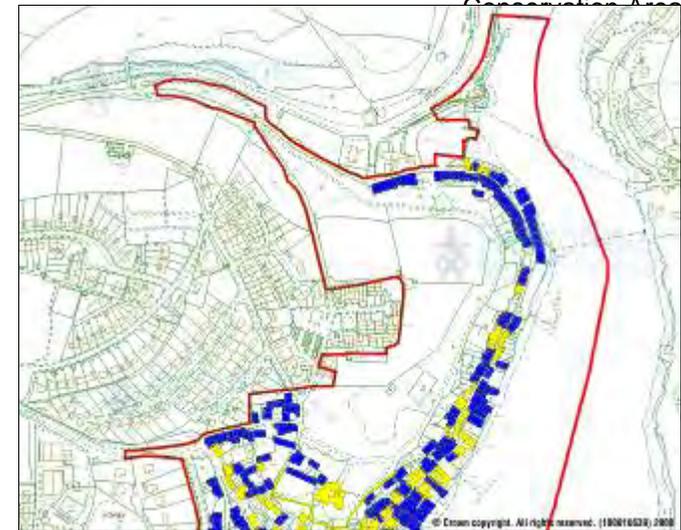
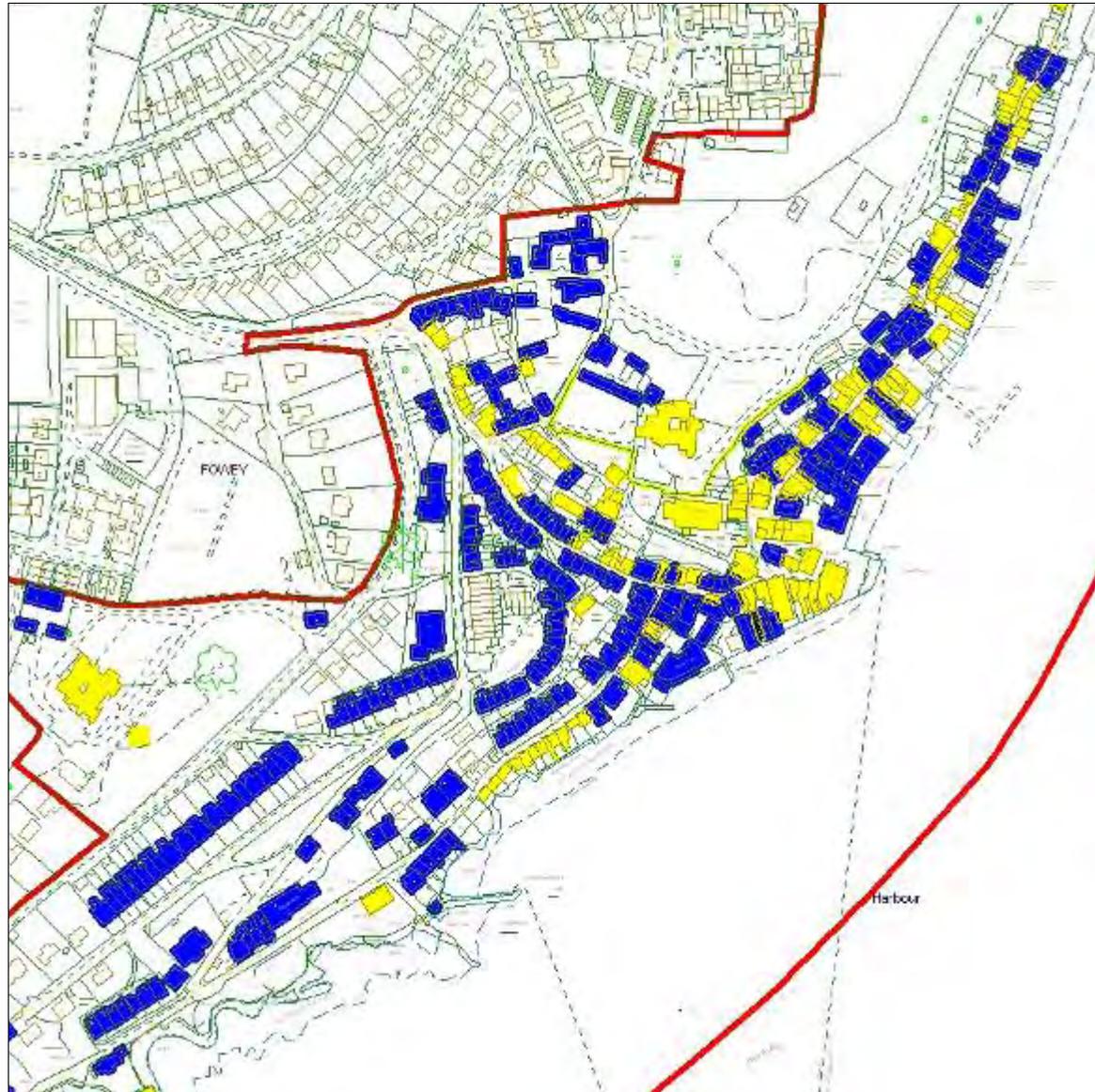
Fowey has an outstanding built environment with high levels of historic survival and a particularly strong cohesiveness. This townscape unity absorbs a considerable architectural variety with exceptional buildings like Place, jettied merchants houses and Tudor coastal defences standing side by side with maritime industrial structures, Italianate villas and urban cottages.

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 (shaded yellow on the built environment analysis map). 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 (shaded blue). These are defined as any surviving structure shown on the 2nd edition Ordnance Survey map of c1907.

Fowey's built environment includes a wide range of building periods, types and forms. Some buildings are plainly detailed, others lavishly ornate. Distinct areas of the town are characterised by their architectural uniformity, and will be discussed in the 'Character Areas' section, but at a town-wide level, Fowey's architectural diversity is a defining characteristic.

Densely developed, three and four storey structures dominate the narrow fronted plots of the urban core contributing to the high enclosure levels of the area. The regular rhythm of the street elevations has a strong vertical emphasis, echoed by the proportions of the common sash windows. Facades are active, dominated by numerous door and window openings and shop fronts. Together with the varied roof forms, these



Built environment analysis

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

characteristics add to the vitality and dynamism of the streetscape.

Architectural forms are used to articulate the townscape. Emphasis is given to a number of corner plots through the use of angled corner doorways, such as at 2 and 4 South Street. The impressive 4 Custom House Hill is purposefully designed to form an end-stop to Fore Street. This articulation creates 'events' or local nodal points that make the town legible and memorable and that add to the strong sense of place.

Distinctive architectural groups include:

- **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. Representing the high status structures of their day, granite ashlar, killas rubble and timber-framed buildings form part of this varied group. 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, 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), 'Food for Thought', 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.



Active street elevations have a strong vertical emphasis, Market Street.



Corner plot treatments are used to articulate the townscape, 4 South Street.



Fowey museum (part of Town Hall), originally a 15th/16th century 1st floor hall.



The Rashleigh Almshouses, 1625, Cobb's Well.



The Ship Inn, 15th century origins
March 2010



Early 17th century jettied merchants
house, 27 & 29 Fore Street

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.

- **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 almshouses 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. Now in commercial use, these buildings were originally prestigious residences. Refined architectural detailing defines these buildings and typically includes door and window ornamentation – panelled doors, sash windows, moulded architraves, porch canopies and pediments, and stucco details such as string courses and rusticated finishes.

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. The restrained classical detailing of the earlier buildings develops into the more lavish Italianate influence of the later structures. Pastel painted stucco, balconies,

verandas, bay windows and boundary walls are common features of this group.

- **More modest cottages and residential properties** –

There are a significant number of modest cottage and residential properties generally of 18th, 19th and 20th century date. Simply detailed and generally single fronted, of two to three storeys, often with sash windows and of exposed or stuccoed rubble construction. Late 19th century and early 20th century speculative set-piece terraced developments are often of brick construction with higher levels of detailing including prominent bay windows, panelled doors and ornate bargeboards painted in bright colours.

- **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



Late 18th century town house, Waterloo House. Façade would originally have had a stucco finish.



Early 19th century, more modest town house, 2 & 3 Church Avenue.



Possible domestic fish cellars, Passage Street.



Utilitarian architecture of Boat yards continue in active use, Passage Street.



Distinctive red brick gable fronted boathouse of the Fowey Gallants Sailing Club



Former industrial buildings at Caffa Mill retain a robust character.

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. 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.

More architectural structures in this group include higher status structures such as Fowey Harbour Offices, Albert Place featuring the use of granite ashlar, the Arts and Crafts inspired mock timber-framed Royal Fowey Yacht Club and Fowey Gallants Sailing Club with its distinctive red brick stepped crow's foot gable, forming a feature of the river frontage.

- **Industrial buildings** – A group of converted industrial buildings at Caffa Mill recall the railway-related industrial use of this area, such as the former mill, gas works and foundry sites. The Old Station Master's House is a railway-related survival.
- **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. These large structures are skilfully fitted into the dense urban development but there is little room to fully appreciate their architectural qualities. More unusual, is the converted brick-built Catholic Church of St Monica's, Station Road.

The town's highly visible roofscape includes varied forms, angles and details adding to the dynamism of town views. Common roof types are gabled pitches and hipped forms



Lavish ornamentation and use of non-vernacular materials, Lloyds Bank, Fore Street by Silvanus Trevail.



Large non-conformist chapels are shoe-horned into the densely developed townscape, North Street.



Early 19th century villa-terrace, 29-41 Esplanade.



Early 19th century rubble-built cottages, 62-66 Lostwithiel Street.



Late 19th – early 20th century brick built terrace, Passage Street.



Early 21st century award winning residence, 4 Albert Quay.

often broken with gabled dormers lighting attic storeys. The medieval and Victorian structures feature steeply pitched roofs, often set gable end to the street. The 18th and 19th century cottages have shallower pitches. Some later 19th century buildings have more elaborate mansard and gambrel arrangements with ornate bargeboards, finials and ridge decoration typical of the Victorian and Edwardian structures of the Esplanade area.

Fowey's lost buildings include the medieval Havenor's Hall formerly located at Town Quay. It has been suggested that the Grade II* 'Food for Thought' may incorporate some elements of this building. Structures relating to the town's fishery have also been lost and are underrepresented in the surviving built environment. Cellars, net lofts and salt stores would have been common building types particularly along the waterfront.

There has been a limited amount of late 20th and 21st century infill and redevelopment within the conservation area. In general, these developments have adopted a traditional /

pastiche approach to design. Sometimes the success of buildings has been compromised by a lack of understanding of the importance of scale, proportion and the quality of materials that define the character of the town. A notable exception is 4 Albert Quay, which received a Restormel Borough Council Design Award in 2003.

Materials

Fowey is predominantly a stone-built town but includes a wide range of materials and finishes. Granite ashlar, killas rubble, timber-framing, red and buff brick, slate hanging and stucco surface finishes are all seen in the town and this variety is an important part of Fowey's special character.

Killas rubble is the predominant building material, often concealed behind a stuccoed surface finish. This slatey stone is often split into long, thin pieces and ranges in colour from mid brown to light and dark grey. Granite and Pentewan stone are used as ashlar in high status buildings and as dressings in rubble-built structures. Unusually Plymouth limestone is used

in the Old Station Masters House and the non-conformist chapel at Lostwithiel Street. Natural bedrock is also incorporated into buildings, such as at Lostwithiel Street where recessed doorways and steps are fashioned in bedrock foundations in a number of early 18th century houses.

The town has a timber-framing tradition including the important medieval and 17th century jettied merchants houses. Stud-construction is seen in 19th century structures, often with masonry ground floors and stucco on stud upper stories. The shallow depth of windows is a tell-tale sign of this construction type, for example 13 & 15 Fore Street. Timber lintels are used in some of the rubble-built structures including the industrial building at Albert Quay and houses along Lostwithiel Street.

Unusually in the Cornish setting, brick is a relatively common material, reflecting the influence of the port enabling the importation of foreign materials. During the 18th and early 19th century brick is used as a high status material in prestigious town houses, such as The Dolphins, Trafalgar Square and 1 Passage Street. By the later 19th century mass production had



Use of granite ashlar reflects the status of the Fowey Harbour Offices.



Natural bedrock is incorporated into buildings, Lostwithiel Street.



Flush windows are an indication of timber stud construction, Fore Street.



Brick was imported to the town and is relatively widely used, Town Quay.



Elaborate stucco ornamentation of late 19th century date, 1-3 South Street.



Colour and texture are important factors in Fowey's highly visible roofscape

made it affordable and brick is used extensively in speculative residential developments and industrial, commercial and institutional buildings.

Surface finishes within the town include exposed masonry, colour-washed rubble and brick, stucco and a small amount of slate-hanging. Stucco finishes are generally plain and smoothly applied, colour-washed in neutral and pastel shades and are a defining feature of the town. More decorative stuccoed finishes, often of late 19th century date, include simulated ashlar scoring, string course detailing, moulded architraves to doors and windows and other applied ornamentation, such as at 1-3 South Street.

Roughcast is another traditional surface finish within the town, however, some of the existing examples, particularly in North Street, are inappropriate cement replacements that are likely to be detrimental to the historic structures in the long term.

A limited amount of slate-hanging survives, often to side and rear elevations, such as at 6 Market Place and 76-80

Esplanade. It is likely that this treatment was once more prevalent.

Surviving historic roof coverings are of scantle slate, rag slate and sized Delabole slate. The roofscape is highly visible due to the hillside topography and the distinctive silver grey colour and rich texture of the natural slate contributes to the palette of the townscape. The replacement artificial slate roofs appear very uniform, flat and deadened in comparison. Unusually in the Cornish context, there are a number of pantile roofs, again representing the impact of importing foreign materials through the port, for example 15 & 15a and 39 North Street. Red ridge and hip tiles are common, with decorative ridge tiles and finials on some of the Victorian and Edwardian buildings. Red brick chimneys and ceramic pots are also important features of the town's highly visible roofscape. Simple pitched slate chimney hoods are also common.

Local details

Fowey has a good survival of historic architectural detail that adds to the town's sense of authenticity, richness and uniqueness. There is a contrast in the levels and character of detailing with some buildings defined by their simple flat-fronted elevations and plain style, and others characterised by elevations with a sense of depth created by projecting jetties, bay windows, balconies and elaborate detail.

Important surviving medieval and 16th-17th century features include chamfered doorways and stone mullioned windows. Some are relatively plain such as the square headed examples at 1 & 1a Lostwithiel Street, others more elaborate, such as the ornate cinquefoil design of The Ship Inn.

Sash windows are common throughout the town and add to the vertical emphasis of facades. Smaller casements are a feature of some of the more modest dwellings, set directly under the eaves in the Cornish vernacular tradition. Window sills are typical even in the plainest structures and are of painted timber, slate and stone. Windows are generally

painted white or black, although a range of dark colours and pastels are also favoured.

Oriels and bay windows are distinctive features. In the town centre upper floor oriels, such as at Bull Hill, are used to 'steal' extra space, much the same as the jettied structures, adding to the texture of the townscape. Along the waterfront and in the Esplanade area projecting windows and balconies are used to capitalise on estuary views. Balconies range from small wrought iron balustrades confined to the width of the window to extensive elegant ornate cast iron platforms wrapped around front and side elevations incorporating veranda areas to ground floors. The former house of the author Quiller-Couch, 61 Esplanade, features a distinctive first floor timber veranda.

Doorways are used as an opportunity for architectural enrichment. Panelled doors, with classically detailed architraves, fanlights and porch hoods are prominent. Porch hoods vary from plain moulded flat hoods to more elaborate arrangements such as the shell canopy of 4 Customs House

Hill, but more usually scroll supporting consoles, pediments and dentil enrichment. Granite thresholds and doorsteps are also common. In a number of properties doorways are raised above street level and reached by short flights of granite steps with iron railings, for example the group domestic fish cellars on Passage Street. The railings are traditionally of plain designs. Secondary doorways in these cellar properties are recessed into buildings at a sunken level and approached by flights of steps providing access to the former working areas fronting the river.

Within the town core the ground floors and doorways of a number of early properties appear foreshortened, such as the 17th century 27&29 Fore Street. Internal ground floor levels are lower than current street levels and demonstrate the rise in road level that has occurred since the building was constructed. This foreshortening can indicate the existence of surviving early structures hidden behind later frontages.

The robust, functional details of the waterfront and surviving maritime and industrial buildings are an important part of the



16th or 17th century granite mullioned window, 1 & 1a Lostwithiel Street.



Bay windows, verandas, balconies and oriels are common details



Doorway details are an important characteristic, such as this example at Lostwithiel Street



Large loading doorways are typical of the robust, functional details of the surviving industrial buildings, Albert Quay



Fowey has a very good group of historic shopfronts, 13 Fore Street



Boundary treatments are important details including historic railings at the church

town's character and an enduring connection with the historic importance of the river. Large doorways to ground floor levels, loading doors to upper floors, surviving fixtures and fittings including wharf side granite steps, metal ladders, granite bollards, iron mooring rings and the remains of winch fittings add richness and interest to the townscape.

Fowey has a particularly good group of historic shop fronts that add to its unique character and vibrancy. Predominantly of late 19th and early 20th century date distinctive features include decorative detail to fascias, ceramic tiles to stall risers and mosaic pavements to the recessed 'ingo' doorway areas. Some of these pavements and fascia details include references to former businesses. As well as ground floor shop fronts, there are a number of surviving upper floor display windows, such as at Fowey Mini Market, Fore Street. Disused shop fronts in the more peripheral residential areas of the town survive and are of interest.

Boundary treatments are important and are more commonly found in the less densely developed parts of the town. High

boundary walls of rubble and distinctive handmade brick form strong divisions between public and private space in the tightly enclosed back lanes and opes of the hillside above the church. The impressive boundary walls surrounding Place are listed in their own right and include sections with moulded granite battlements and overhanging granite capstones. Iron railings, generally of plain design, are occasionally used as boundary treatments. More common are the rubble and brick constructed retaining walls to the raised gardens of the villa properties in the Esplanade area. Gateways are enriched with granite capstones and occasionally elaborate details including urns and lamp fittings.

Streetscape

Public realm

Distinctive historic public realm features survive that add to Fowey's unique and special character. Many of the town's pavements retain historic granite kerbs and gutter details and there are a number of surviving historic cobbled surfaces and gutters, such as at Cobb's Well. Granite gunnels and channels are a feature of a number of streets and opes. The pedestrian ope network, connecting the higher and lower parts of the town, comprises a number of impressive flights of substantial granite steps and simply detailed historic iron handrails. The extensive use of granite in the public realm underlines the robust quality of the town.

A number of historic public realm features are of note including the listed K6 red telephone kiosks in Market Street, the waterspout dated 1787 by the Town Hall and the granite obelisk commemorating a royal visit of 1846, now relocated from Albert Quay to Caffa Mill car park. The importance of the



Surviving historic surfaces add to the rich texture of the town, Cobb's Well.



Granite steps, water chutes and metal railings are important features of the ope network.



Waterspout of 1787 set into the west elevation of the Town Hall, Trafalgar Square.



The high quality natural environment of the estuary is important to Fowey's character.



Tree-lined Hanson Drive, formerly the private drive to Fowey Hall.



'Pocket park' area at the top of Lostwithiel Street makes a positive contribution to this important arrival point

surviving wharf side historic public realm features has already been discussed. The church gates and some of the surrounding railings are a positive feature, listed in their own right.

Commercial signage within the town is a prominent feature. Hanging signs are common in the town core and propped floor signage is also a feature of the area. There is a delicate balance between vitality and clutter that this signage creates.

The wall mounted lantern light fittings are a good solution to street lighting in the core of the town where space is so limited. A historic gaslight fitting survives at 43-45 Fore Street.

Greenscape

The town's estuary setting is central to its special character. Extensive views to the river, sea and surrounding high quality natural landscape tie Fowey closely to its surroundings.

Soft landscaping within the conservation area is also important. The significant tree canopy related to the landscaping of Place and Fowey Hall forms an important

green backdrop to the historic town and is a prominent feature breaking the horizon of estuary views.

The mature trees of Hanson Drive, the former private drive of Fowey Hall, now forms an attractive approach to one of the main car parks. A small 'pocket park' has been developed at the junction with Lostwithiel Street and planted beds featuring sub-tropical palms and seasonal bedding make this an attractive and welcoming arrival point to the town.

The central core is characteristically dominated by hard landscaping with little space for planting, however, seasonal hanging baskets and municipal planters have been introduced in the Trafalgar Square and Town Quay areas. The churchyard forms a secluded green oasis in the midst of the urban development. Its mature trees provide dappled shade on sunny days and a sense of separation and tranquillity contrasting with the nearby bustle of activity.

The terraced hillside garden plots of North Street and Passage Street are prominent in estuary views. There is development pressure for garden structures and decked

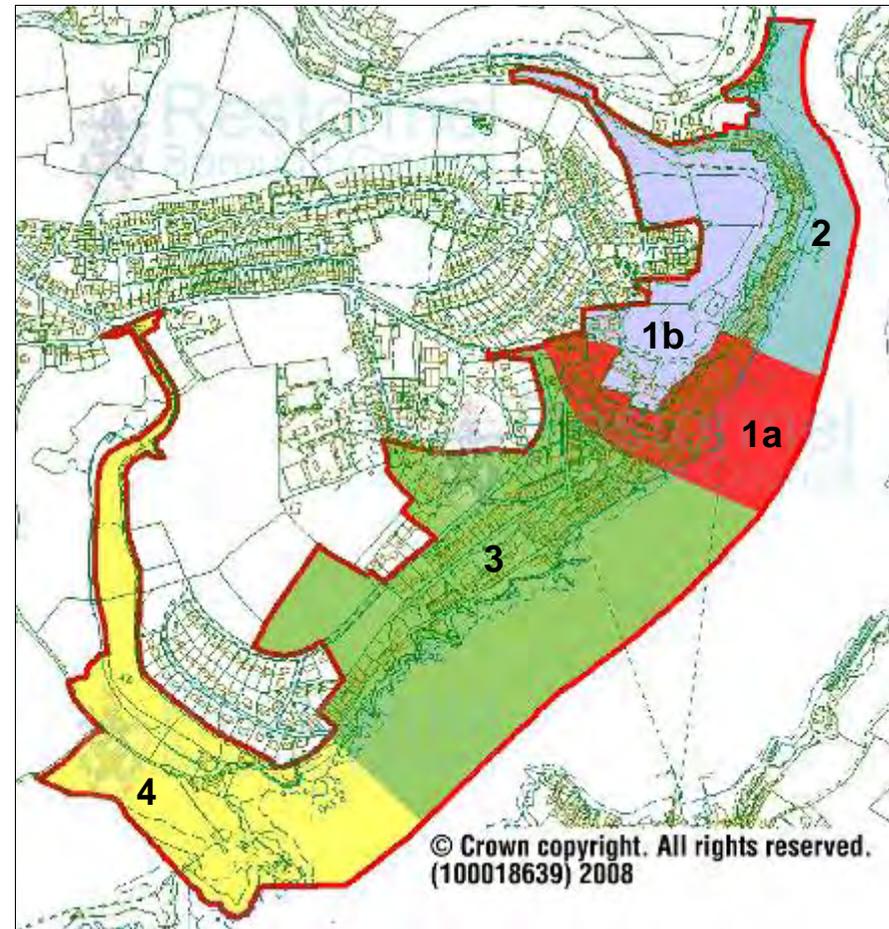
areas that have the potential to be visually prominent due to the estuary topography. Front garden planting is an important characteristic of the residential suburbs of the Esplanade area and emphasises the greater sense of space in this part of the town compared with the adjacent urban core. Detached gardens along the estuary front add to the greenscape of this area of town. However, there is development pressure for off-road car parking provision involving the creation of parking platforms on the upper levels of these steeply sloping gardens. The visual impact of these structures from the estuary can be significant.

Wooded side valleys define the extent of the town to north and south. The rural character of Readymoney Cove is strongly defined by its greenscape and natural landscape features including the sandy beach, prominent headland, surrounding woodland and green side valley.

Character Areas

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

- 1a. Medieval core
- 1b. Place
2. Maritime and industrial quarter
3. Residential resort
4. Readymoney Cove





1



2



3



4

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Character area 1a: Medieval core

- The medieval and present day commercial town centre. The busiest area of the town with high activity and vibrancy levels. Convergence of main routes of the town.
- Contrasting topography of streets set against the steep hillside and those laid along the contour tight to the waterfront.
- Dense intensity of the surviving medieval topography. Tall, narrow-fronted buildings, set hard against the road or pavement edge, form strong build lines and tightly enclose narrow, gently winding streets. Views are generally constrained to the immediate streetscape.
- The formal square and main public access to the waterfront at Town Quay is Fowey's principal public open space and together with Trafalgar Square, forms the heart of the town. Panoramic estuary views strongly connect the town with the river and surrounding landscape setting. The open grain of this area, formed by the irregular spaces created

by the infill development of the market place, provides a contrast to the densely packed surrounding townscape. Albert Quay forms another of the town's rare public open spaces and equally rare public access to the waterfront.

- The church and Place House loom over the town, their twin towers forming iconic landmarks. Their contrasting scale and strongly defined boundaries create a certain detachment from the surrounding townscape. The churchyard, parkland at Place and mature trees form important greenscape elements.
- Concentration of nationally significant buildings including important medieval, 16th and 17th century survivals. Notable groups include: a group of merchants houses including a number of jettied timber-framed buildings, impressive 18th and 19th century double-fronted townhouses, industrial structures along the waterfront, a good collection of historic shop fronts, a group of ornately detailed late 19th–early 20th century commercial and civic structures and more modest urban cottage rows and terraces.



**Character Area 1a:
Medieval core**

Character area 1b: Place

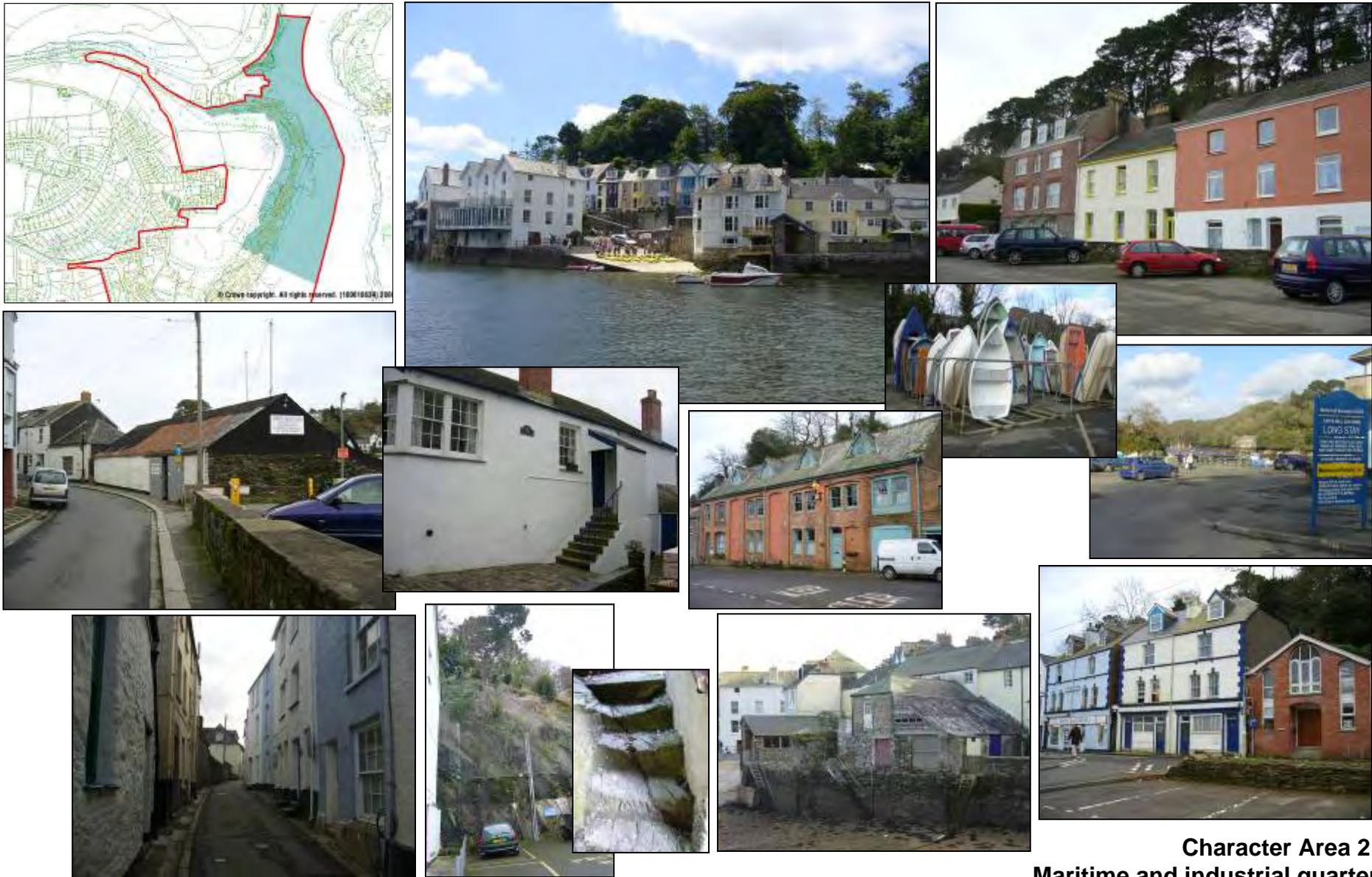
- Place continues to form a significant and defining element of the townscape and remains the seat of the Treffry family.
- Place House is among the 2.5% of listed buildings in England that are designated as Grade I listed structures, denoting its 'exceptional interest'. The existing house was largely rebuilt in the early 16th century, although the east front dates mainly from 1791 and 1817-45. The building retains extremely fine early 16th century details including ornamented bay windows on the south front.
- The tower forms one of the principal landmark features of the town's skyline and is a prominent feature paired with the church tower.
- The impressive boundary walls are listed in their own right and include lengths with moulded granite battlements and plain overhanging granite capstones. A number of 4-centred arch gateways are included along the length of the boundary.
- The surviving gardens and parkland are a significant component of the complex and have had an impact on the development of the town as a whole. The parkland has prevented further expansion of the town in the north of the conservation area.
- An area of gardens, set adjacent to the main house include a number of glasshouses and a distinctive 'crinkle crinkle' undulating wall designed to maximise the wall surface in order to grow fruit trees.
- The greenscape of the park is significant to the wider character of Fowey. The mature trees of the boundary belt surrounding the estate and copses of Scott's Pine are an important feature in town views.
- Other former elements of the estate are located to the west of the main house and include a stable and a brick-built coach house. A gate lodge is located to the north, currently outside the conservation area.



**Character Area 1b:
Place**

Character area 2: Maritime and industrial quarter

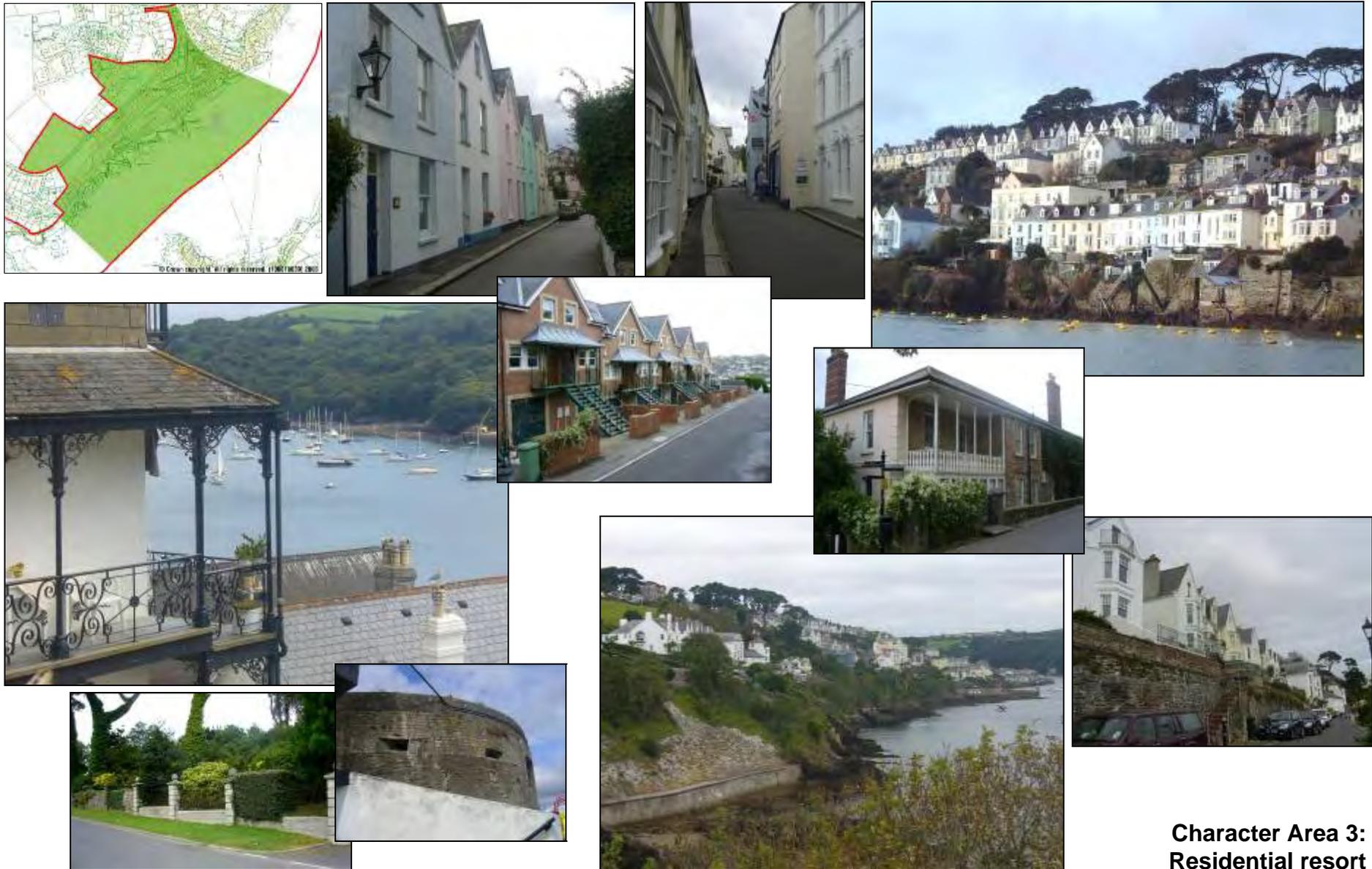
- The area to the north of the town centre retains a distinctive maritime and industrial character intermixed with its predominant residential use. Boatyards continue to operate along the waterfront, the ferry crossing to Bodinnick, views to Carn Point Docks and the activity of river vessels of all sizes reinforce the distinctive character of this area.
- The medieval topography survives, with a thin ribbon of development extending along the waterfront to the side valley at Caffa Mill Pill. Expansion up the hillside slope, seen to the south (Character Area 3), has been constrained here by the parkland of Place. The strong enclosure of the town core continues with the gently curving, narrow road tightly lined by the continuous roadside frontages of the two-three storey buildings. Undeveloped waterfront plots, such as the Harbour Authority car park, provide a strong contrast to this enclosure, opening the townscape up to its wider estuary setting.
- The natural topography of the area has been adapted. The tidal inlet at Caffa Mill Pill has been reclaimed and now forms one of the town's main car parks. The bedrock scarp has been cut into garden terraces up the hillside.
- There is a concentration of surviving industrial and maritime structures set amongst the dominant domestic architecture of 18th and 19th century flat-fronted stucco and painted brick dwellings. Notable features include wharf sides and slipways, the 18th century Customs House, a group of possible domestic fish cellars towards the north of Passage Street, numerous boathouses and boatyards of utilitarian and functional materials and design, an important group of railway-related industrial buildings at Station Road, a group of substantial three storey town houses, often of brick with symmetrical facades and central doorways, and late 19th and early 20th century speculative terrace developments featuring bay windows.
- The hillside gardens and the wooded slopes of the side valley are important greenscape elements.



**Character Area 2:
Maritime and industrial quarter**

Character area 3: Residential resort

- The area to the south of the town core is defined by the suburban villa-resort development of the late 19th and early 20th century. There is a concentration of hotels and holiday accommodation. The working character of the waterfront is replaced here by its leisure use.
- The linear pattern of development, with the principal streets laid along the contour and tiered up the hillside is based on an underlying pattern of industrial ropewalks that predate the residential expansion. These layers of development are a dominant feature in townscape views from the estuary.
- Development densities and enclosure levels almost match those of the urban core to the north of the area, but get progressively more relaxed with larger plot sizes, set-back detached, semi-detached and terraced villas, garden planting and estuary views to Polruan creating a larger grained, more open townscape character.
- Architecturally the area includes some of the most substantial buildings in the town, such as Fowey Hall and Fowey Hotel. Detached, semi-detached pairs and terrace developments share a common villa character. Earlier terraces have a more restrained, plain classical detailing compared to the later elaborate Italianate villas. Bay windows, balconies and verandas, gabled dormers to attic floors, applied stucco enrichment, porch hoods and decorative bargeboards, finials and ridge tiles are common details. Pastel painted stucco and brick and decorative polychrome brickwork are typical of the area. More unusual survivals include the 15th century shoreline Blockhouse and the 2nd World War pillbox at Whitehouse Point.
- Rubble and brick built boundary walls retain raised front gardens featuring granite dressings, gateways and steps. Front garden planting is an important feature contrasting strongly with the dominant hard landscape of the majority of the town.



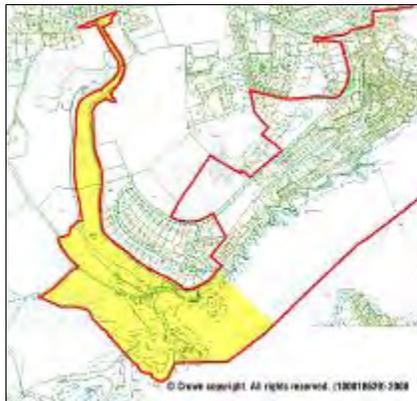
**Character Area 3:
Residential resort**

Character area 4: Readymoney Cove

- This secluded cove has an idyllic, picturesque and 'other worldly' character. Distinctive and quite separate from the rest of the conservation area, its rural character contrasts strongly with the urban density, grain and scale of Fowey. The area retains traces of its former industrial and maritime use but is now characterised by its popular leisure use.
- The high quality natural environment is the principal defining feature of this area. The unplanned organic development of the hamlet is reflected in the way it clusters around the sheltered sandy beach, overshadowed by the promontory headland of St Catherine's Point and surrounded inland by the mature trees of the sheltered green side valley. The pattern of tides affects the character of this area more than any other part of the town.
- The built environment includes a diverse mixture of buildings. Principal landmarks include St Catherine's Castle and Point Neptune, the Rashleigh's 18th century Italianate seaside villa. Some of the later architectural detailing and

alterations to earlier structures has replaced the traditional working character of the area with a more ornamental estate character, for example applied mock timber framing, the 'fairytale' turrets added to the converted limekiln and the Strawberry-Gothic-style fenestration of 1 St Catherine's Cove. The wider estate landscape of Point Neptune includes the former private drive and gatehouse that run along the side valley to the main road to the north and the Rashleigh Monument set on St Catherine's Point headland.

- Panoramic views of the estuary and seascape include scenes along the rugged shoreline back into the town and across the estuary to Polruan. The late 20th century development of substantial detached properties set in large garden plots of Tower Park is prominent.
- Love Lane, an atmospheric ancient Holloway cut into the bedrock that originated as a sanding lane (for collecting sand from the beach for use as a fertiliser in the fields), is one of a number of public footpaths providing good links with the surrounding countryside.



**Character Area 4:
Readymoney Cove**

5 Negative features and issues

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

Underplayed key public areas

The town's principal public spaces are currently underplayed and offer scope for enhancement and strengthening. Important spaces include Town Quay, the Trafalgar Square area and Albert Quay. Current public realm treatments and the presentation and condition of a number of key landmark structures undermines the importance of these spaces. The sympathetic conservation repair of the Town Hall and section occupied by the Museum would not only secure their long-term future and functioning, but would also enhance the wider townscape and strengthen the public spaces.

The disparity between the urban importance of these areas and their use for car parking is a dilemma for the town, but is

currently a negative issue detracting from Fowey's special character and appearance.

Other public areas along the waterfront, such as at Caffa Mill car park and a small area overlooking the slipway on Passage Street, should also be improved.

Underplayed public access to the waterfront

The limited opportunities that provide public access to the river are often underplayed and poorly presented (as discussed above).

Loss of authentic character

Fowey's success and relative prosperity brings the threat that its authentic character as a working coastal port and market town may be weakened or lost through over sanitisation. The economic use of the river is an important element in Fowey's distinctive sense of place and is sensitive to the changing regional economy.

Loss of historic architectural features, inappropriate alterations and additions

The survival of historic architectural detailing is generally very good and the listed status of many of the buildings gives a good degree of protection over unsympathetic change. However, some incremental loss of historic features and finishes, inappropriate alterations and additions has occurred.

Replacement of windows, doors, traditional wall surfaces and roof coverings with inappropriate materials and designs erodes special character. Poorly designed shop fronts, external lighting arrangements, projecting plastic canopies, inappropriate shutter fittings, flags and the use of 'up-and-over' garage doors in sensitive locations are some of the examples that detract from Fowey's special character. The desire for river views has led to pressure for enlarged window openings, balconies with access doors, roof gardens and decking to upper slope gardens. In some instances these alterations have had a negative impact.

Insensitive alterations to individual buildings affect the wider street scene and townscape and this is particularly acute in Fowey due to the hillside topography. The roofscape of the town is particularly prominent and any incongruous additions or use of unsympathetic materials is highly visible. Fowey's built environment is sensitive to change – minimal alterations to individual properties may result in significant changes to important townscape views and have a cumulative impact.

Mediocre new development

Recent development in Fowey has been of mixed success. Generally the sensitivity of the conservation area has been appreciated, but many of the resulting buildings are mediocre, often failing to match the high quality of the surrounding built environment in terms of materials, design, scale, massing and sense of proportion. As a result some of the town's new development has a negative or neutral impact on the conservation area rather than enhancing its special character.

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

Building at risk – Old Station Master’s House

The condition of the town’s historic buildings is generally good. However, the derelict and deteriorating condition of the former railway station building, now known as the Old Station Master’s House, is currently detracting from the setting of the special character of the conservation area, is putting the structure at risk and is wasting a potentially important community asset.

This historically significant building is currently outside the conservation area but forms its immediate setting. Its location close to the library and one of the town’s main car parks makes it highly visibility and its current condition gives a poor first impression of the town.

Traffic and traffic management

Traffic congestion and pedestrian–vehicle conflict significantly impact on the quality and appreciation of the conservation area. The narrow medieval streets of the urban core often have significant traffic pressure and pavements are generally very narrow or not provided due to space restrictions. Pedestrians frequently have to shelter in doorways to allow vehicles to pass and built fabric is damaged by vehicles on a regular basis. These conflicts are particularly acute during the summer season.

There is significant pressure for residential and visitor parking and difficulties with unloading resulting in uncontrolled parking. The large peripheral car parks relieve the pressure on the town core and signage warns of the congestion of the unclassified roads. However, the parking spaces within the town core encourage drivers into the centre, whilst dominating some of the most important public open spaces. Parking pressure along the Esplanade has led to ‘garden grabbing’ development of parking platforms engineered at the top of

hillside gardens. A number of these platforms are highly visible in views from the estuary and detract from the special character of the conservation area.

Proliferation and poorly sited traffic management measures, including signage and road markings, have a tendency to distract from the visual appearance of the conservation area.

Public realm

Generally the modern public realm treatment of the town fails to match the high quality of the conservation area and detracts from its special character.

Key negative features include:

- The poor presentation of key public spaces including those in the town centre, Caffa Mill area and Readymoney beach.
- The uncoordinated approach to the public realm provision of the town.
- The accumulated accretion of street clutter.

- Poor siting and design of standard street furniture and signage. Poor surfacing. Inappropriate planters and hanging baskets.
- The lack of defined private space for storage of bins and recycling areas.
- The prominent overhead cables of some areas of the town.

Climate change

Climate change has the potential to seriously affect Fowey. Rising sea levels causing coastal erosion, more frequent and severe flooding and the possible increase in the frequency of extreme weather all have the potential to damage historic buildings and structures, landscapes and archaeology. The historic wharfs and piers are particularly vulnerable and their condition and maintenance needs close monitoring.

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

6 Management Proposals

Conservation area boundary review

The conservation area boundary has been reviewed and a number of changes to the area are proposed to ensure it best represents the special architectural and historic interest of Fowey.

A number of small extensions are proposed:

- An extension at Caffa Mill Pill to include the Old Station Masters House and the waterfront car park.
- Two areas of extension at Passage Lane to include the former brick-built mortuary and Place Lodge.
- An extension to include 22-26 Tower Park. This terrace of three properties was constructed shortly after the 2nd edition 1:25, 000 Ordnance Survey map c1907 but shares the common characteristics of the other villa-terraces within the conservation area.

Rationalisation of the boundary to better follow current land plots is recommended at:

- St Catherine's Point, the junction of Rawlings Lane and Green Lane and a number of plots on Rawlings Lane.

A number of 'Areas of Special Character' are designated adjacent to the conservation area boundary in the Local Plan. These designations denote areas that make 'a significant contribution to the character of the area through, for example, their landscaping, open nature, or setting'. These areas were designated in order to control development that would 'involve an increase in density of development or other changes detrimental to the character and/or appearance of these particular areas'. These areas have been assessed as part of the conservation area boundary review and are not considered to fit the designation criteria of '*special architectural and historic interest*' required to warrant inclusion in the conservation area.



Two areas of extension are proposed at Passage Lane to include the former brick-built mortuary and Place Lodge within the conservation area



A rationalisation of the boundary on Rawlings Lane to better respect current plot boundaries



An extension at Caffa Mill Pill is proposed to include the Old Station Masters House and the waterfront car park.



An extension to include 22-26 Tower Park.

-  Proposed areas of extension
-  Proposed rationalisation to the boundary

Recommended amendments to the conservation area

The conservation area is tightly drawn to ensure that the designation is not devalued. It does not mean that features outside the defined area are of no historic interest. The designation is not generally an appropriate means of protecting the wider natural landscape. This can be more appropriately managed through the Cornwall AONB and Heritage Coast designations, informed by the Historic Landscape Characterisation of 1994 and the emerging Cornwall and Isles of Scilly Landscape Study.

The setting of a conservation area is a material consideration within the planning process and setting issues will be considered as part of the positive conservation management of the settlement.

Recommendation: Extend the conservation area boundary to ensure it best represents the special architectural and historic interest of Fowey.

Local list

The coverage of nationally listed structures does not reflect the local importance of much of the historic building stock of the conservation area. English Heritage, PPG15 and the Heritage Protection White Paper 'Heritage Protection for the 21st century' encourage local authorities to designate lists of locally important buildings and to formulate local framework policies for their protection.

As part of the ongoing Heritage Protection reforms, English Heritage will produce good practice guidance for designating and managing such local lists. This appraisal identifies surviving unlisted historic buildings that are shown on the 2nd edition Ordnance Survey map of c1907 and could form the basis for the production of the local list.

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

Article 4(2) Directions

The incremental loss of historic architectural detail and inappropriate alterations to historic buildings has been identified as a negative issue affecting the special character of the conservation area. Listed building legislation protects many of the settlement's historic buildings but the introduction of an Article 4(2) Direction should be considered to protect the special character of the residential unlisted buildings within the conservation area.

Article 4(2) Directions work by removing certain permitted development rights allowing greater control over changes to elevations, boundaries and materials. The Direction has to specify a prescribed range of development that materially affects some aspects of the external appearance of unlisted dwelling houses that may normally be altered under 'permitted development rights', for example:

- Removal or replacement of any door or window

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

Such directions can only be used where there is reliable evidence to suggest that otherwise permitted development is likely to take place that would damage an interest of acknowledged importance and which would therefore be in the public interest to bring within full planning control. To designate such a Direction local authorities must consult local people and take into account public views. To become effective, notice of the Direction has to be advertised in a local

paper and notice should usually be served to the owners and occupiers of all affected properties.

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

Shop front maintenance and design guidance

Fowey has a good collection of historic shop fronts that form part of its special character. A number of more recent poorly designed shop fronts detract from the architectural integrity of the historic buildings in which they are set and form a negative feature in the wider street scene. A shop front guidance leaflet for the town is recommended to provide guidance on the maintenance of the historic examples and the good design of new shop fronts. This guidance should also include advice on other commercial signage and advertising, lighting and disabled access. The guide should be based on a full survey of the existing shop fronts and their condition.

Recommendation: The Council will produce a shop front guidance leaflet specifically for Fowey.

Regeneration of the Old Station Master's House

The Old Station Master's House is a building of special architectural and historic interest and is recommended for inclusion within the revised conservation area (see above). The building offers significant scope for regeneration and its sympathetic conversion for an appropriate use will bring it back into positive use and ensure its long-term future. Community concern over the future of the building has led to the establishment of a Community Interest Company (CIC) that aims to safeguard its future through its reuse as a community centre.

Recommendation: The Council will work with its partners to promote and secure the appropriate repair, reuse and regeneration of the Old Station Master's House.

Public realm enhancements and place strengthening

Fowey's public realm has scope for improvement. It is important that the public realm reflects the distinctiveness and character of the town and enhances rather than detracts from its qualities. Principal public areas within the town have been identified as 'underperforming' and targeted enhancement projects are recommended to strengthen their sense of place and improve presentation, while maintaining the areas as flexible spaces.

Key public realm enhancements include:

- A streetscape audit and rationalisation of existing signage, road markings and street furniture to clear the streetscape of unnecessary clutter and record important historic features to ensure their protection and enhancement. Redundant and duplicate items should be removed, and consideration given to the reduction and sensitive design,

siting, scale and grouping of fixtures, fittings, signage and road markings.

- In future the replacement of standard street furniture items and traffic signage should respond to the conservation area using fittings sensitively designed to respond to the quality and special character of the town.
- The reduction of the impact of overhead lines may be beneficial in a number of locations. This could be achieved through a programme of undergrounding.
- Key areas for targeted public realm enhancement schemes include the main public open spaces such as Town Quay and Trafalgar Square, and areas of public access to the waterfront such as Albert Quay and Caffa Mill Car Park. Minimal, simply designed coordinated treatments using high quality materials, inspired by the character of the areas will be most successful and long lasting. 'Less is more' - new public realm treatments should not seek to compete with the surrounding historic environment but should be secondary to it.

- Town Quay – improvements here offer the opportunity to better integrate the two distinct areas of the formal public square and the waterfront area.
- An open enhancement scheme should also be considered to improve the important pedestrian network of the town. Signage, handrails and surfaces are particular issues.

Recommendation: The Council will work with its partners to promote public realm enhancements within the conservation area as opportunities arise, and will ensure that future public realm works respect and enhance the special character of the conservation area.

Traffic and traffic management

Traffic and traffic management detract from the special character of the conservation area despite measures already in place to reduce traffic in the town centre, such as the large edge-of-town car parks with hopper bus links and signage warning of congested roads. A Traffic Management Strategy for the town, considering the pressures and potential for

further improvement, should explore ways of creating a more pedestrian-friendly environment in the town centre.

The use of some key central areas for parking should be re-evaluated in terms of impact on the townscape balanced with necessary requirements such as disabled parking, deliveries and servicing.

Ways of encouraging and facilitating car-free visits to Fowey should be explored and encouraged including the potential for 'Park and float' opportunities along the river.

The effective enforcement of existing traffic management measures is essential in order to keep the impact of signage and road markings to a minimum.

Recommendation: The Council will work with its partners to promote measures that reduce the negative impact of traffic and traffic management in the conservation area.

New development in the conservation area

To be successful, any new development in the conservation area and its setting needs to be mindful of the local character

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

Fowey's hillside topography and extensive townscape views create visual links between different parts of the town. New development therefore needs to be mindful not only of its immediate geographical setting, but also of its wider townscape context.

Successful new development in historic areas will:

- Relate well to the geography and history of the place and the lie of the land
- Sit happily in the pattern of existing development and routes through and around it
- Respect important views

- Respect the scale of neighbouring buildings
- Use materials and building methods which are as high in quality as those used in existing buildings
- Create new views and juxtapositions which add to the variety and texture of their setting.

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

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

The estuary and management of the natural environment setting

The beautiful estuary setting is an essential part of Fowey's special character and requires careful management to ensure

its protection and enhancement. Positively managing change in this sensitive location requires the estuary to be considered as a whole. It is crucial that development and change is understood in terms of the potential impact on both sides of the river. Close partnership working between the local authorities, parish and town councils, Cornwall AONB Unit, the National Trust and all landholders is required to ensure the protection and enhancement of the estuary.

Enhancement opportunities to encourage connections between the conservation area and its natural landscape include promotion of the South West Coastal Path, the Saint's Way and the footpath network of the wider estuary. Marketing and publicity of these routes could highlight the heritage interest of the area.

Recommendation: The Council will work in close partnership to ensure the positive management of the conservation area in its wider estuary setting.

Promote and enhance links between the conservation area and its natural environment setting.

Trees

Conservation area designation affords some degree of protection for trees within the boundary. However, to ensure that this element of Fowey's special character is protected and enhanced a tree strategy should be formulated to address the need for the designation of Tree Preservation Orders and general tree management issues, including succession management and health and safety issues. This strategy should include the visual setting of the conservation area – the side valleys of Readymoney and Caffa Mill and the opposite estuary banks including Pont Pill.

Recommendation: The Council will develop a tree management strategy for the conservation area and its visual setting.

Heritage related opportunities

Heritage is an important part of Fowey's popularity, prosperity and success. There are significant opportunities to make the heritage of the town more accessible through improved

interpretation and celebration of Fowey's special character and history.

A community group are currently working on a Heritage Lottery funded town trail that will offer a range of interpretation panels, trail markers, trail leaflet, website and podcasts. The group are also working towards establishing a programme of heritage related events and activities including walks, talks and community outreach. Promotion of the Town Museum would also enhance access to Fowey's fascinating heritage.

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

Responding to the challenge of climate change

Sustainable development lies at the heart of the Council's planning policy and Cornwall is committed to becoming one of the UK's most sustainable places.

Interventions such as the greater use of renewable energy technologies and eco-friendly development will be evaluated on a case-by-case basis.

However, ultimately the historic environment is made up of evidence of how we have adapted and evolved in response to new pressures and opportunities and it is likely that one of the defining features of 21st century development will be our response to climate change.

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

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