*Figure 81. Wellington Place to Vernon Place*

*Figure 82. Houses in Wellington Terrace*

*Figure 83. Vernon Place (roofscape)*

7.4.18 **Wellington Terrace** is a once fine terrace that has undergone rather more alteration than some. However, the high quality features that survive provide the future opportunity for a very successful enhancement scheme so that architectural integrity and harmony could be restored, both to the benefit of Falmouth generally because of the very prominent siting of the terrace and for the occupants in particular who would be able to feel more pride in their position overlooking the Moor area of the town. Of course, as is often the case with historic buildings, many of the later alterations have an interest in their own right so great care is always needed when assessing the extent and nature of any reinstatement exercise. Features that survive at Wellington Terrace range from exceptionally good quality box porches to carved stucco bands, moulded architraves on brackets and later oriel bays with moulded cornices and consoles (see figure 82).

7.4.19 **Western Terrace** forms the south-western boundary of this character area. This road is yet another avenue road, the trees, and the stone boundary walls of the properties, enhancing the character and atmosphere of the area. The late nineteenth and early twentieth century buildings along its town side range from veranda-fronted and bay-windowed terraces, some with projecting half-timbered gables, to the former Meteorological Observatory (see figure 7) of 1885. This is an important building for the history of Falmouth. It is also a very attractive, curiously-shaped and well-detailed design blending Gothic inspired hoodmoulds with deep projecting eaves in an Italianate manner. There are also some mid twentieth century buildings, including an inter-war villa with transomed bow windows, towards Killigrew Street.

7.4.20 **Windsor Terrace** is unique in Falmouth with its series of square hoodmoulds in the Gothic style but applied to an otherwise simple Classically-inspired composition. Curiously, the end house adjacent to Lister Hill has hoods on brackets instead. Beyond this straight terrace set behind a wide raised pavement is a detached house also with hoods on brackets. Beyond this is a short terrace with no stucco embellishment.

## 7.5 The Gyllyng Street Area

7.5.1 The main groups between the Woodlane Conservation Area and the main Conservation Area are Chapel Place, Vernon Place, Smithick Hill, Gyllyng Street, New Street and Arwenack Avenue. Smithick Hill is a stepped alleyway that represents the survival of a very old route out of the old town of Smithick that was the forerunner of Falmouth. Also within this area are the important open amenity spaces of "Lawn Steps" (see figure 50) and The Old Burial Ground above the church. The planned public garden of Lawn Steps contains architectural "Garden Landscape" features that in themselves make a very positive contribution when assessed against the designation criteria. Also, together with the green area above Well Lane (see figures 29 and 47) it provides a virtually continuous green link between the original Conservation Area and the Woodlane Conservation Area, providing walking space and viewing platforms for enjoying the interesting rear elevations and gardens of Market Street and Church Street, plus views beyond, altogether providing a marked and positive contrast with the enclosed character of the main street. Similarly, The Old Burial Ground and later Burial Ground together provide an important link between the present Conservation Areas. These are also really part of the curtilage of the grade II* Church of King Charles the Martyr. They also contain buildings of note, including the Old Mortuary. Also important, next to the Church, is the good stone-built grade II listed terrace of Nos. 6-12 and 12A New Street. Further along New Street there is a simple planned terrace with a good corner shop. This relates very well with Upper Quay Hill. Above this is the former Quaker Meeting House, a good late nineteenth century Gothic style building that enhances the character of both New Street and Gyllyng Street parallel above. Quay Hill continues up as steps up between the former meeting house and a good stepped terrace of buildings, including a good example of a virtually unaltered public house, The Oddfellows Arms. Above this is Pike's Hill that incorporates under its slope, and facing onto Gyllyng Street, a series of subterranean chambers, possibly cellars or even lime kilns. Further along in Gyllyng Street are Nos. 9 and 10, an unspoiled pair of houses. Restormel Terrace (with its own gateway), Fairview Place and Thetis Place make a very positive contribution to the character of this area. There are also some negative developments in this area but the overall quality and historic character of the buildings is high. This, together with their relationship with open amenity space and key linking routes and the importance of the area as setting for the pre-1999 Conservation Area provides very strong justification for its inclusion. Also, the way that the present boundary of the main Conservation Area is drawn so that it cuts through important curtilages is resolved by the latest extension. There are five listed items (ten individual units) within this character area but the area relates visually and spatially to a considerable number of listed buildings, many of them right in the heart of Falmouth.

7.5.2 **Chapel Terrace** overlooks the main street of Falmouth and the estuary landscape beyond. The houses stand well elevated behind a broad raised pavement with generous wide flights of granite steps leading up to it. The mid nineteenth century stuccoed

houses are fairly modest architecturally, one pair having shared doorways within pilastered frames sheltered by a hood on brackets. The public house called the Jacob's Ladder on the corner with Vernon Place is a very attractive building with good survival of sashes with glazing bars including a two-storey bay with moulded cornices. The chapel that gives the terrace its name is a fine Classical design, its front end surmounted by a triangular pediment. When seen close-up, however, its plastic windows are very poor substitutes for what it must have had originally. Altogether though this terrace is a very attractive composition relating well both visually and spatially with Vernon Place, Fairview Place and seen as part of the overall character of Falmouth from a variety of distant vantage points.

7.5.3 **Clare Terrace** (see figure 15) itself was already within the pre-1999 Conservation Area and its very special qualities have already been praised. What has not been fully expressed is the extreme importance this terrace has to the character of the area in front but also how its own character also depends on this more open character of its special setting.

7.5.4 **Fairview Place** is a short stuccoed hip-ended double terrace with very simple detail but is visually very important as part of the overall composition of Falmouth when seen from a distance. Its simple character also complements that of Clare Terrace (see figure 15) and Chapel Place whilst forming a backdrop for the very important former Synagogue in front.

7.5.5 **Fish Strand Hill** (see figures 48 and 58) is one of the very few pedestrian routes out from the enclosed main street up to the important vantage points of Gyllyng Street and Smithick Hill. There is an attractive stepped pair of cottages part way up the steep hill, with a fine granite runnel in front, and there are some very attractive remains of old buildings on the corner above this.

7.5.6 **Gyllyng Street** stretches for most of the length of this character area and appropriately gives its name to it. This street runs between the two open but wooded amenity spaces of the Church Burial Ground and presents the main entrance of Lawn Steps (see figure 50), the other important public amenity space within this area. Opposite this is the top entrance to Well Lane (see figure 47), giving access to more attractive open space before arriving into the enclosed main street of Falmouth. There are also some good buildings: Nos. 9 and 10 are listed grade II as being a good example of a stuccoed pair of mid nineteenth century houses with good stucco features and retaining original sash windows and panelled doors. Nos. 1-6 is also a good group retaining one virtually unaltered house with its original sash windows and with attractive slate hanging at one end, this house also with some good stucco detail. Above, and overlooking this stepped terrace is more open green amenity space, and a steep pedestrian route up to the end of Marlborough Road crossing Wodehouse Terrace. Nos. 14-21 also have some good stucco detail and Nos. 34-41 are a good group, particularly No. 34 (Devonshire! House) with architraves to the window openings of its end elevation and some original twelve-pane sash windows. Also important in Gyllyng Street (but also relating To New Street and Quay Hill) is the late nineteenth century Gothic style former Quaker Meeting House, now known as Gyllyng Hall.

7.5.7 **Lawn Steps** (see figure 50) is one of the most important amenity spaces in Falmouth. Whilst the features within the area may not be themselves architecturally outstanding it is still a very attractive space in its own right, but more important is its spectacular situation, giving access to some of the best views of Falmouth and the beautiful estuary and countryside beyond that can be found and providing an important part of the setting for Wodehouse Terrace (see figures 18 and 19).

7.5.8 **New Street** (that part not already included within the existing Conservation Area) has a good terrace of mid ninetieth century dwellings listed (Grade II) to the right of the Church. King Charles Hall also provides an inter-war building of considerable interest and presence. Further interest is provided by the relationship with the historic rear elevations of Church Street.

7.5.9 **Pike's Hill** is a sloping angled track leading between Gyllyng street and Wodehouse Terrace in one direction and to the top end of Swanpool Street in another. It also gives access to Restormel Terrace.

7.5.10 **Quay Hill** links to Pikes Hill at its top end across Gyllyng Street. In the short stretch between New Street and Gyllyng Street is the virtually unaltered public house called the Oddfellows Arms with original twelve-pane sash windows and an oriel bay window. Above this are more buildings that make a positive contribution to the area. The lower part of Quay Hill is in the pre-1999 Conservation area and contains some good listed buildings.

7.5.11 **Restormel Terrace** is another of the surprises of Falmouth, particularly with respect to the round archway through the thick stone wall that forms the entrance to the terrace. The houses themselves have bay windows to the ground floors, hoods on brackets and attractive hipped roof dormers punctuating roofs with good brick stacks and old chimney pots.

7.5.12 **Smithick Hill** is clearly named as the old route out of the former seventeenth century or earlier settlement of Smithick that was later absorbed into the town of Falmouth following its Incorporation in 1661. The hill slopes steeply out of the town and also has steps at intervals and there are other granite steps leading off to Vernon Place above. At the top of the Hill, across what is arguably the end of Gyllyng Street is the very rare Jewish Synagogue, a fine brick building, listed grade II, with beautiful round-arched original multi-paned windows.

7.5.13 **Summercourt** (Somercourt on sign) starts as a narrow ope from the town centre and leads up a steep slope past some interesting buildings, then some interesting ruins and on into Gyllyng Street offering open space, visual interest on the way and spectacular views over Falmouth from the top.

7.5.14 **Swanpool Street** defines the south-eastern boundary of this character area. The lower part is in the existing Conservation Area and contains one listed building. The top end relates to a number of good listed buildings and midway it relates to the listed gate piers of Arwenack Avenue. The buildings at the Swanpool Street end of the Avenue appear to be some of the oldest in the street but the general effect is of variety, of an evolved street rather than a planned street. This street also provides a good opportunity for gaining distant views across the water.

7.5.15 **Thetis Place** is a delightful pair of double-fronted houses under a hipped roof overlooking Gyllyng Street and beyond. One house has a doorcase, the other has bay windows to the ground floor.

7.5.16 **Vernon Place** is an L-shaped Street standing on steep high ground above the Moor and Market Street part of Falmouth, the two parts linked by a broad flight of granite steps. Both parts slope providing a very interesting roofscape with exceptional survival of interesting chimneys with old clay pots (see figure 83)), either as seen close-up or as seen from a number of more distant vantage points. The Wellington Terrace arm of Vernon Place gives access to Jacob's Ladder, listed grade II, and the lower end of the other arm of the street is linked to Jacob's Ladder by a further flight of granite steps. The group retains good examples of door hoods and box porches and there are forecourt railings fronting some of the basements. The best individual building is the pair with linked Dutch gables (Nos. 43 and 44) (see figure 81) that face towards Clare Terrace (see figure 15) .

7.5.17 **Well Lane** (see figure 47) has a series of attractive buildings running up from Church Street and these adjoin the most continuous sequence of individual listed buildings in Falmouth. Those lower down Well Lane are polite stucco examples with good detail such as moulded hoods on consoles an recessed architraves. The house at the top of this section is eighteenth century with a steeply-pitched roof and a splayed corner. Set back from this is a particularly attractive stone building, also with a splayed corner. This group overlooks the open space of the Well Lane Car Park and the green sloping land above it. At the very top of the lane there are interesting old stone walls defining the steep path boundary.

7.5.18 **Wodehouse Terrace** (see figures 18 and 19) is within the pre-1999 Conservation Area, but, like Clare Terrace (see figure 15), faces onto this character area and in the same way depends on it for its setting.

## 7.6 The Bar Road Area

7.6.1 Towards the south-east of end of Falmouth is Bar Road and Bar Terrace. This important group is visually prominent from the estuary and forms a very attractive link between the older part of Falmouth and Pendennis Headland, stretching along its narrow neck. There are also some good listed buildings towards the far end. Adjacent to this is Railway Cottages at one end, historically important for their part in the development of Falmouth since the introduction of the railway in 1863, and Avenue Road at the other end. Arwyn Cottages and Arwyn Place are very attractive groups relating to Avenue Road. Also, most of the buildings within Avenue Road itself have positive character and interest that justify inclusion of this part of Falmouth within a conservation area.

7.6.2 **Arwenack Avenue** is already partly within the existing Conservation Area. However, the whole Avenue is both historically important and is also an important amenity space with generally positive groups of buildings relating to it. On the side away from the town is a fine series of inter-war houses most of which retain their scantle slate hipped roofs. Near the top end is the former Art School, also a fine building. On the town side the delightful stuccoed Elm Grove Cottages survive virtually unaltered and with some good stucco detail, and with their recessed entrance bays they are reminiscent of Tehidy

Terrace and Harbour Terrace see figure 70). Farther down are two more attractive stuccoed elevations, one with a shaped and moulded gable. The effect of the wide avenue itself and the maturing gardens relating to it is one of the most restful and tranquil to be found near central Falmouth.

7.6.3 **Arwyn Cottages** is an attractive two-storey stuccoed stepped terrace that relates to Avenue Road, also around the corner to Arwyn Place, across to Arwenack Avenue, and also overlooks Grove Place. Some of the houses have ground-floor bays, one has a two-storey moulded canted bay surmounted by a gabled dormer and the one at the top end has hooded architraves and sills on brackets. There is a very attractive stone wall surrounding the fairly deep front gardens, and two Dracaena palms.

7.6.4 **Arwyn Place** is a further one of Falmouth's pleasant surprises, a little hidden away up a steep slope. These late nineteenth century houses are highly articulated both by stepping up and with their open-truss gabled projecting bays. The paired doorways are set under deep bracketed hoods with hipped roofs. This group relates to Glyn Cottages opposite.

7.6.5 **Avenue Road** (see also that part of Avenue Road that lies within the "Seafront" character area) lives up to its name with mature wooded gardens providing the avenue effect. This character area extends up to the fine dressed stone 1863 Railway Bridge. The houses are mostly late nineteenth century, the slightly older ones with two-storey hipped bays, the others with canted bays surmounted by gables with verandas over the entrances. Farther up the road Arwenack Avenue leads off.

7.6.6 **Bar Lane** is a narrow access lane at the rear of Bar Terrace. It provides a peaceful escape from the traffic and has high amenity value relating as it does to the wooded effect of the railway on the other side.

7.6.7 **Bar Road** includes Marine Crescent and Bar Terrace (see below).

7.6.8 **Bar Terrace** is a fine array of mostly stucco terraces set generally high up overlooking the Dock area of Falmouth and also overlooking the "prestige" 1980s residential development of Port Pendennis. At the far end of the road are two particularly important Regency period painted brick houses (listed grade II) with original sash windows and panelled doors set back within open distyle porches. Nearer the town is a slightly later pair of double-fronted stuccoed houses (now four) with their symmetrical fronts flanked by giant fluted columns, also virtually unaltered and also listed grade II. The left-hand house used to have a belvedere tower to take advantage of its wonderful prospect. Next to this pair is a later taller house with a two-storey bay window, gabled dormer and round-arched doorway. Then come three fine late nineteenth century terraces, all with steep sloping front gardens retained by high stone walls. The terrace farthest from the town centre has ground-floor canted bay windows and a mid-floor string which is carried on brackets over the doorways. The next terrace is more ornate with two-storey bays, eaves and string cornices, architraves and triangular pediments over the doorways. The terrace nearest to the town centre is the most simple of the group with a mid-floor string and architraves with keyblocks. This whole group is an important part of the overall character of Falmouth, particularly as they can be enjoyed from afar as well as close to.

*Figure 84. Oriel window in Marine Crescent, Bar Road*

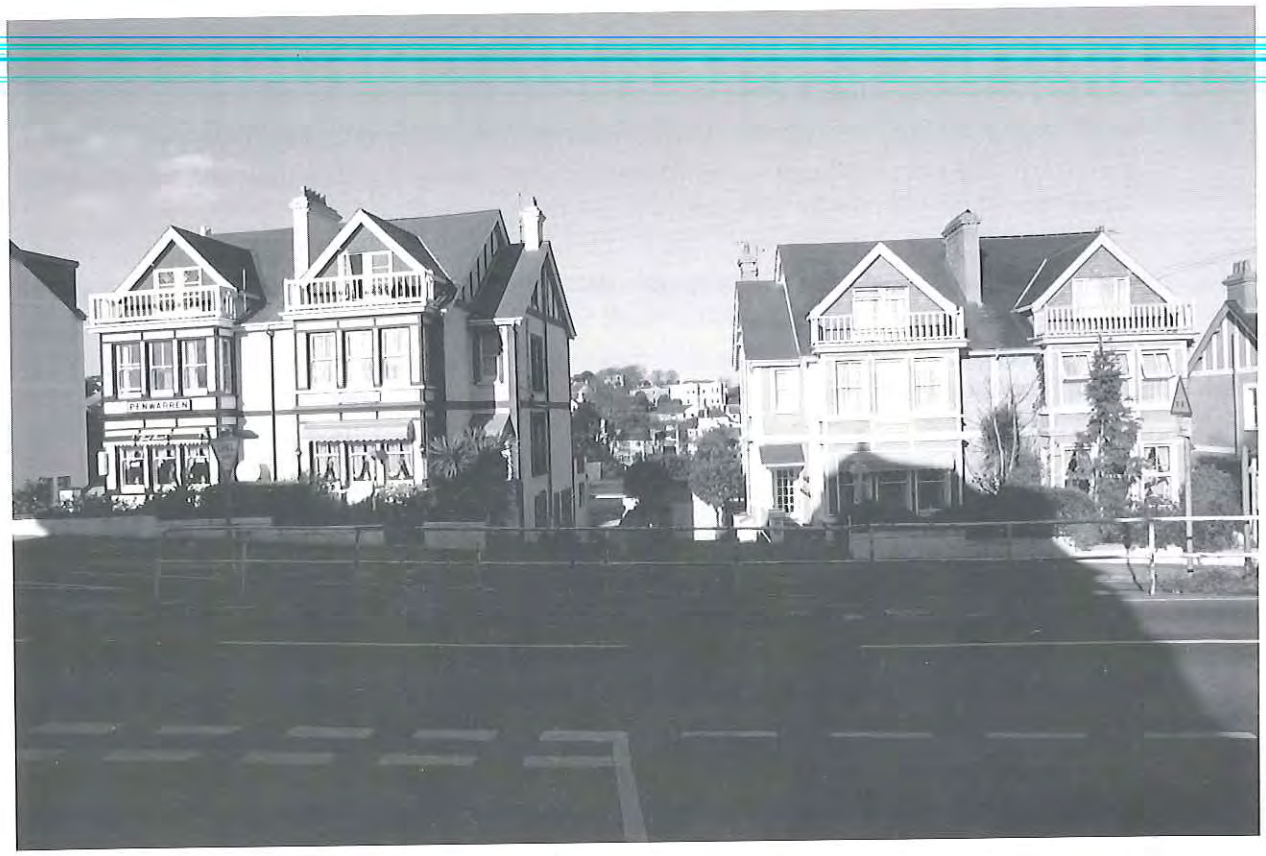


*Figure 85. Guest houses in Avenue Road*

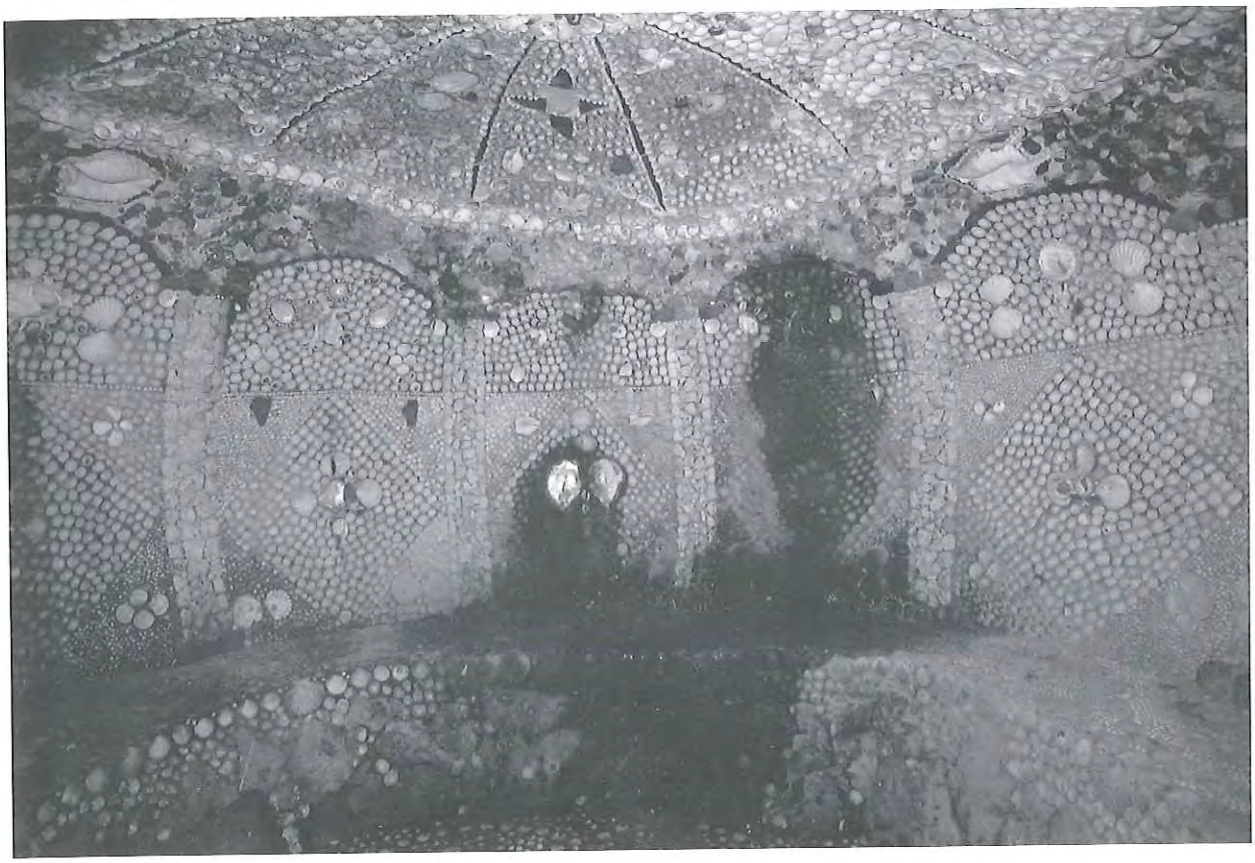

*Figure 86. Shell Grotto in Gyllyngdune Gardens*

7.6.9 **Glyn Cottages** is a good stone-built group of more Gothic inspiration.

7.6.10 **Marine Crescent** is a proper curved crescent of houses facing the estuary but now overlooking also the residential development of Port Pendennis. This crescent is highly individual and has some memorable features, particularly the fine bowed oriel windows to the first floor (see figure 84), plus the much larger ground-floor bay windows..

7.6.11 **The Dell** is sometimes thought of as just one of Falmouth's car parks. However, it is much more than that. The car park is itself an important open amenity space for the town, particularly with its close relationship with Arwenack Avenue but it also links to one of the special delights of Falmouth, a wonderful tree-shaded path leading up via Fox's Row to Melvill Road or the other way up to Woodlane, much of the wooded area actually framed by an old stone boundary wall.

## 7.7 The Seafront Area

7.7.1 South of the railway is the seafront area of Falmouth (see figures 24 and 87), the railtrack providing almost a clear boundary between the development brought about by the arrival of the railway and that resulting from the town's former dependence on the Packet Service and associated maritime industries. However, this character area also strays onto the town side of the railway up to and including Melvill Road, an area with similar seaside dependant development including some good quality hotels and guest houses. The area between the railway and the seafront is rich in good late nineteenth and early twentieth century hotels, guest houses, and private houses (many of which now cater for bed-and-breakfast). There are also some inter-war houses of real quality as at Spernen Wyn Road and Tresahar Road. All this development has been built on land that was related to the few older houses like "Raffles" and Gyllyngdune House (see figure 12). This character area is as much part of the real character of Falmouth as the main shopping street or Custom House Quay. It is this character area that makes the link across from older seafront Falmouth to its later reputation as a seafront of quality with accommodation and entertainment to match. It is also the part of Falmouth most noted for its micro-climate gardens, whether public, commercial or private. There are four listed items in this character area.

7.7.2 **Avenue Road** continues away from waterfront Falmouth from the railway bridge to Melvill Road. On the town side of the road there is are some turn-of the-century houses and early twentieth century houses of some interest, particularly Nos. 20-24 that have open-truss gable projections fronted by two-storey canted bay windows plus entrance bays with balustraded balconies. Further up the hill the quality is even better with a memorable group of Tudoresque hotels with balustraded gables and wide projecting bays (see figure 85). On the other side of the road there are two inter-war bungalows with gabled bay windows and a post-war block that blends reasonably well.

7.7.3 **Boscawen Road** overlooks the seafront facing towards the Pendennis Headland. All the houses along this road are inter-war and architect designed, all different to each other but with a strong impression of quality and well integrated by their particular period flavour.

7.7.4 **Castle Hill** (south-west side) is the short link between Castle Drive and the Seafront.

7.7.5 **Castle Beach** is the part of the Seafront that has without question architecturally the most distinguished hotel on the seafront, namely the 1865 Falmouth Hotel (see figure 21), listed grade II. The hotel is very tall and its height is emphasised by its steep baronial style roof. It is a building that looks very good from the distance and even better close up, with an interior to match.

7.7.6 **Cliff Road** is effectively most of the length of the Seafront, being the road that overlooks the sea, and it is here that many of the larger hotels proclaim themselves. Two of the best of the older buildings, namely Cliff House and the Bay Hotel have been demolished in recent years, but fortunately the standard of design of the new buildings along the seafront is unusually high. Of the old hotels that survive there is a good group of three at the Pendennis end, some interest also in St Michael's Hotel at the opposite end, and there are some other buildings of quality in between including a private house with a random width and diminishing course slate roof. Publicly accessible buildings and spaces include the very important Gyllyngdune Gardens (see figure 25), the former grounds of Gyllyngdune House. Within the gardens there is a cave and a shell grotto (see figure 86). Relating to these on the seaward side is the related so-called Chapel (really a summerhouse), listed grade II, and associated balustrading and steps. This group also relates to the Princess Pavilion (see figure 23). Another public and important facility is the elegant classically-inspired public conveniences (next to Queen Mary Gardens. It is the importance of the seafront itself (see figure 87) to the character of Falmouth, the quality and interest of the buildings, and the quality of the gardens that make the whole of Cliff Road worthy of inclusion into an extended Conservation Area

7.7.7 **De Pass Road** provides a very short link between Melvill Road and Cliff Road on the seafront. The road is named after Alfred de Pass, a discriminating art collector who was the principal donor of the art collection now exhibited at the Falmouth Art Gallery. He lived at Cliff House, that until fairly recently made a great contribution to the character and interest of Cliff Road. The stuccoed Lerryn Hotel is the only building that relates directly to De Pass Road and this has some presence. Its most interesting feature is a polygonal corner turret with moulded cornices and tall sash windows between its mullions. The whole building is designed to offer variety in its elevations with a strong play on projecting gables and first-floor balconies.

7.7.8 **Emslie Gardens** is a post-war development of some quality, designed so that the gardens dominate.

7.7.9 **Emslie Road** has three groups of villas of some interest with the emphasis on projecting gables, bay windows and balustraded verandas. Two of the blocks have red tiled roofs. All have generous gardens with planting appropriate to their seaside location.

7.7.10 **Fenwick Road** is another important link between Melvill Road and the seafront. On the east side of this road are more good examples of seaside character, then a good 1863 railway bridge with steps up on its landward side. Beyond the bridge towards Melvill Road is eighteenth century "Raffles", formerly the "White Cottage" (former home of the notable writer Howard Spring) and its associated eighteenth century buildings.

7.7.11 **Gyllyngdune Gardens** (see Cliff Road)

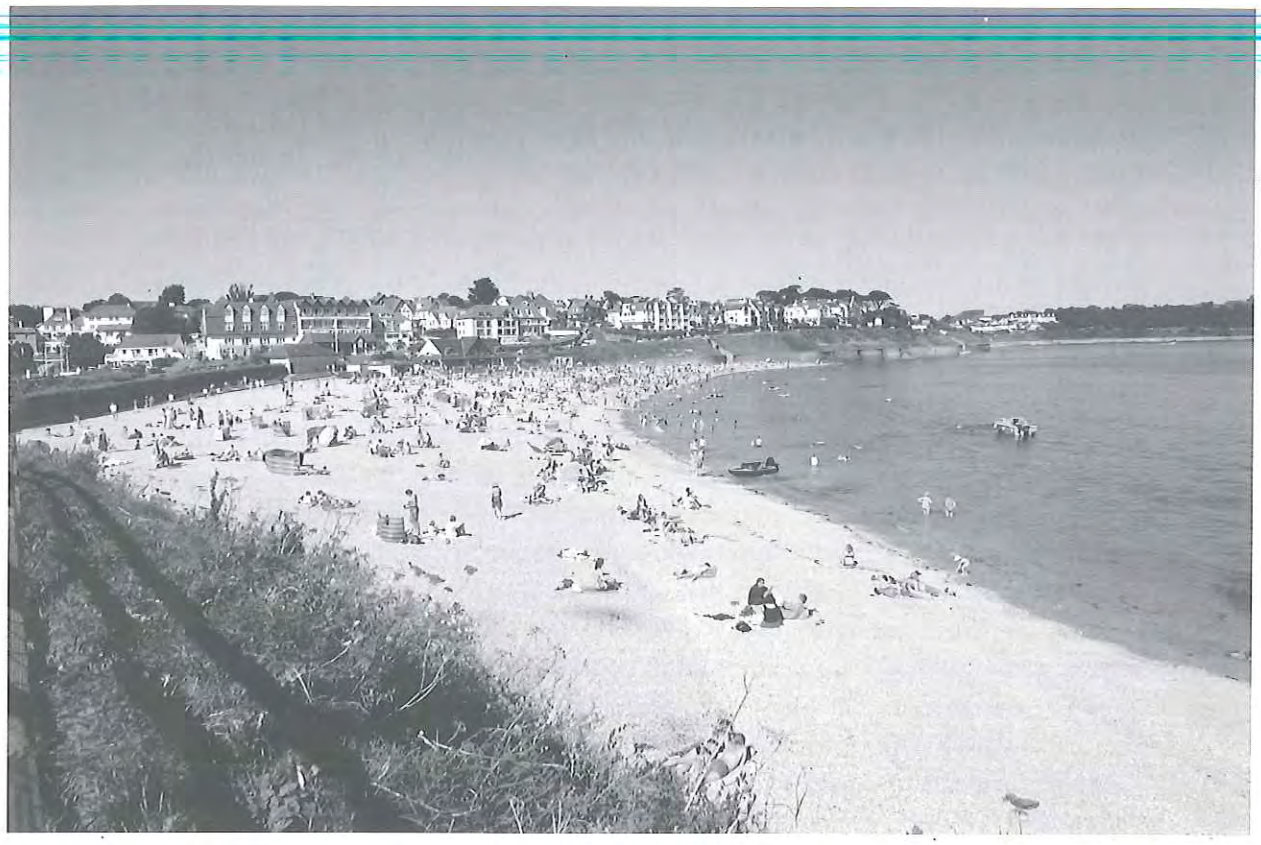

*Figure 87. Falmouth Seafront*

*Figure 88. Cromwell's Cottage, Lansdowne Road*

*Figure 89. Rosemullion (mock Tudor), Gyllyngvase Hill*

*Figure 90. Palm Court Hotel, Melvill Road*

*Figure 91. No. 24 Spernen Wyn Road*

*Figure 92. St Michael's Lodge, Stracey Road*

7.7.12 **Gyllyngvase Hill** links Melvill Road to Cliff Road and also gives access to Stracey Road Gyllyngvase Road

7.7.13 **Gyllyngvase Terrace**, relating to the entrance of Princess Pavilion, is a visually stimulating mock-Tudor design.

7.7.14 **Lansdowne Road** contains a fine group of later nineteenth century stuccoed villas including the very unusual "Commonwealth" style "Cromwell's Cottage" (see figure 88), apparently so-named because of the strategic position of this road for the besieging cannon of Cromwell's forces during the Civil War action here in 1646. The other villas have good stucco detail and form one of the best groups of mid-late nineteenth century villas in Falmouth.

7.7.15 **Melvill Road** is flanked by high quality villas, guest houses and hotels. A particularly important building is the early nineteenth century Gyllyngdune House Hotel (see figure 12) with a fine garden front with a bowed bay facing onto Emslie Road. On the corner with De Pass Road is the late nineteenth century Gothic style Gyllyngdune Lodge. Associated with the Gyllyngdune grounds is the related pleasure palace of Princess Pavilion with its grade II listed bandstand (see figure 23). Adjoining Melvill Road is the former stable block of Gyllyngdune, a curious building with distinctive projecting eaves detail. Nearby Tudor Court Hotel and Rosemullion (see figure 89) is a particularly good example of mock Tudor. Opposite this is Eden Lodge, an eighteenth century house with a slate-hung front, its eaves heightened sometime probably in the nineteenth century or possibly early this century. At the Pendennis end of the road are more examples of mock Tudor, or with mock Tudor detail. However, the most distinguished examples at this end

are those with stucco detail including quoins, moulded strings, bracketed eaves and moulded bays. The Palm Court Hotel (see figure 90) is particularly rich in display, the pagoda-like roofs over its two-storey bays being particularly memorable. At the Pendennis end is a very lively brick terrace with projecting gabled wings with canted bays in front and round-arched windows above.

7.7.16 **Pendennis Road** includes the visually exciting Gothic style Pendennis Court to one side and the side elevation of the very fine and important Falmouth Hotel (see figure 21) (grade II) on the other.

7.7.17 **Pennance Road** has some good early twentieth century development characterised by gables, hips, bays and dormers, stuccoed except for a slightly earlier stone lodge like building near the junction with Swanpool Hill.

7.7.18 **Queen Mary Gardens** (see figure 68) is another important public amenity space. These gardens depend quite heavily on yearly replanting to provide spectacular flower arrangements but the considerable effort and management exercise involved is more than justified by the enjoyment that is experienced by local people and visitors alike. Around this general area are also very good examples of Falmouth's private gardens that generally exploit the opportunity that the special micro-climate of Falmouth provides.

7.7.19 **Queen Mary Road** is sandwiched between the more interesting Boscawen Road and the seafront. There is not much that is of particular interest here but equally little that detracts from the overall special character of the area.

7.7.20 **Seaview Road** is a road of hotels and guest houses, particularly the imposing Melvill Hotel

7.7.21 **Spernen Wyn Road** (north side) is an inter-war development of villas of unusual quality and interest, each one different to the other but retaining a design theme that is harmonious. At the lower end are some good examples of both mock Tudor and colonial villa style (see figure 91).

7.7.22 **Stracey Road** has both good examples of Edwardian mock Tudor plus mid/late nineteenth stuccoed villas and the very interesting early twentieth century "Voyseyesque" St Michael's Lodge (see figure 92).

7.7.23 **Tresahar Road** (south-east end) contains some of the very best examples of inter-war architecture in Falmouth with good attention to detail such as scantle slate roofs, and in two cases original leaded casement windows.

7.7.24 **Western Terrace** (part of south-west side) includes the imposing Edwardian Greenlawns Hotel and the competent pre-war Emmanuel Baptist Church.

## 7.8 Pendennis Headland

7.8.1 Pendennis Headland easily qualifies for conservation area status for many important reasons including: exceptional archaeological interest; buildings of national interest comprising Pendennis Castle (see figure 2) and Little Dennis; other buildings and landscape features contributing to the historic defence of Falmouth Harbour, and

significant buildings of local interest including the imposing Water Tower and the striking former Barracks (see figure 93). It also provides some of the best amenity space available to Falmouth and provides an unrivalled vantage point from which to appreciate the special relationship that Falmouth enjoys with the surrounding sea, Docks and waterfront, and of course its picturesque setting within the unspoiled landscapes and seascapes beyond. The area selected omits the Docks and the later residential development at the neck of the headland. Much of the Headland is designated as a scheduled ancient monument. There are six listed items including two at grade I and one at grade II*.

7.8.2 **Castle Drive** is the only road in this character area and this provides for a complete circuit of the headland offering of the best coastal drive or walking opportunities that Cornwall has to offer.

*Figure 93. Former Married Quaters Pendennis Headland*

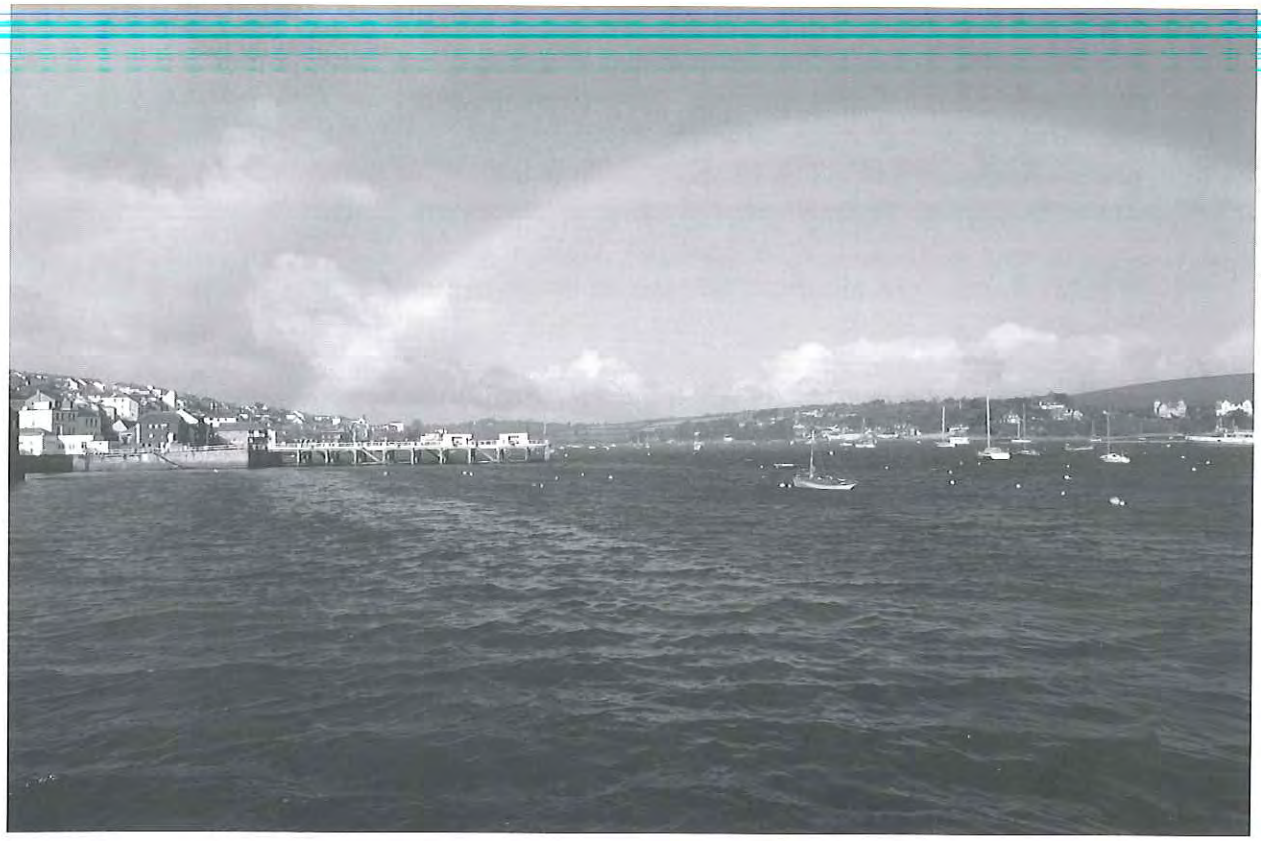

*Figure 94. Rainbow over Prince of Wales Pier*

# 8 SUMMARY/CONCLUSION

Conservation has its agenda set out in PPG 15. These guidance notes clearly identify the need for sustainability of our historic environments, proposing balance rather than impractical goals of simply advocating preservation for its own sake. Historic buildings and character within an area offer the opportunity for an interesting environment with a high quality of life, allowing for appropriate change where it can enhance and preventing ill-conceived development where it would cause harm.

To be in a position to follow such an agenda the special character of Falmouth has needed to be understood and defined and its problems addressed.

The principal findings of this report are thus as follows:

- That the character of Falmouth is of national importance
- That Falmouth has a very special character that deserves to be managed in a responsible way
- That the historic boundaries of Falmouth with respect to the way it meets the water on both its waterfront and its seafront are very important elements of its special interest
- That despite having such a strong overall interest there are problems that need to be addressed
- That measures are needed to provide appropriate enhancement
- That public funding can be justified for repairs and enhancement works within defined areas
- That further controls are needed to prevent some particularly harmful aspects of permitted development
- That there is considerable justification for extending the Conservation Area to include further areas of clearly definable character that contribute to the overall special character of Falmouth
- That this survey now provides a very useful historic audit that can be used to aid decisions about Falmouth's future in general and for its individual buildings in particular
- That the historic rights of way are an essential part of the character of Falmouth that provide invaluable opportunities for its exploration and discovery, and that the rights of access to these need to be protected.

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Control over listed and conservation area buildings (legislation) PPG 15

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The Character of Conservation Areas (RTPI)

Conservation Area Partnerships (English Heritage Guidance Leaflets 1 (incomplete) 2 and 3)

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Civic Trust Regeneration Unit, Falmouth Town Centre Regeneration Strategy (SWOT Workshop 8/8/94)

Civic Trust Regeneration Unit, Falmouth Town Centre Regeneration Strategy (Interim Report 1994)

Falmouth Waterfront Strategy (Civic Trust Regeneration Unit working session 20/11/96)

Falmouth Waterfront Strategy (Civic Trust Regeneration Unit) (Waterfront maps and ideas and costs)

## South Coast Examples

ACO Conference "Discerning Characters"

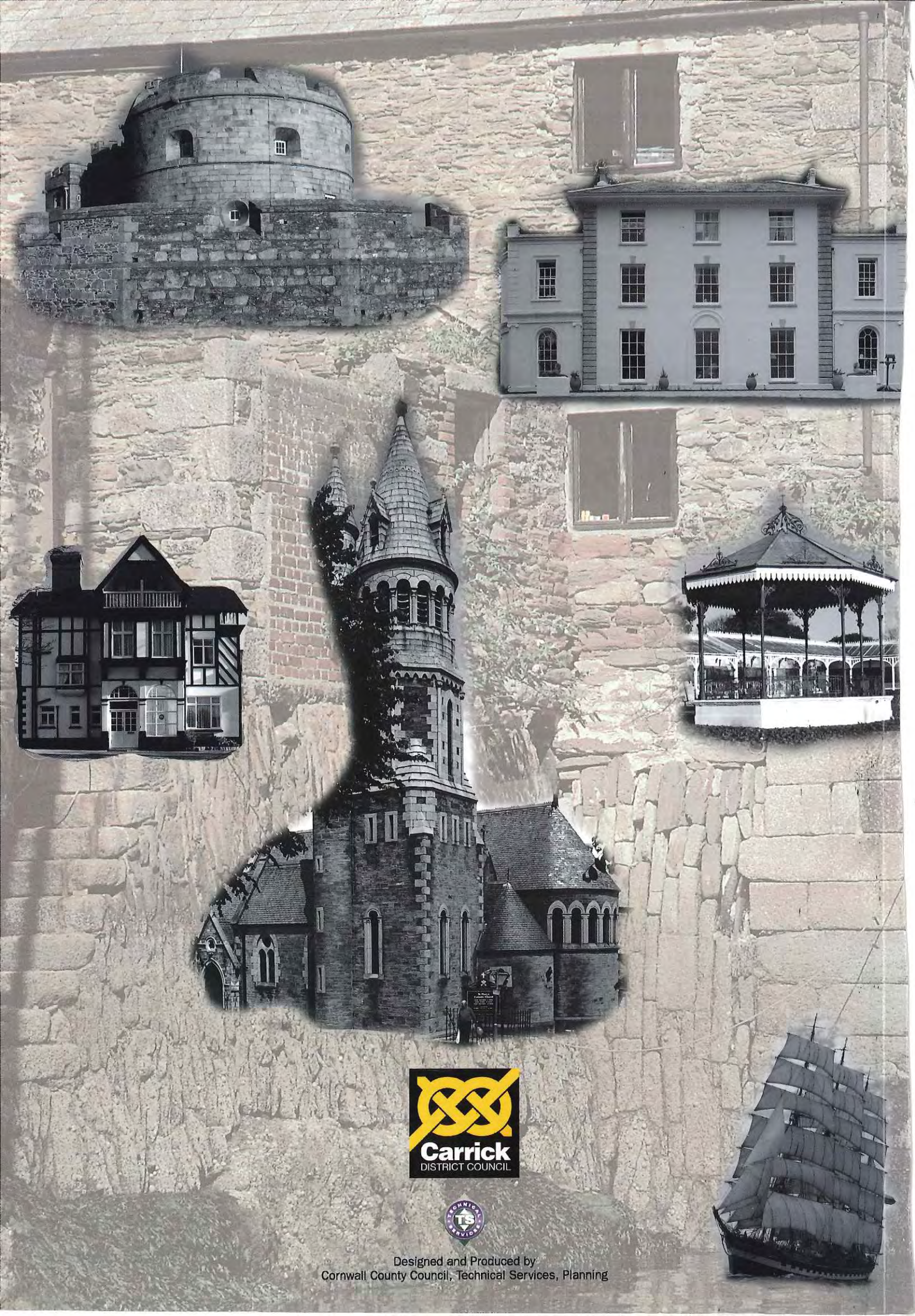
Townscape Management and Assessment RTPI notes (1 sheet)

St Just Report Meeting 20.9.95 (see also separate package from conservation officers in Cornwall)

Article IV Directions (extract from Listed Buildings and Conservation Area Act para. 7)

Fortress Falmouth 14.5.97

Falmouth Transport Package



Carrick
DISTRICT COUNCIL

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