

# LOOE HERITAGE AND CHARACTER ASSESSMENT

MAY, 2017



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## Introduction

This report presents a summary of the history and character of Looe which lies within the County of Cornwall. It has been prepared by consultants at AECOM on behalf of Locality, working closely with the Looe Neighbourhood Plan Steering Group and is based on a detailed appraisal of the area carried out through desk study and fieldwork.

Landscape character assessment is a process used to describe and articulate what is special and distinctive about a particular place by identifying recognisable patterns of elements or characteristics that make one landscape different from another. Landscape is defined by the European Landscape Convention as "... an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors." This definition is broad and encompasses natural, rural, urban and peri-urban areas.

The information generated through the process of characterisation can be used as evidence to support the planning and design process. This approach is supported by the National Planning Policy Framework (NPPF), which states that neighbourhood plans should develop robust and comprehensive policies based on an understanding and evaluation of its defining characteristics (DCLG, 2012). In doing so, policies can ensure that development responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.



Looe Harbour



Narrow streets East Looe

## Approach

The approach of this study follows well-established landscape character assessment techniques. The detailed desk study and fieldwork carried out to inform this assessment underpins the classification and description of character areas and broadly follows the process set out in the "Approach to Landscape Character Assessment" (Natural England, 2014). This approach has been tailored to meet the specific needs of the neighbourhood planning process and draws on further best practice guidance including:

- Character and identity Townscape and heritage appraisals in housing market renewal areas (Historic England and CABE 2008); and
- Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010).

Historic England, previously English Heritage has issued a number of guidance and best practice notes covering a range of issues in relation to the conservation and management of historic places and heritage assets all of which are available on the Historic England website (<https://historicengland.org.uk/advice/planning/>).

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## CONTEXT



## Location and Context

This section of the report describes the location and context of the Looe area and summarises current planning policies which are relevant to the study.

Looe is a small coastal town located in the south east coast of Cornwall as shown in Figure 1. The nucleated settlement is set in a narrow, steep river valley and development has spread along the coastal waterfront and banks on the river and estuary. The study area encompasses the central, built up areas within East and West Looe on both sides of the East Looe river estuary including; the harbour, the town centre and the Banjo Pier. Looe sits within the locally designated Looe and Seaton Valleys Area of Great Landscape Value.

The Looe Neighbourhood Area includes approximately 680 hectares of land, the 2011 Census indicates a population of 5,112 for the parish. The area is predominantly a residential settlement and fishing port bounded in the south by the rugged south west coast and surrounded by rolling agricultural landscape to the north, east and west. Located just beyond the boundaries of Looe are a number of small rural settlements including the coastal settlements of Millendreath to the north east and Talland to the south west.

The Cornwall South Coast Eastern Area of Outstanding Natural Beauty (AONB) sits the western fringe of Looe and extends towards Fowey this coastline is also locally designated as Heritage Coast.

The primary road access to the the area is via the A387 which runs adjacent to the East Looe River and the railway line; the route runs parallel to the A38 from the east and crosses the bridge in the centre of Looe before continuing west towards the coastal Port of Polperro. In the east of the area St Martins Road provides an alternative access route into the town.

The Looe Valley Railway Line connects Looe with the market town of Liskeard, approximately 13km north. The railway line follows the path of the steep sided East Looe river valley. At Liskeard, passengers can connect to the Cornish Main Line which runs to Plymouth (0.5 hours) in the east and Penzance (1.5 hours) to the south west. The South West Coast Path National Trail runs through the town east to west from East Cliff to Hannafore.



Figure 1: Location and context



East Looe Beach

## Movement and Connectivity

Overall, the harbour area is relatively permeable for both vehicles and pedestrians and access is available to most core areas. Looe Harbour and the East Looe river are dominant features in the townscape and bisect the centre of the town. The A387 is the primary route through Looe and the main link to the harbour areas. The route runs adjacent to the East Looe river and crosses at Looe Bridge, connecting to West Looe.

East Looe Harbour and the town centre are accessed via Fore Street, a narrow, busy two lane road lined with shops and pavements. Much of the historic street pattern remains within the eastern section of the area and as a consequence the streets and pavements are generally very narrow. There are a number of large car parking areas within East Looe that reduce the amount of on street parking on the small narrow streets in the town centre. As the land rises to the east, walls and tracks associated with the historic street pattern delineates very narrow winding streets such as East Cliff and Barbican Hill.

West Looe is accessed via Quay Road which runs adjacent to the river and harbour where there is both designated areas for car parking and on street parking. Quay Road becomes Hannaford Road in the centre of town and follows the line of the coast towards the river estuary and residential properties at Hannaford. North Road is a narrow residential street, raised up the hillside and running parallel to Quay Road; this road is delineated by walls, part of the historic street pattern and is therefore very narrow with no pavements. West Looe Hill is a steep, narrow road running west from the centre of West Looe towards Polperro.

There is good pedestrian access to the foreshore and the Quay both east and west of the river connected via pavements on Looe Bridge. Various public rights of way including the South West Coast Path National Trail run through the town east to west from the East Cliff to Hannaford. Access to the harbourside at East Looe is shared with the commercial activities on the harbour.

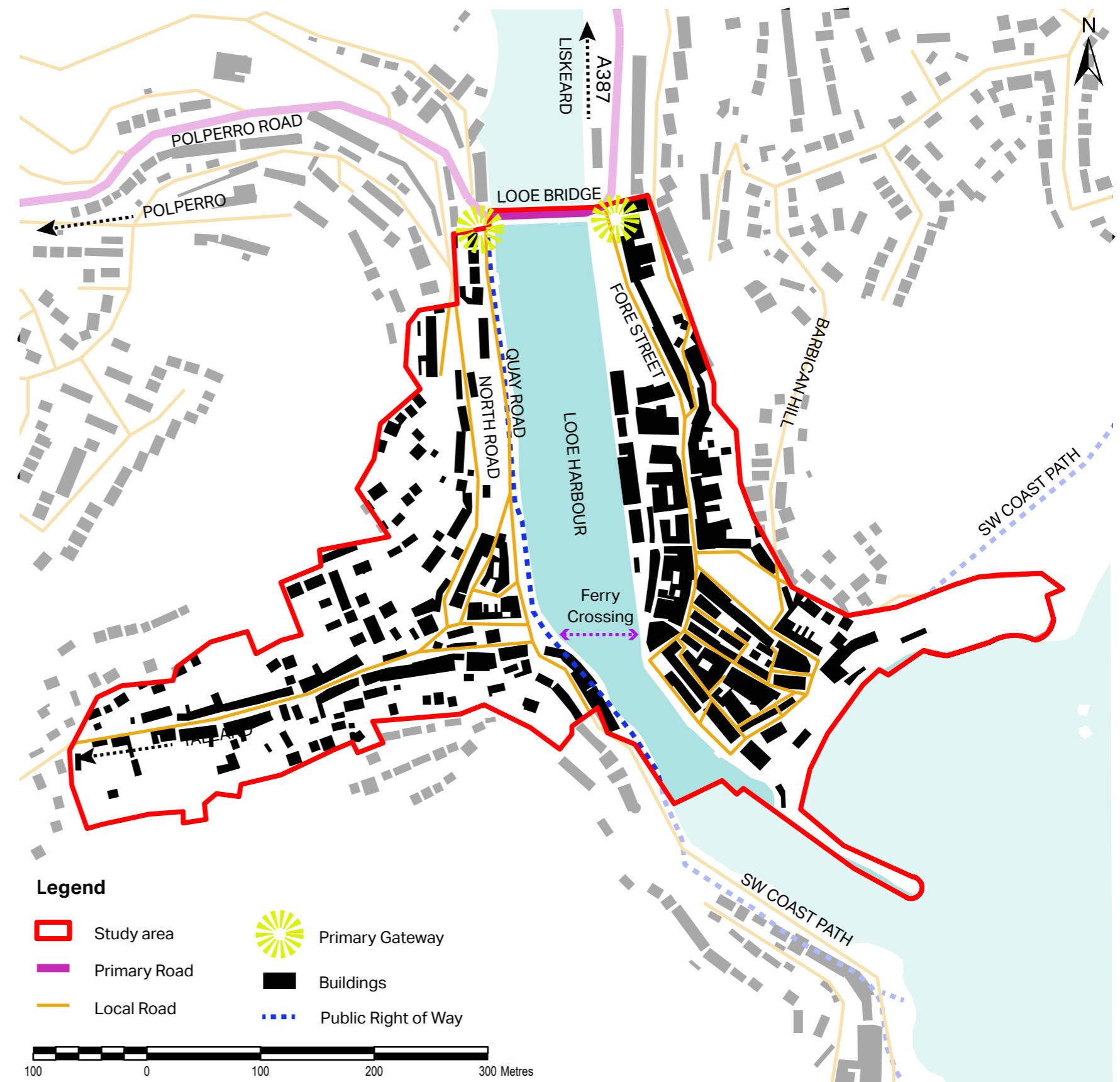


Figure 2: Movement and Connectivity

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Cliff steps to East Looe Beach



Fore Street



South West Coast Path



Steep passageways and steps



Narrow coastal roads, Hannafore Road



East Cliff

## Planning Policy Context

### National Planning Policy

*National Planning Policy Framework (NPPF), 2012*

The NPPF requires local authorities to set out in their Local Plan a positive vision for the enhancement and enjoyment of heritage assets (DCLG, 2012). Part 12 Conserving and enhancing the historic environment clearly states that local authorities should recognise "*the desirability of new development making a positive contribution to local character and distinctiveness*" and should seek "*opportunities to draw on the contribution made by the historic environment to the character of a place*".

*Planning Practice Guidance, 2014*

Planning Practice Guidance was reviewed, catalogued and published on the internet by the government in 2014 (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007Reference ID: 26-007-20140306). It states that "*development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development*" and that the "*successful integration of new development with their surrounding context is an important design objective*".

### Local Planning Policy

*Cornwall Local Plan – Strategic Policies 2010-2030*

(Policy exerts have been included that relate specifically to Landscape Character and Heritage)

In Cornwall the main policy document is the Cornwall Local Plan (adopted in November 2016) which aims to control and influence the use of land in the public interest by identifying areas where development can and cannot take place. The Cornwall Plan sets out Strategic Policies that will establish the context for future growth and development within Cornwall and will set the framework for all subsequent development plan documents in the Local Plan. Policies within the Cornwall Local Plan which relate to Heritage and Landscape character are as follows:

### Policy 2 – Spatial Strategy:

This section of the local plan provides policies that aim to encourage new development to respect and enhance the quality of place and special character of Cornwall.

*'New development should provide a sustainable approach to accommodating growth, providing a well balanced mix of economic, social and environmental benefits. This should maintain the dispersed development pattern of Cornwall and provide homes and jobs based on the role and function of each place. Strategic scale growth will be accommodated in our main towns and city where they can best support regeneration and sustainable development. Overall, development should seek to meet the following objectives of the Plan for Cornwall:*

- 1. Respecting and enhancing quality of place: Proposals should maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important by:*
  - a. Ensuring that the design of development is high quality and demonstrates a cultural, physical and aesthetic understanding of its location;*
  - b. Considering the impact of development upon the biodiversity, beauty and diversity of landscape and seascape, character and setting of settlements, wealth of natural resources, agricultural, historic and recreational value of Cornwall;*
  - c. Identifying the value and sensitivity, of the character and importance of landscapes, biodiversity and geodiversity and historic assets;*
  - d. Protecting, conserving and enhancing the natural and historic landscape, heritage, cultural, biodiversity and geodiversity assets of Cornwall in recognition of their international, national and local status, in accordance with national legislation and policy, as amplified by the other policies of this plan.'*

### Policy 12: Design

This section of the local plan provides policies that aim to encourage positive enhancements that respond to the character and setting of the local landscape and townscape.

*'The Council is committed to achieving high quality safe, sustainable and inclusive design in all developments. Development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character. Development should demonstrate a design process that has clearly considered the existing context, and how the development contributes to the social, economic and environmental elements of sustainability through fundamental design principles.*

*1. As part of a comprehensive place-shaping approach, proposals will be judged against fundamental design principles of:*

- a. character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation. Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting; and*
- b. layout – provide continuity with the existing built form and respect and work with the natural and historic environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space.'*



*East Looe River joins West Looe River*

## Policy 23: Natural environment

This section describes policies within the local plan that aim to protect and enhance the character of both designated and local landscapes.

*'1. Development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance.'*

*'2. Cornish Landscapes Development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and un-designated landscapes. Development must take into account and respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed, using guidance from the Cornwall Landscape Character Assessment and supported by the descriptions of Areas of Great Landscape Value. In areas of undeveloped coast, outside main settlements, only development requiring a coastal location and that cannot be achieved elsewhere, will be acceptable.'*

## Policy 24: Historic environment

This section of the local plan provides policies that aim to encourage the protection and enhancement of heritage assets.

*'Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings. Development proposals will be expected to:*

- *sustain designated heritage assets;*
- *take opportunities to better reveal their significance;*
- *maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal;*
- *conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens;*
- *conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage;*
- *protect the historic maritime environment, including the significant ports, harbours and quays.'*

The adopted Cornwall Local Plan replaced the majority of the former Local Plan policies and for Looe this was The Caradon District Local Plan First Alteration (adopted August 2007). The following policies of the Plan remain saved by the Cornwall Local Plan 2016:

- CL8 – Landscape of County Importance
- CL9 – Areas of Great Landscape Value
- LO8 - Development Affecting Looe Conservation Area
- LO9 - Building Height
- LO10 - Development of Steep Slopes
- LO11 - Car Parking on Steep Slopes



Looe Harbour

## Designations

### Locally Listed Buildings

Cornwall Council does not have a register of locally listed buildings. However, this does not mean that buildings that are not listed lack architectural, historic or social interest. There are many buildings dating from the 17th to the 20th century that could be considered of local interest. The gazetteer included in the report produced by Cornwall Industrial Settlements Initiative, Conservation Area Partnership, 2002 identifies some of them, however, it needs to be revised.

There is a group of buildings in the area including Rose Cottage (West Looe Hill), Myrtle Cottage (North Road) and properties on Princess Street that have mortared or limewashed slate hanging on walls, to imitate ancient fisherman's cottages. Although this is more a modern technique and not a historical feature, these buildings have some aesthetic value and their repetition contributes to the character and sense of place.

### Conservation Area

The Conservation Area Appraisal in 2009 undertook an architectural survey within Looe Conservation Area and identified the following categories of buildings:

- Key buildings;
- Positive and relatively unaltered buildings;
- Positive but altered or modern; and
- Neutral or negative

It is of note that some of the buildings identified as key buildings within the conservation area are not statutorily listed therefore their inclusion in a local list will recognise their significance and ensure their protection.



Smugglers Cott Restaurant, East Looe



East Looe Beach and Banjo Pier

## Existing Character Assessments

### National

Existing character assessments have been reviewed to provide some context to this more detailed assessment. The study area falls within National Character Area (NCA) 152: Cornish Killas as defined by Natural England (Natural England, 2014). This NCA is broad but provides some context to the character of the study area. The key characteristics of this area which are of particular relevance to this assessment are:

- A coastline of rugged, sheer cliffs, sandy beaches with rolling surf and dramatic sand dune systems to the north.
- Intimate coves and deep, steep-sided rias (drowned valleys) with broadleaved woodland down to the tidal edge.
- Rocky coastline characterised by coves and headlands, with an impressive number of important geological exposures.
- Numerous fishing villages and small ports, many now developed into bustling summer tourist destinations, with small coves, quays and fish cellars slipways predominating.
- An undulating shale plateau, with open vistas and a characteristic network of stone faced earthen banks (Cornish hedgebanks), many enclosing fields in use since medieval times.
- Renewable energy structures, such as wind and solar farms, which are a recent addition to the landscape.
- Broadleaved woodland valleys, dominated by internationally important western oak woodland habitat, which dissect the plateau and lead to the south coast.
- Important industrial archaeological sites, including hard rock mining with its distinctive engine houses and quarrying sites, some of which form part of the Cornwall and West Devon Mining Landscape WHS.
- A dispersed settlement pattern of hamlets, farmsteads, historic mining villages, often formed of simple, austere buildings, with nonconformist chapels and wayside crosses, and located where steeply incised valleys meet the coast.
- Coastal towns such as Falmouth, Fowey and Padstow were established on strong maritime industry.

## Regional

The Cornwall and Isles of Scilly Landscape Study, which was carried out between 2005 and 2007 identified 40 Landscape Character Areas within Cornwall based on their component Landscape Descriptions Units. Descriptions about each Landscape Character Area (LCA) bring together information about the natural, historic and visual environment as well as giving advice about planning and land management guidelines. Looe and the study area fall into two of the landscape character areas; the key characteristics related to the study area are described below:

### CA23: Looe Valley River:

- Deep narrow twin valley systems running north-south to the coast.
- Densely wooded, especially on the side of West Looe valley and in the small ria system near the coast, and with mainly pastoral farmland in pockets throughout.
- Woodland and landform create a sheltered enclosed environment in the valleys.
- Steep narrow winding lanes enclosed by high Cornish hedges, built of slate and densely covered in flowering and woody vegetation.
- Tourist settlements, formerly fishing villages, at East and West Looe, face each other across the rivermouth.
- Hamlets at bridging points on valley floors.
- Intertidal Mudflats of the Looe ria.
- Small sandy beach at coast.



Looe Valley Railway Line (photo available at: [greatscenicrailways.co.uk](http://greatscenicrailways.co.uk))

### CA22: South East Cornwall Plateau

- Open, medium to large scale gently rolling plateau with pattern of low irregular Cornish hedges with hedgerows and sparse tree cover.
- Mix of improved pasture on plateau with some arable, with Cornish hedges or post and rail fencing.
- Trees occasional, on boundaries, around farmyards and farm entrances, generally only on lower land.
- Spectacular coastline with steeply sloping coast zone ending at incised low cliffs with reef and small sandy coves. Unenclosed sandy beach punctuated by rocky outcrops.
- Heavy recent settlement along transport corridors. Isolated farms and large modern houses scattered throughout.
- History and evidence of fortifications along the south coast.

### Local

#### *Looe Conservation Area Character Appraisal Caradon District Council - 2009*

*'The Looe Conservation Area Character Appraisal provides an information base to support policies and manage change, development, design, enhancement and regeneration within Looe Conservation Area.*

*The Appraisal provides the following information:*

- Identifies the most important features and characteristics , buildings, spaces and local distinctiveness for the character or appearance of the Conservation area which ought to be preserved and enhanced.
- Indicates the special character of sub-areas within the conservation area which have a distinct individual character.
- Evaluates those buildings that are key and which make a positive or neutral/ negative contribution.'



Talland Bay (photo available at: [swimminghappyinmyskin.files.wordpress.com](http://swimminghappyinmyskin.files.wordpress.com))

## Cultural Associations

Cultural aspects associated with Looe such as art, literature, events, myths, legends, music, famous people and historical figures have contributed to the character of the town. Examples are described below:

### Looe Annual New Year Celebration

The Looe annual New Year celebration has emerged as a notable tradition and is now highly ranked nationally as a destination. The celebrations feature fancy dress promenading through the distinctive narrow streets, and a sea-front midnight fireworks display from the Banjo Pier.

### The Looe Lugger Regatta

A Lugger is a small traditional working boat rigged with a lugsail. Every two years for a quarter of a century luggers and several former luggers from Cornwall and further afield gather to race a triangular course in Looe Bay. Onlookers can watch the boats from the harbour and the Banjo Pier; and enjoy the colourful masts of the boats moored in the harbour.

### Looe Shark Fishing

Looe has been the home of the Shark Angling Club of Great Britain for 60 years and brings together some of the most passionate game anglers in the UK and overseas. The club aims to promote shark angling and the conservation of sharks and to be regarded as the central authority for shark angling in the U.K. Sharks caught (and released) include Blue Shark, Portbeagle Shark, Mako Shark and Thresher Shark.

### Looe Island

Looe Island is located a mile from the mainland at Looe. The Island is a place of mystery and legend; in the early centuries there was a Celtic Christian Chapel linked with the mainland Priory of Lamanna. Later it was the centre of smuggling in the 18th and 19th century before becoming the home of the Atkins sisters between the 1960's until 2003, who dreamed of owning their own island and lived there full time with the only access via small boat.  
(<http://eastlooeowntrust.co.uk>, 2017)

### Looe Music Festival

Looe Music festival is a three day music festival held in September on the beach and the streets of Looe. The festival includes live music, entertainment and gourmet food that brings the cultural aspects of Looe right up to date, utilising the towns key features as a unique setting for rock festival performances, for example on the harbour quayside and East Looe Beach, and attracts many thousands of new visitors. ([www.looemusic.co.uk](http://www.looemusic.co.uk), 2017)

### John Robertson Ried (1851-1926)

A noted artist who in his later years used the Looe/Polperro area as inspiration, examples including 'The Arrest of the Smuggler', 'The Mermaids Arrival', 'Watching the Fishing Boats' and 'Rival Grandfathers', all of which reference the town and local scenery.



Looe Lugger Regatta (photo available at: static.panoramio.com)



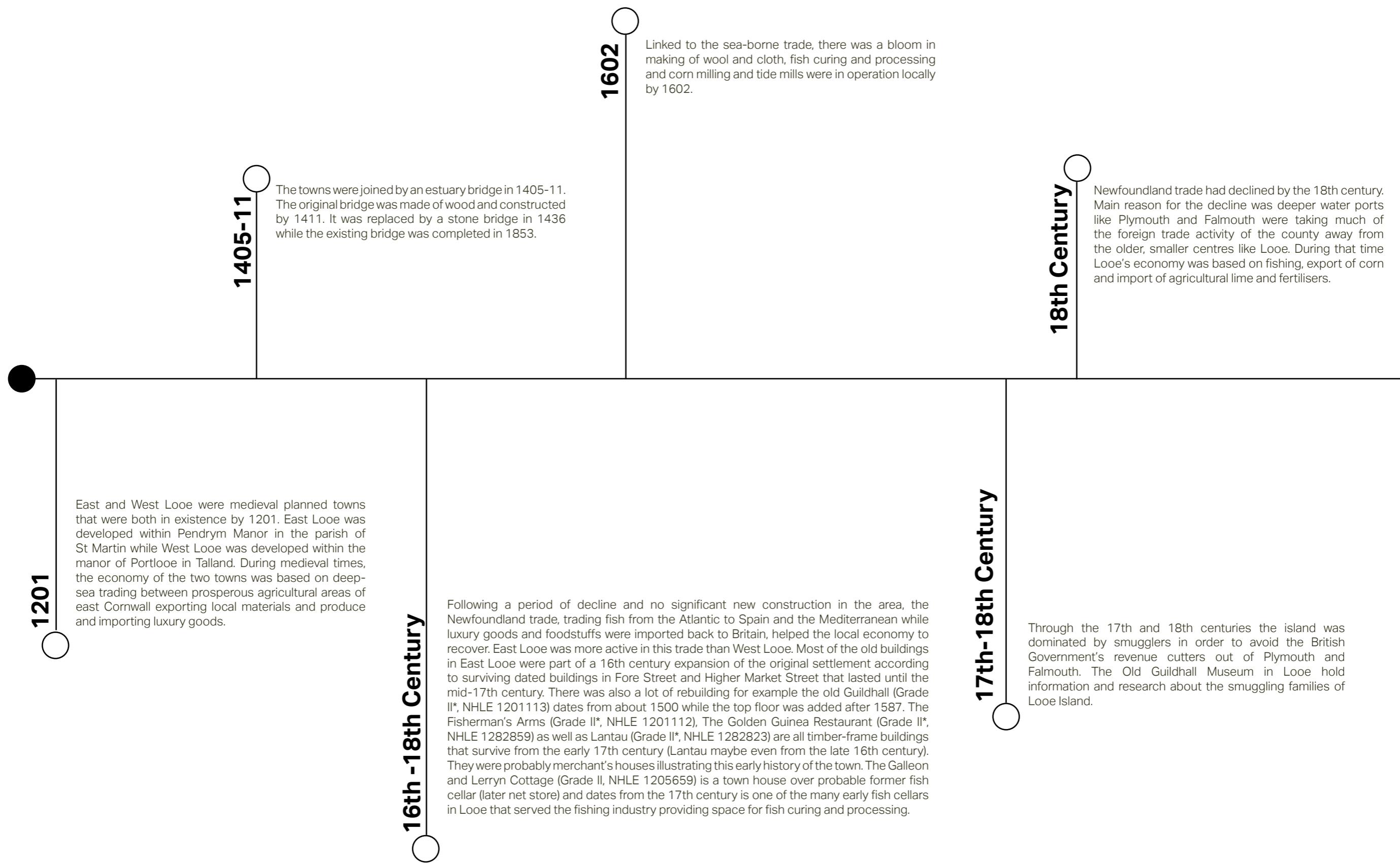
Looe Music Festival (photo available at: [voice-group.co.uk](http://voice-group.co.uk))

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## HISTORICAL DEVELOPMENT

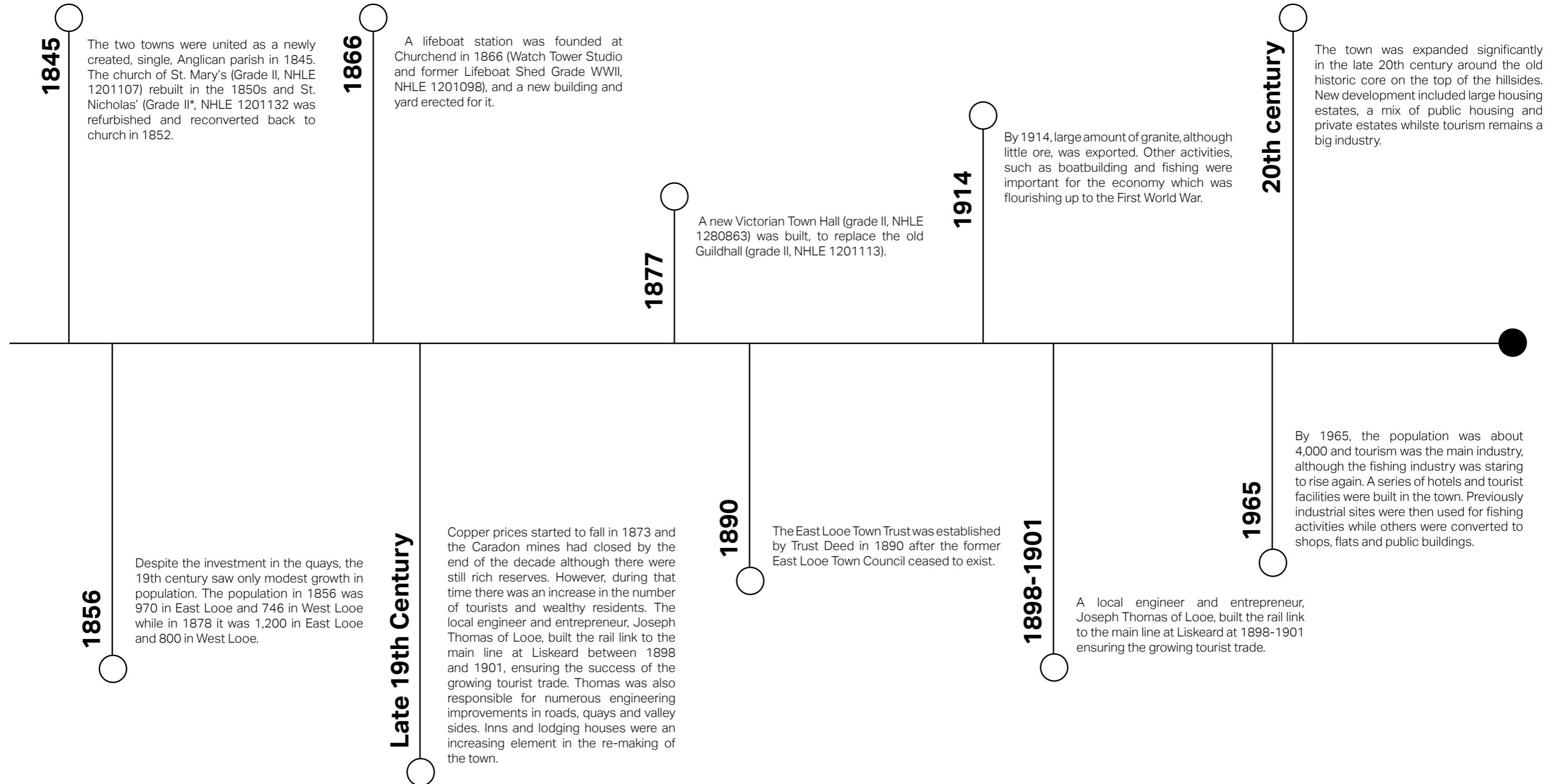


## Timeline



1800			
1828	The Looe and Liskeard Canal was built in 1828 in order to improve communication between Liskeard, a major market centre in a rich agricultural area, and Looe. The canal was used to export local agricultural produce from Liskeard and import big amounts of imported fertilisers and lime back to Liskeard in an attempt to boost the local trade.		
1830	From about 1830 and onwards, Looe was part of the revival of the Cornish coastal trade with small boats trading in granite and copper ore. Caradon Mines were responsible for copper exploitation while granite quarries were based at the Cheesewring. Although Looe did not play a significant role in the industrial history of Cornwall, the significance of the industrial period to the present character and appearance of Looe was crucial.		
1848	In 1830 both towns became part of the local Poor Law union and in 1832 lost their MPs resulting in restricted local autonomy. By 1840, the declining economy and lack of representation of the town resulted in neglect of the town, the bridge and the quays were decayed and the sea-wall was at risk. During this time the locally prominent Buller family recognised that changes were required for Looe to meet the growing industrial importance of the Caradon mines (where exploitation of copper had begun in the mid-1830s). The initiative of the family and local support resulted in the formation of the Harbour Commissioners driven by a parliament inquiry in 1848.		
1853	The work of the commissioners formed the current character of the town and included the rebuilding of the Quay Bride (Grade II, NHLE 1201093) in 1853 as well as the construction of new roads opening up new building land. Among the new roads was Buller Quay and the whole of Fore Street (by Buller Quay was rebuilt at that time. The old quays at East Looe (Piers and quays, Grade II, NHLE 1282856) were reconstructed with a series of large warehouses (including the Former Warehouse, Grade II, NHLE 1205541) and fish cellars on the new quayside south of Buller Street by 1870. New breakwater had been built at Churchend by 1856. In West Looe the old inlet was infilled and new quays (Quay walls including Viaduct, Grade II, NHLE 1280607) constructed. Church Street (Cosy Cot, Grade II, NHLE 1201099).		
18th and Early 19th Century	There was also little expansion in the settled area of either town and, indeed, the later 18th century is not especially evident even within the built-up areas of either East or West Looe. However, some 18th century buildings can be found in West Looe possibly as an indication of a change of this part of the town to a quieter and more residential character that attracted genteel residents. Some of the buildings in West Looe that date from the 18th century include the May Cottage and June Cottage (Grade II, NHLE 1201125) and nos. 1 and 2 Church Street (Cosy Cot, Grade II, NHLE 1201099).		

## LOOE HERITAGE AND CHARACTER ASSESSMENT



## Historic Maps

(See Appendix B)

**1882:** The 1882 map shows the main development in Looe being concentrated to the south of the bridge around the main historic cores of West and East Looe. The majority of the important buildings in the area can be seen on this map along West Looe Hill, Fore Street and just before the beach in East Looe. There are scattered houses to the east and west of the bridge while to the north the area of Shutta is also apparent.

**1907:** The 1907 map shows that little has changed since 1882. The main core of the town remains the same. However, new development can be seen to the west of Quay Road in West Looe and to the east of Fore Street in East Looe. Some new houses can be seen to the south of West Looe along Hannafore Road.

**1958:** By 1958, there is new development in Looe. However, the size of the town remains considerably smaller than the existing. There is new development to the west of West Looe Hill as well as to the north and south. In East Looe, the development extends further to the east of the main settlement.



Looe Harbour

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## CHARACTER ASSESSMENT



## Character Assessment

### Key Characteristics

Natural England defines key characteristics as "those combinations of elements which help to give an area its distinctive sense of place" that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of Looe are as follows:

- A nucleated coastal settlement, set in a narrow, steep river valley where development has spread along the coastal waterfront and banks of the river and estuary;
- East Looe river bisects the centre of the town from north to south;
- East Looe beach and Banjo Pier and the promenade provide an attractive waterfront setting and tourist destination;
- Working port including , quay walls, commercial buildings and slipways and moorings within the estuary;
- Broadleaved woodland above the settlement boundary and along the river valley; and
- The steep valley sides form an enclosed, intimate landscape with views channelled south towards Looe Bay.

As set out above, the character of the landscape is the result of the action and interaction of a range of natural and / or human factors. These are considered in turn below in relation to the neighbourhood plan area.



Buller Quay

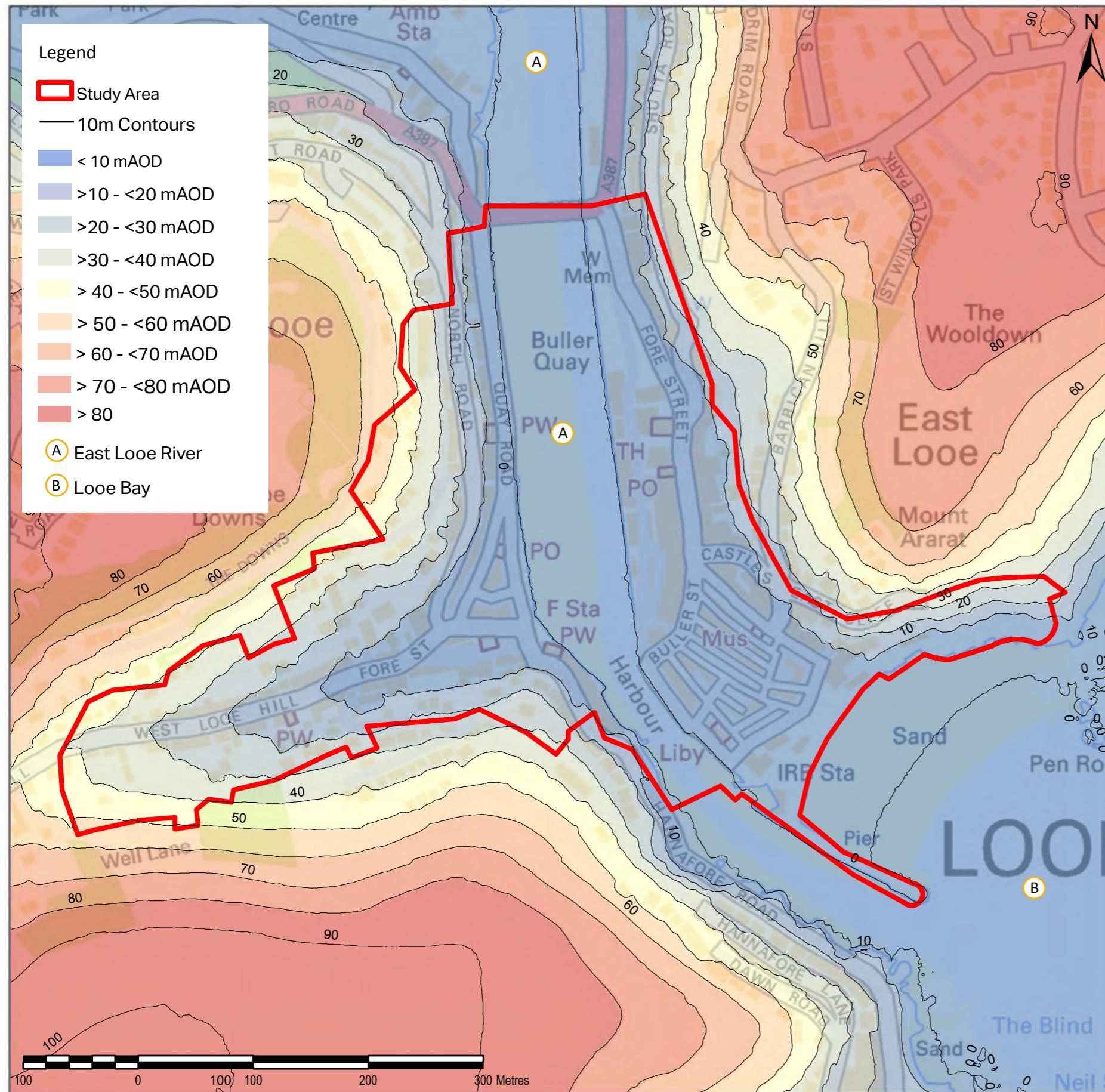


Figure 3: Topography and Hydrology

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## Geology and Soils

The underlying geology of an area is often largely hidden from view but has a strong influence on its character, having been shaped over by natural processes including erosion and sedimentation over millions of years. These processes help to define the landform, soils, vegetation, drainage and building materials which are common in an area.

The bedrock in this area is divided into two main sedimentary types running in strips parallel to the coastline. The Bovisand Formation of slate, siltstone and sandstone is sedimentary bedrock formed approximately 400 million years ago in shallow seas and deposited as mud, silt, sand and gravel. Lower Longs Sands Sandstone Member comprises sandstone, siltstone and mudstone and was formed approximately 410 million years ago. (British Geological Survey, 2017).

The UK Soil Observatory, Soilscapes for England and Wales map indicates that the soils in the study area are largely free draining and slightly acidic loamy soils. Species generally inhabiting in these particular soils include neutral and acid pastures such as bracken and gorse and deciduous woodlands. (UK Soil Observatory, 2017).

## Topography and Hydrology

The East Looe River Estuary is situated at a point where the East and West Looe rivers join and enter the sea. The action of the narrow river and the movement of water through the estuary on the soft underlying bedrock of the area have had a strong influence on its topography, as shown on Figure 2. The land rises away from the East Looe River which runs in a north to south direction and is at sea level. There are high points of approximately 90m AOD at Bay View Road and approximately 80m AOD at West Looe Hill. In places, particularly close to the town centre, steep gradients are noticeable along the streets which lead away from the river where buildings step up the hillside.

## Land Use

Land use is mostly a mixture of retail, recreation, commercial fishing and conservation. Recreational activities such as water sports and fishing are focused around the harbour wall and estuary. There are numerous leisure moorings laid along the harbour wall and within the tidal river, securing vessels by means of a post on the foreshore and a sunken block in the mud. Other moorings are against the harbour walls including a number of commercial vessels on the East and West Quays.

There is a cluster of commercial buildings located on Buller Quay including buildings associated with the harbour, fishmarkets and farmers market. The majority of land use in the centre of East Looe is a mix of small independent retail outlets, restaurants and tourist services including a Tourist Information Centre and the Old Guildhall Museum. There are a number of vacant commercial properties, particularly within close proximity to the harbour area. There are residential properties dispersed throughout East Looe including holiday accommodation for tourists. Land use surrounding East Looe Beach is typical of a coastal waterfront and tourist location including Looe Lifeboat Station, beach cafés, restaurants and Banjo Pier.

West Looe is a mix of predominantly residential and retail with other complimentary land use including; The Parish of Saint Martin Church, public houses, convenience store and a community fire station located in the centre of the area between Fore Street and Church Street. The majority of land use in the surrounding streets is residential and holiday accommodation. There are a number of large hotels and bed and breakfasts located to maximise views of Looe bay and the river estuary.

Located on both the East and West Quay is a pedestrian ferry terminal transporting passengers to either side of the harbour. There is a large amount of land for car parking within the area including at the quayside in both East and West Looe and adjacent to East Looe beach.



*Commercial fishing Buller Quay*



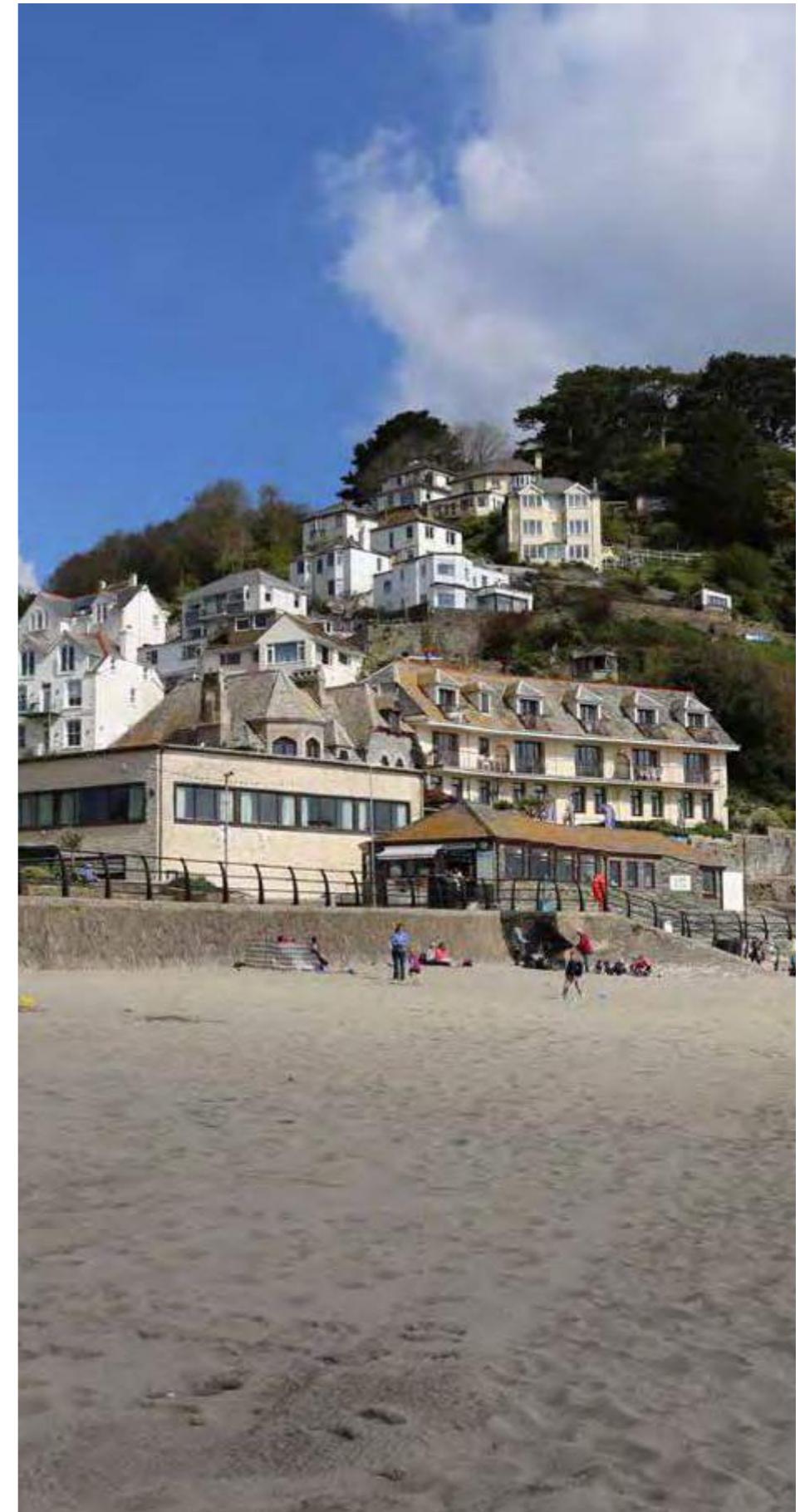
*The Portbyhan Hotel*



*Slipway*



Boathouse East Looe Beach



East Looe Beach



RNLI Lifeboat Station



Residential properties

## Settlement Structure and Built Form

The Harbour and river estuary strongly influence the structure and character of this area and the town as a whole. The harbour is a linear development along the waterfront and provides a busy focal point in the town centre, due to its central position overlooked by residential properties on the steeply sloping valley sides to the east and west. Modern development at the harbour, including the restoration of commercial properties using contemporary architecture provides the harbour area with a strong identity; extensive timber cladding and a cohesive colour palette unifies the built form. Commercial equipment including industrial bins, pallets and machinery sit outside commercial buildings within the public space. Large areas of car parking dominate the public realm to the north of the harbour.

East Looe remains the retail centre in the town, a sequence of historic shop fronts form an important element of its character. The settlement pattern within East Looe has been influenced by the topography of the land and the surrounding waterbodies. As one of the older parts of the town, the grain of development within the area is generally fine and high density residential and retail buildings occupy small, sometimes steep plots. The many shopfronts provide a strong active frontage to the streetscape with residential flats above. Buildings are generally two or three storeys and aligned to the back of the pavement and this, together with the close distance between frontages, creates a sense of enclosure. There is variety with the building style, materials palette and architectural detailing within this area that provides visual interest. Many shop fronts and public houses have decorative facades and, although they do not always reflect the historic character, they add variety to the streetscape. Properties located on higher ground above the town centre are larger in scale, often detached or semi-detached with steep gardens. Narrow steep steps can be found between compacted buildings providing permeability and access to properties on higher ground.

Church End in contrast opens out to face East Looe Beach and Looe Bay. There is a mixture of community and hospitality buildings of varied architecture style and quality. A number of high quality stone buildings with timber frame windows in the waterfront area have been sensitively restored including the lifeboat station and Pier cafe. There is strong active frontage extending from Church End as a result of the concentration of independent shops, restaurants, cafés and hotels and car parking facilities. There is a large area of hardstanding for car parking which creates a barrier between the town centre and the waterfront. The stone structure known as the Banjo Pier, borders the eastern side of the River Looe as it enters the sea, separating the river from East Looe Beach. This pier draws the urban landscape out into the estuary and provides inwardness and enclosure to the beach.



Figure 3: Built Settlement

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Higher Chapel Street



Shutta Road

## LOOE HERITAGE AND CHARACTER ASSESSMENT

The settlement pattern at West Looe has also been strongly influenced by the topography of the land and the surrounding waterbodies. There is linear development of residential and commercial properties along the waterfront at Quay Road, buildings are often 3 storeys in height to maximise views of the harbour. A number of properties are raised above the street behind high stone retaining walls. Other routes such as North Road and the Downs are linear routes staggered up the hillside to the west which accommodate large residential properties with views overlooking the harbour. Similar to East Looe, properties located on higher ground above the town centre are larger in scale, often detached or semi-detached with steep gardens.

West Looe Hill is a narrow, steep residential street of high quality historical terraced properties. Buildings are generally two or three storeys and aligned to the back of the thin (sometimes non-existent) pavements and this, together with the close distance between frontages, creates a greater sense of enclosure.



West Road



Permeability through narrow streets



Colourful properties, North Road



Render detailing



Terraced housing , West Looe

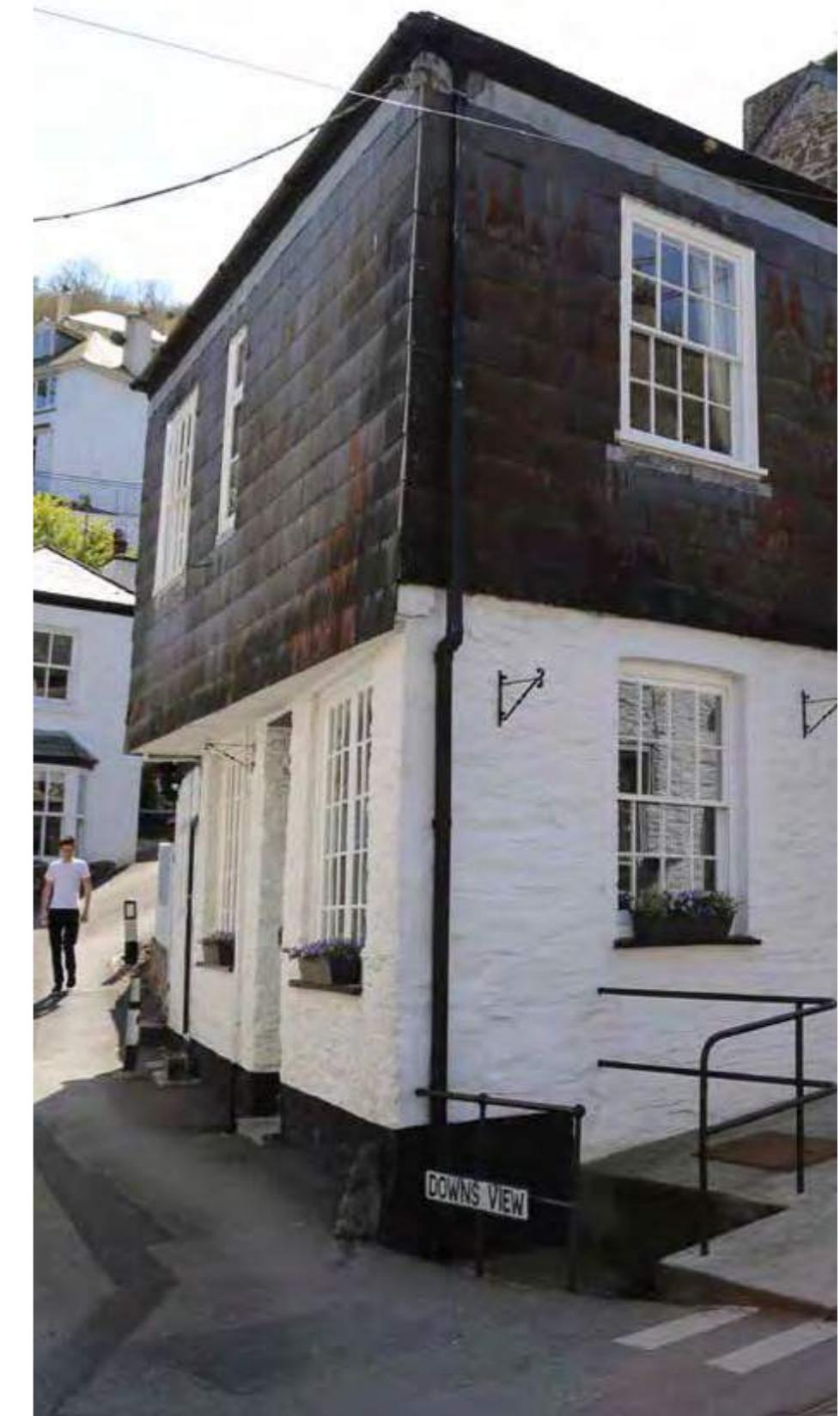
## LOOE HERITAGE AND CHARACTER ASSESSMENT



Fore Street



West Looe Hill



Downs View



Terraced properties Fore Street



Colourful terraced properties, Shatta Road



West Looe



Old coastguard station and houses

### Green Space

The area has limited green space and the majority of open space is public realm. The open promenade at East Looe Beach offers extensive waterside views of Looe Bay and provides areas for seating and well maintained planting. The beach provides a large area of open space for recreation and waterside activities. The promenade and flood defences provide safe and structured access to the beach. There is access to the harbour and estuary from both East and West Looe, the quality of this space varies and is particularly disjointed where the public space merges with commercial activity of the harbour. Large areas of woodland are located on the valley slopes above the boundary of residential development below the treeline.



Promenade at East Looe Beach



Woodland, The Downs, West Looe

## Views

The steep valley sides form an enclosed, intimate landscape with views channelled south towards Looe Bay. Within the town, views of properties on higher ground that look down onto the lower settlement and harbour are important in presenting the connection of the townscape to the outer coastal areas. There are also sweeping views towards and across Looe bay to the south.

There are internal views within the compact town centres, framed by the historical street pattern, narrow streets and passageways. Small-scale buildings and narrow winding streets provide intimacy and character associated with Looe, the channeling of views promotes anticipation of the seafront to come. There are also views from the main thoroughfares in to side streets which give glimpses of quiet residential backwaters, and passageways provide links and permeability between terraces.



Views of the harbour, Darloe Lane

## Heritage Assets

There are 100 listed buildings, six of them listed at grade II\*, and one Scheduled Ancient Monument within the part of the Looe Neighbourhood Area that this Heritage and Character Assessment focuses (neighbourhood plan area). The neighbourhood area covers part of the Looe Conservation Area that extends further to the north and south as well as to the east and west. The Conservation Areas covers the whole of the study area. The centre of Looe was first designated a conservation area in January 1973 and has twice since been extended. In March 2009, Caradon District Council published a comprehensive appraisal of the conservation area. The conservation area is divided into seven sub-areas and the historic core of West Looe and East Looe are two of them.

The study area consists of parts of East and West Looe to the south of the estuary bridge including the bridge, the quay walls and the pier. The character and appearance of the town has been formed by its topography shaped by the river and small valleys on each side. Apart from the natural topography, the character and appearance of Looe were influenced by the medieval and post medieval history and, more significantly, from the mid-late 19th century works that took place in the town during the industrial period.

Surviving medieval patterns, vernacular architecture and polite architecture illustrates the trading past, engineering works and tourism-led development that, collectively, have left their mark on the town. As a result, it has created a unique mix of buildings, usually set on the edge of narrow streets generating character spaces and picturesque views giving Looe a unique identity. The listed buildings in the area can be divided into five main categories associated with the social and economic history of the town. The main categories are the following:

1. 16th – 17th century – West Looe;
2. 16th -17th century – East Looe;
3. 18th and early 19th century buildings - West Looe;
4. Mid-late 19th century buildings in Looe associated with the industrial period of Looe; and,
5. Late 19th and early 20th century buildings associated with the tourism.



Figure 4: Heritage Assets

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### 16th – 17th century vernacular buildings – West Looe

This category of buildings includes some of the oldest recorded and best surviving examples of their type in Cornwall. The natural topography of Looe has shaped its development, creating a distinctive settlement pattern. The river is a dominant feature within the landscape surrounded by small side valleys. This has formed the character of West Looe and, especially, West Looe Hill and Fore Street. Development here has respected the originally planned narrow burgage plots surviving from the medieval period. The houses stand close to the road, most of them in rows, creating a sense of enclosure and retaining the old medieval plan of the area. Most of the buildings are attached to each other creating informal terraces to each side of the road (north side and south side). Even the buildings that are not listed contribute to the historic character and appearance of the street and are integral part of the street scene. Although, there are not many buildings in West Looe surviving from the 16th – 17th century, the ones that do survive are typical examples of the vernacular architecture of the area. These are mainly two-storeys high and have painted rubble walls leaving an uneven surface typical of this category. Some characteristic examples of this type of building are described below. Home (grade II, NHLE 1205715), on the top of West Looe Hill is a good example of this type. It dates from the 17th century and has painted rubble walls. It has a steep asbestos slate roof with three dormers breaking the eaves while a lean to structure had been added to the east. The windows and doors had been replaced in the 18th century (ground floor) as well as the 19th or 20th century (first floor). Another example of this category, Gull's Cottage (Grade II, NHLE 1205704) stands further down the hill (to the east) with painted rubble walls and chamfered oak lintels under a steep dry slate roof. There is a large external front lateral stack and rubble end stack to the west of the front elevation which is another characteristic of the vernacular buildings dating from the 17th century (or earlier). Another listed pair of cottages that illustrate this category is the Ye Old Cottage and Smugglers Cottage (Grade II, NHLE 1205164) standing just at the east end of West Looe Hill, on the beginning of Fore Street. The cottages were probably originally one house. They have painted rubble walls with many original oak lintels and an external front rubble stack that with a later brick addition on top. There are two more external rubble stacks, to the west and rear elevation.

Although, there are not many particularly old buildings surviving here, there is a feeling that for the most part of West Looe Hill there is a 'greater awareness of heritage status'. This happens mainly because of the surviving medieval pattern of the houses as well as the fact that a lot of the 18th and early 19th century development on the hill tried to replicate the 17th century buildings. To the east of West Hill and Fore Street, North Road extends to the north. There are not many earlier houses here dating from the 17th and 18th century. Exceptions are three cottages to the west side of the road, Trellis Cottage (grade II, NHLE 1282827), Pixie Cottage (grade II, NHLE 1201119) and The Cottage (grade II, NHLE 1205596). Trellis Cottage to the southern end of the row dates from the 18th century and is constructed of rubble that is painted and has timber lintels and two gabled dormers breaking the eaves. Pixie Cottage dates from the 17th century and has roughly rendered rubble walls. It has a dry slate roof with a large 20th century roof dormer. The Cottage dates also from the 17th century, its external walls are painted rubble while there is rendered studwork in the middle. This house has also a large 20th century dormer on the roof. North Road was the late medieval link between West Looe and the old bridge before the development along the riverside and Quay Road. This group of buildings illustrate the medieval history of the road and the area that has now been surrounded by tourist-led development taking advantage of the river views.



Fore Street, West Looe

# LOOE HERITAGE AND CHARACTER ASSESSMENT

## 16th – 17th century buildings – East Looe

East Looe is mainly a 16th century expansion out from the medieval core of the original town. The buildings occupy what was a market space arranged on the old foreshore. They were built on the site of what were originally temporarily market stalls. The distinctive, scenic parallel rows of streets were formed by the creation of sandbars on the foreshore of the river. This has resulted in a very tight street pattern, urban grain and high density development with not many individual yards and gardens. The lack of space has protected the area from new infill development retaining its special character. However, unsympathetic alterations to elevations and roofscape do exist. There is a mix of commercial and residential uses here.

The shops are mainly small with some national outlets and banks and a lot of them occupy historic buildings retaining the commercial character and use of the area. There is an exceptional survival of late medieval and early post medieval buildings in the commercial core of this part of the town. However, it is the buildings that survive from the 16th and 17th centuries that are more distinctive here apart from the 19th century additions. Quite distinctive and unusual of this part of Looe are the surviving timber-frame buildings usually with stone side and rear walls.

East Looe since early times had a more urban character than the neighbouring quieter West Looe. The materials here are similar to the ones used in other urban centres in Cornwall and include 'exposed stone rubble, timber framing, carved stone architectural details, slate hanging, painted stone, rough rendered, finely detailed stucco, all set under slated roofs'. Similarly to the varied building materials, the architectural styles vary as well. There is not a typical design or scale of building that dominates the area. Buildings are between two and four storeys high set on the edge of the road or on the back of the pavements. Residential buildings, shops, sail lofts and public buildings are all integrated creating a unique and attractive urban, yet historic, streetscape. Surviving architectural details such as oriel windows complement this unique character. The narrow streets, paths and occasional gaps between the buildings create character spaces with picturesque views of buildings, distant sights and focal community buildings such as the church and the former guildhall.

Timber frame buildings are characteristic of East Looe while there is no evidence of them in West Looe. Most of them date from the 16th century to the 18th century. Timber framing is not a vernacular building technique in Cornwall and it is more a late and post medieval urban style. Some of the very good early examples of timber frame buildings in East Looe date from the 16th or 17th century and are listed at the grade II\* category reflecting their rarity and significance. Their historic fabric has high archaeological interest while they have also high architectural and artistic interest deriving from their original design and materials. In terms of historical interest, these buildings are associated with the wealth of the Newfoundland trade that was flourishing in East Looe explaining why there are absent from the 'poorer and less cosmopolitan' West Looe. Apart from their individual interest, they also have also group value as they are reminiscent of an important trading era not only locally but to a national scale. They contribute to the historic appearance of the area creating a sense of place and their interpretation can give us information about the trading past of Looe. Some of the timber-frame buildings in the area are discussed below.

The Golden Guinea Restaurant, (grade II\*, NHLE 1282859) is located on the east side of Fore Street. It dates from the early 17th century belonging to the timber frame category of historic buildings. Although now it is a restaurant it was originally a merchant's house and illustrates an aspect in the prosperity of Looe's trading past. The rest of the grade II\* timber frame buildings are concentrated on the old market area. The Fisherman's Arms (also grade II\*, NHLE 1201112) dates from the early 17th century originally being a merchant's house that has now been converted into a public house. This is an L-shaped building with two front gables and a rear wing. It is a mixture of render on timber frame (at the front) and painted rubble to the side. Lantau (grade II\*, NHLE 1282823), on the Higher Chapel Street, dates from the late 16th or early 17th century. This is another timber frame building that has been rendered with a jetty projection on the first floor retaining many original features. Similarly, Ye Olde Cottage (grade II\*, NHLE 1280647) on the corner of Buller Street and Middle Market Street probably dates from the mid-16th century while the date 1450 is noted on the sign of the building. It is constructed of rubble painted white with two rendered timber-frame gables. The first floor is jettied on the elevation facing Middle Market Street while the elevation facing onto Buller Street has a projected rubble stack.

One of the most important and oldest buildings in East Looe, and generally in town, is the Old Guildhall (grade II\* and Scheduled Ancient Monument, NHLE 1201113) also known as Tudor Guildhall. It probably dates from the 16th century. It has rubble walls with chamfered oak lintels some of which are original. It is two-storey high with late 17th century oak mullioned windows. There is a covered flight of stone steps on the front elevation leading to an open gabled porch with railings and town pillory used as collar. At that time, guildhalls were erected by leading merchants in order to hold discussions and various social and economic meetings related to the running of markets, apprenticeships and other administrative necessities. The Old Guildhall in Looe was built approximately the same time as when the Newfoundland trade started and from 1578 until 1878, it served as the town hall and magistrate's court. Except from its archaeological and architectural interest, its historical significance is very high as it associates with one of the most important periods for the town that shaped its development and future character. It also has community value as it is important for the local people and plays an important role in their collective experience of the place. The old guildhall was replaced by a new Victorian guildhall that was built in the late 19th century on Fore Street. Since then, it was converted into a museum telling the history of the town associated with its fishing, boat building and smuggling past. Until 1830, there was a room in the basement of the building that was used as a prison cell.



The Old Guildhall

## 18th – early 19th century – West Looe

As discussed in earlier sections the 18th and early 19th century was a quiet period in Looe. Buildings mostly survive in West Looe and especially in the lower part of it, illustrating its early change to a quieter and more residential character that attracted 'genteel' occupants. Except from the houses, there are also some fine shopfronts surviving from the period.

The older buildings in West Looe survive to the western part of West Looe Hill showing the extent and prosperity of the original medieval town. The surviving historic buildings to the east that date from the 18th and early 19th century try to 'copy' the style of the older ones creating a uniformity in design and materials making difficult to distinguish the two different phases of development. The 18th century buildings also have painted rubble walls although the rubble is not as coursed as in the old ones.

Examples of 18th century buildings in West Looe include a small row of houses in Cobblers Way (grade II, NHLE 1201123) with their front elevation of roughcast render on rubble facing to the west while the gable side elevation facing onto West Looe Hill is painted rubble possibly in order to match with the attached Sherwood (grade II, NHLE 1201127) with painted rubble walls and timber lintels also dating from the 18th century. Further south another 18th century house with painted rubble walls and timber lintels and rendered rubble stack on left. These buildings reflect the vernacular buildings of the area and are inspired by the surviving 17th century or older examples.

Example of the 18th century commercial additions in East Looe is the premises occupied by Grannie's Attic and Rumours (grade II, NHLE 1280621) at Princes Square. The house and two shops date from the 18th century and were remodelled in the 19th century. The walls are render on studwork and rubble under a steep asbestos roof. The ground floor has a rare complete mid-19th century transomed double-fronted corner shop to left-hand corner with 3-lights plus sidelights to shallow projecting windows flanking a splayed doorway with glazed door, all under a moulded entablature with fascia.

Just before West Looe Square, where Fore Street and North Road meets there is a mixture of small spaces and intimate alleyways offering different angles and perspectives. This area is the commercial area of West Looe that when compared with the thriving commercial core of East Looe reflects the more rural character of West Looe. Church Street is a very narrow street with listed properties dating mainly from the 18th century and comprising a mixture of styles including exposed rubble and rendered rubble. Westward Cottage (grade II, NHLE 1280890) incised stucco on probable rubble, Up the Creek Cottage (grade II, 1282857) and 3 Church Street (grade II, NHLE 1280930) both rendered rubble front, Cosy Cot (grade II, NHLE 1201099) with exposed rubble walls and later segmental brick arches over most openings.

## Mid – late 19th century industrial

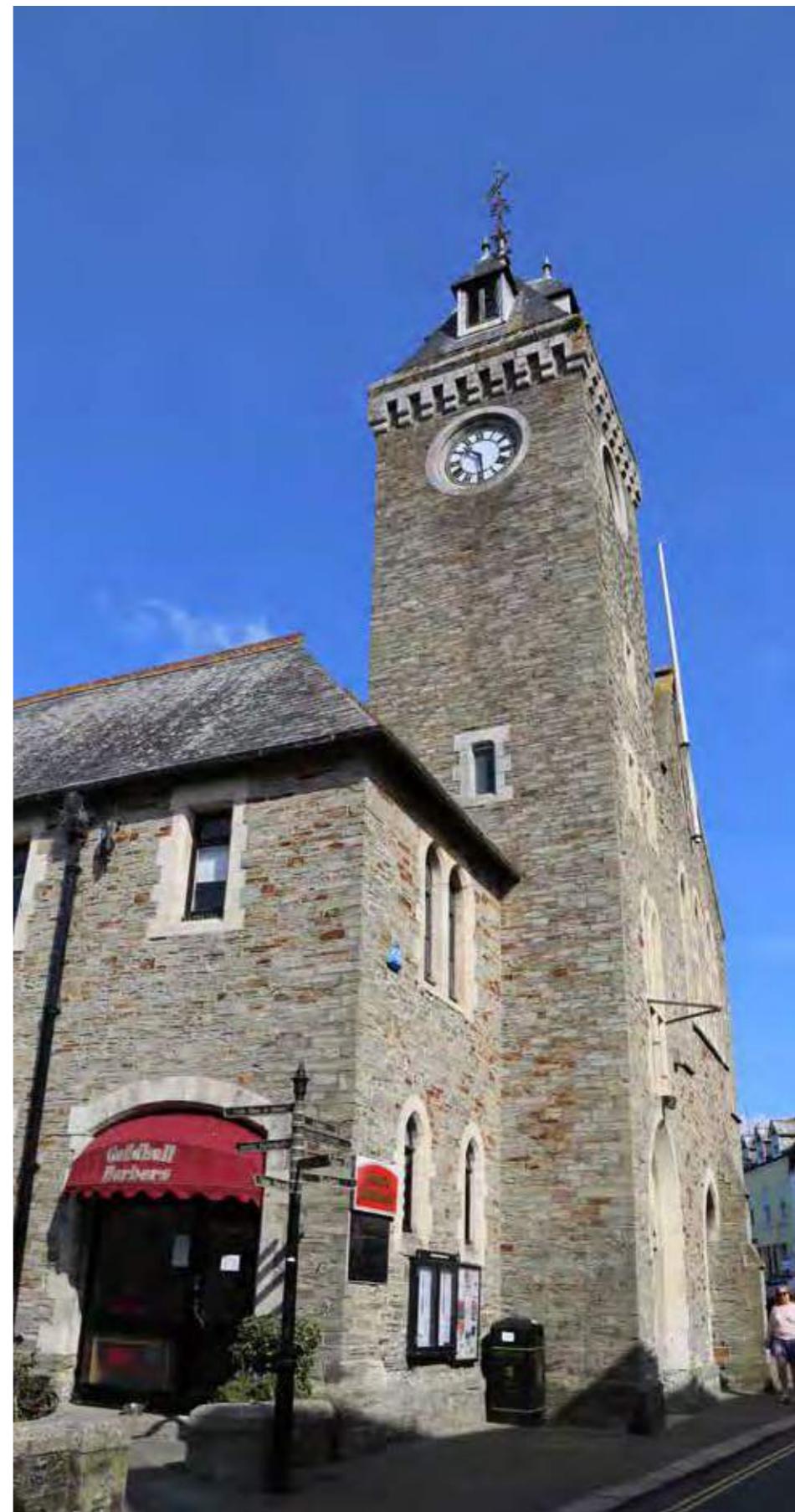
The industrial phase of Looe was quite brief mainly from 1840 to 1880. Looe did not contribute significantly to the industrial history of Cornwall. However, this period had a significant effect on Looe's special character to an extent as great as its medieval legacy. Following a period of recession and economic decline, new infrastructure works were carried out to support the trade in granite and copper ore from the neighbouring granite quarries at the Cheesewring and the copper mines at the Caradon. Except from the new works, existing buildings and structures were rebuilt as they were falling apart. During that time some of the most distinctive attractions of Looe were created.

A local engineer and entrepreneur, Joseph Thomas of Looe, played a significant role in the engineering works from about 1850 onwards. He is associated with the redevelopment of the harbour and the riverside and especially the bridge (grade II, NHLE 1201093), the quays and the pier (grade II, NHLE 1280607 (West Looe) and 1282856 (East Looe)).

The bridge (grade II, NHLE 1201093) is of great importance for the area as it connects the two parts of the town. Although there was a bridge on the site by 1411, the present one was built in 1853 as part of numerous engineering improvements in the area. It is grade II listed and the listing includes the bridge over East Looe River as well as the lamp standards in West Looe. The bridge over the river has seven segmental arches while there is a dry arch at the East Looe end and a narrow round-arched curved pedestrian passage at the West Looe end. The lamp standards are cast-iron and are included in the listing for historical and group value. They are very good examples of historic street furniture in the town.

The roads along the riverside were also redeveloped at that time, West Looe Square and Quay Road in West Looe and Buller Quay and Fore Street in East Looe. These types of development were quite different than the ones that dominated the area until then. There is a difference in the materials, the design and scale of the new buildings. Stucco and classical details define the new residential properties while the warehouses have exposed rubble walls and most of the time lack of architectural details. Nearly all the buildings along Fore Street opposite Buller Quay date from the 19th century and most of them are rendered and have classical details. There are three listed buildings here representing that style, Black Horse Agencies and Looe Bakery (grade II, NHLE 1280892), Gregorys Looe Newes (grade II, NHLE 1280857) and Lloyds Bank Limited (grade II, NHLE 1201101).

West Looe Square was part of the riverside redevelopment and added a new more formal element to the West Looe townscape. A lot of the properties around the old core of the town were substantially rebuilt or significantly altered in West Looe as well as Church End and much of the old core of East Looe. The new square was laid out over the ancient tidal inlet retaining a sense of the underlying historical topography, however, the 1960s fire station and poor quality flats do not enhance that. The only building of interest and reminiscence of the medieval character of the area is the church of St Nicholas (grade II\*) that denotes the boundary of the medieval town. The church was first constructed in the 12th or 13th century, however much of its character derives from the mid-19th century restoration works.



The Guildhall, Looe Town Council

Quay Road is dominated by modern development, stucco walls and UPVC windows. Most of the new development is not in keeping with the appearance and character of the area. Exceptions are one or two 18th or early 19th century houses including Portingham guest house (grade II, NHLE 1205623) that survives from the early 19th century. Furthermore, there are, at least, three buildings with exposed rubble walls here that have some aesthetic value, one of them in Gothic revival style, however little is known about their history.

There are a few municipal buildings in West Looe Square and Princes Street, they are significantly smaller in scale than the ones in East Looe. This is because, West Looe was always quieter and the trading past and tourism did not affect its character to the same extent as the more urban East Looe. An example of these building is the Coastguard Station and houses (grade II, NHLE 1205590) which stand to the north-western boundary of the neighbourhood plan area. They date from the late 19th century with limestone rubble walls with some stone dressings and a dry slate roof. There are two-storey high with a central crosswing gable and to far right stone and brick axial stacks. The listing description mentions 'A complete and impressive example of its type.' This group of buildings is an attractive feature on the hillside, although there are a series of unsympathetic alterations on the main elevation.

In East Looe, Church End was added to the medieval core in the mid-19th century. St Mary's Church, similarly to St Nicholas, was mainly rebuilt in 1888 and only the tower dates from the 15th century. It sits on the Church End and is constructed of grey limestone with freestone dressings. The tower is of slatestone rubble and although not particularly high, it creates some picturesque views when seen from the narrow streets. To the south of the church there is a parking area and to the west there are two rows of stuccoed cottages leading to the quayside warehouses. To the south of the street, there is a car park and the 1970s concrete defence sea wall separating the town from the beach and sea. There is a sense of openness here in contrast with the high density streets to the north.

Church End is complemented by Banjo Pier (grade II, NHLE 1282856) and the quayside warehouses. In the mid-19th century, new warehouses were constructed on both parts of the town that except from their practicality had also architectural and historic interest as a group of buildings. From here, the quayside to the west of the river can be seen and appreciated. The warehouses and commercial properties along the old quay by St Nicholas's Church are quite smaller in scale. To the south of the church stands the Harbour Commissioners' warehouse (grade II, NHLE 1205176) occupied by Weldmobile. This is a large warehouse that dates from the mid – 19th century with rubble walls and segmental arches. Although physically separated by water the development on west side feels part of the seafront scene when viewed from East Looe.



*The Old Guildhall*



*The Old Guildhall*



*Tower Hill*



*Church End*



Tower Hill



Church End



St Mary's Church



The Parish of St Martin

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# MANAGING CHANGE





Coastal properties Marine Drive

## Managing Change

The character of Looe described above is the result of a range of interactions between natural and human processes. This evolution is supported by the section on historical development, which describes how the structure and character of the area has changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in the Malvern neighbourhood plan.

### Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to general description of qualities which need to be retained or reflected in new development.

- The survival of historic buildings of traditional architecture and local vernacular detailing, which contributes to a strong sense of place;
- The survival of medieval topography and layout, especially West Looe Hill and Fore Street;
- The survival of post medieval buildings including timber-frame examples, especially in the commercial core of East Looe;
- The survival of buildings that illustrate the trading and fishing past of Looe;
- Mid-19th century buildings including the quays, the harbour, the seafront, the Cliffside developments, the stately commercial buildings on Buller Quay, the warehouses and pier at the estuary mouth;
- Municipal buildings including the old and new Guildhall, St Mary's and St Nicholas Church;
- Landscape setting of the town within a steep sided river valley;
- East Looe beach, Banjo Pier and the various promenades connect the urban townscape to the waterfront;
- Mixed use regeneration of the harbour including unified, contemporary architecture provides identity to the harbour and diversity to the town centre;
- High provision of mature trees and vegetation above the settlement boundary which contributes to an overall leafy character;
- Many shops in East Looe are independent and therefore locally distinctive and provide strong active frontage to the street;
- The East Looe river bisects the centre of the town from north to south;
- High concentration of community facilities including RNLI Looe Coastguard Station, Looe Community Fire Station; and
- The south west coast path provides recreational opportunity across the landscape for Looe and surrounding communities.

### Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to traffic and parking issues, the lack or loss of architectural detailing and references to local vernacular in modern development, unsympathetic alterations and extensions to historic buildings and the quality of the public realm. There are a few documents that were produced about Looe that have identified issues within the area. These documents include the Looe Action Plan 1997, the report produced by the Cornwall Industrial Settlements Initiative, Conservation Area Partnership, 2002 (Section 8), Looe Conservation Area Appraisal, 2009 (Section 6.3) and Looe Conservation Area Management Plan, 2009. There is also an Article 4 (2) Direction in place to provide additional management controls over well-meant but potentially harmful alterations to properties within the conservation area.

Some of the issues discussed on these documents are the following ones:

- enhancement proposals for Church End and the seafront;
- conflict between vehicular and pedestrian traffic;
- relocation of the fire station, West Looe Square and generally enhancement of the square; and
- retaining walls from the 19th century are dominant element of the townscape on both hillsides (North Road within the neighbourhood plan area). Existing policies need to make more explicit the importance of these features.

The following issues have been identified which could be addressed through new development or active management. These are principally related to the quality of the public realm and the maintenance of the historic streetscape in the area.

- Unsympathetic extensions, domestic porches to former historical buildings, the insertion or alteration of openings, the use of non-traditional materials in historic buildings, which cumulatively may undermine the historic character and appearance of the area;
- Newer development within the town, particularly infill plots and low quality restoration which have not respected the established scale, height, massing, density, alignment and materials of the existing townscape;
- The combination of commercial harbour and access to the quayside for tourists on East Quay resulting in equipment such as bins, pallets and machinery within the public realm requires management;
- Vacant retail properties look untidy and reduce the quality of the public realm; and
- Large areas of hardstanding for car parking particularly in prominent areas such as Church End and Fore Street and Quay Road result in a vehicle dominated landscape and reduce the quality of the streetscape.

### Issues highlighted by the Looe Neighborhood Plan Steering Group:

- The built heritage of Looe is also a finite resource that is irreplaceable and under threat;
- The continuing loss through replacement of original architectural features and surviving historic fabric such as Victorian windows and doors;
- Numerous small but unsympathetic building interventions to unlisted buildings;
- Residential extensions that are out of scale with local roofscape;
- Examples of poor shopfronts, signage, advertising and communications equipment are changing the traditional character to one of 'any street';
- Temporary parking along Fore Street and West Quay on the road itself. Presents safety hazard for pedestrians using the footpath along Fore Street because of varying width, high kerbs and parked vehicles; and
- Limited consideration given to the preservation/ maintenance of trees or to new tree planting in the public domain, loss of trees in the town centre to parking.



Buller Quay

### Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to high quality landscape features, green infrastructure assets and local distinctiveness:

- Heritage buildings and their settings, in particular the clusters of listed buildings in the Looe conservation area;
- Limited public green space within residential areas is a valuable local resource;
- Trees above the settlement boundary contribute to the leafy character of streets and properties on higher ground and the gradual loss of these trees erodes the quality of the area;
- The East Looe River and associated woodland corridor, the river estuary and East Looe beach are significant natural features within the area;
- The active frontage and variety of independent shops and local business which increases variety and local distinctiveness are susceptible to change due to pressure from larger chains entering the town;
- The south west coast path PRoW; and
- The tranquility of Looe is sensitive to increases in traffic, leading to congestion on local roads and car parks.

There are also some elements which are particularly sensitive to change discussed extensively on the document produced by Cornwall Industrial Settlements Initiative, Conservation Area Partnership, 2002 (Section 8).

## Character Management Principles

Looe is distinctive because of its blend of interesting natural topography, survival of medieval settlement boundaries, vernacular and post medieval architecture which were influenced by its trading and fishing past as well as its mid-late 19th century development. In addition to this, its tourist trade has added to its character by the late 19th and early 20th century development. The different range of materials, the quieter character of rural Looe in comparison with the urban East Looe, the tight street patterns and dense development deriving from its medieval past and the riverside/seaside have created a blend of buildings and character spaces unique in Cornwall. However, unsympathetic alterations to historic buildings, modern development failing to acknowledge the special character of the town and introduction of traffic and car park areas threaten the special character of the area. The Looe Neighbourhood Plan Community Survey of July 2016 created for the pursuit of policies for the "Protection of local identity, heritage and the environment" supported a vision for the future which sees Looe as a "Working Harbour" and "Traditional".

The neighbourhood steering group commented that there is a wide recognition that Looe's maritime heritage is an invaluable asset to the town - it gives the community a sense of pride and identity and provides a unique selling point for business and leisure/ tourism sectors.

In order to address the issues highlighted above, principles for managing change in this area should focus on sustaining, reinforcing or enhancing the maritime character of the neighbourhood Plan area and reinforcing local distinctiveness conferred by its built form, landscape and natural assets. The following principles should be considered when defining policies with respect to heritage and character:

- New developments should respect the layout, scale, mass, height and appearance of neighbouring buildings and buildings across the Neighbourhood Area;
- High quality materials and a high standard of workmanship should be applied in the repair, or other works, to the public realm;
- Conserve and protect heritage assets and their setting, including those located outside the Looe Conservation Area;
- Proposals to alter existing buildings should demonstrate a detailed understanding of the history and design qualities of the buildings and provide a clear rationale for how this is taken account of in the design of the alterations proposed;
- Preserve the sense of enclosure in enclosed parts of the townscape by maintaining the compact street pattern;
- Proposals for properties in higher ground should retain or enhance well-vegetated front gardens that demonstrate a strong relationship with the surrounding landscape , and avoid substantial areas of paving for parking that create car-dominated streetscapes;
- Protect the areas environmentally sensitive places such as waterfront, woodlands and the river, which contribute to the richness of character in the rural landscape, from encroachment of development;

- A common palette of materials, street furniture and signage should be further developed to enhance the quality and legibility of the public realm. Some groups have developed neighbourhood design guidance or design codes which set out standards expected from new development;
- New development should maintain and enhance access to the harbour and should retain open views across the harbour and estuary from key vantage points; and
- The working harbour is a key draw for tourism and careful design could provide an opportunity for interaction with the public and for the town to advance its reputation for daily fresh-caught fish.

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through the Community Infrastructure Levy (CIL) and Section 106 (S106) contributions, or if the project is not eligible for these mechanisms, through other means of funding or delivery. CIL is a tool for local authorities to levy contributions from developers to help deliver infrastructure projects which benefit the local community – for more information, see <http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/>.

Section 106 agreements are site-specific and put in place to make it possible to approve a planning application that might not otherwise be acceptable in planning terms – for example, the provision of new green space. It is recommended to seek advice from the Local Planning Authority on what types of project can be funded through CIL and S106.

Projects and initiatives identified as having potential to be brought forward by CIL, S106 or other means include:

- Opportunities to improve way finding should be considered, including interpretation boards providing information about the landscape and heritage within the area;
- The area surrounding the War memorial at the junction of Fore Street and Station Road should be enhanced to reinforce this key nodal point and gateway to Looe;
- Public realm enhancements should be considered for public access and walkways particularly at Buller Quay; and
- The existing riverside footpath be enhanced to become a primary pedestrian route from the Railway Station.



Ferry Terminal, Hannaford Road

A Conservation Area Management Plan for Looe was adopted in 2009. This document provides guidance for the management of change in Looe Conservation Area and should be considered when defining policies with respect to heritage and character:

- The majority of Looe is subject to an Article 4(2) Direction (note: the Article 4 (2) direction area doesn't include the whole of the conservation area). This was introduced to provide additional management controls over well-meant but potentially harmful alterations to properties within the conservation area. Article 4(2) Direction applies within the shaded zone of the map contained within Appendix B. The Article 4 (2) direction requires planning permission for the following types of building alterations, which might otherwise qualify as permitted development:
- the erection, alteration or removal of a chimney on a house, or on a building within the curtilage of a house and any of the following developments which would front a highway, waterway or open space;
- the enlargement, improvement or other alteration of a house, including alteration to or replacement of windows and doors;
- the alteration of a house roof, including re-roofing;
- the erection or construction of a porch outside any external door of a house;
- the erection or demolition of a gate, fence, wall or other means of enclosure within the curtilage of a house; and
- the painting or rendering of natural stone walls and other minor works.

The requirement to seek planning permission in the above cases gives local authority officers an opportunity to provide guidance to property owners on forms of development that are appropriate for the Conservation Area and thus help to conserve the special character and appearance of the area.



*The Portbyhan Hotel*

## Next steps and sources of further information and support

This study is intended to provide evidence to support the development of policies with respect to heritage and character for the Looe Neighbourhood Plan. As such, it does not provide a comprehensive overview of contribution of individual buildings, streets or spaces to the character of the area. It should be considered alongside other evidence gathered through the plan making process, such as detailed policy reviews, consultation responses and site options assessments and the evidence base of the Cornwall Local Plan.

Other work which would strengthen the evidence base and provide a basis for monitoring and managing future change includes:

- Design codes which specify the types, form and appearance of development in the area. The Looe Neighborhood Steering Group could, for example, apply for further technical support through Locality, funded by DCLG for the Urban Design and Masterplanning package, including Design Codes.
- Common signage should be developed as part of Design Codes for the area; to enhance the quality of the area and improve legibility. This could include; a design style for way-finding, tourist information and landmarks that would provide continuity to the urban landscape and highlight special features; and
- Detailed mapping and interpretation of green infrastructure, including the waterfront, river estuary and coastal path to identify deficiencies and opportunities to further enhance the character and appearance of the area. Sources of information may include the following online resources:

<http://www.magic.gov.uk/>

<https://www.ordnancesurvey.co.uk/opendatadownload/products.html>

Local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment, as part of the wider range of designation. They enable the significance of any building or site on the list (in its own right and as a contributor to the local planning authority's wider strategic planning objectives), to be better taken into account in planning applications affecting the building or site or its setting. It is suggested that these are discussed with the local planning authority and that the following guidance Historic England's 'Local Heritage Listing Historic England Advice Note 7' (HE 2016) is used to prepare a selection criteria for a local list, thereby encouraging a more consistent approach to the identification and management of local heritage assets across Looe and Cornwall more widely. Creating a local list based on sound and consistent selection criteria will ensure a credible and accountable way of identifying local heritage assets, to the benefit of owners and developers who need to understand the significance of the local heritage.

- Current guidance which may be of interest includes:
  - Article 4 (Direction) for Looe (it covers matters such as extensions and alterations to dwellings and also use of materials)
  - Looe Heritage Guidance Notes - Shop Fronts and Signage, Caradon District Council 2008
  - Looe Heritage Guidance Notes - Roofs and Rainwater Goods, Caradon District Council 2008
  - Looe Heritage Guidance Notes - Windows and Doors, Caradon District Council 2008
  - Caradon Design Guide, 2002
  - The Caradon Design Guide, Section G, Shopfronts
  - The Caradon Design Guide, Section E, Dormers and Rooflights
  - The Caradon Design Guide, Section E, Window and Joinery
  - Cornwall Design Guide, Cornwall Council 2013

As set out on page 14, key non-statutory listed buildings have been identified within 'The Looe Conservation Area Appraisal, 2009' and are referred to in Appendix 2, Map 3, available at: [https://www.cornwall.gov.uk/media/3638195/Looe\\_Conservation\\_Area\\_Appraisal\\_Part-4.pdf](https://www.cornwall.gov.uk/media/3638195/Looe_Conservation_Area_Appraisal_Part-4.pdf).

Council in applying the principles set out in this assessment. The Locality website is a useful starting point and is updated regularly. Current guidance which may be of interest includes:

- Community Rights and Heritage, July 2016: <http://mycommunity.org.uk/resources/community-rights-and-heritage/>
- Heritage in Neighbourhood Plans, July 2016: <http://mycommunity.org.uk/news/heritage-in-neighbourhood-plans/>
- Design in Neighbourhood Planning, February 2016: <http://mycommunity.org.uk/resources/design-in-neighbourhood-planning/>

Further technical support is also available to priority neighbourhood planning groups and forums through Locality, funded by DCLG. The other packages of support currently available are:

- Housing Advice and Assessment
- Site options and assessment
- Urban Design and Masterplanning, including Design Codes
- Strategic Environmental Assessment (SEA)
- Environmental Impact Assessment (EIA)
- Habitats Regulations Assessment (HRA)
- Viability of proposals
- Evidence Base and Policy Reviews
- Facilitation Support
- Technical Facilitation
- Healthcheck prior to examination

Further information is available in the Neighbourhood Planning Grant Guidance Notes produced by Locality: <http://mycommunity.org.uk/resources/guidance-notes-neighbourhood-planning/>



Looe Harbour

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## Glossary of Terms

### Building line

The line formed by the frontages of buildings along a street.

### Built form

Buildings and structures.

### Edge

The boundary between two areas, these can be natural topographical features or man-made features.

### Enclosure

The use of buildings and structures to create a sense of defined space.

### Gateway

The design of a building, site or landscape to symbolise an entrance or arrival to a specific location.

### Historic Environment Record

A record held by the local authority of known archaeological sites, historic buildings, and designed landscapes.

### Land Cover

The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.

### Land Use

What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.

### Landscape

An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.

### Landscape Character

A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

### Landscape Character Areas (LCAs)

Landscape character areas are unique areas which are the discrete geographical areas of a particular landscape type.

### Landscape Types

Distinct landscape types that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

### Listed Building

A listed building is one that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are three categories of listed buildings in the United Kingdom:

- Grade I buildings, which are of exceptional interest and make up 2.5% of all listed buildings in the United Kingdom.
- Grade II\* buildings, which are particularly important buildings of more than special interest and make up 5.5% of all listed buildings in the United Kingdom.
- Grade II buildings, which are of special interest and make up 92% of all listed buildings in the United Kingdom.

### National Character Area (NCA)

A National Character Area is a natural subdivision of England based on a combination of landscape, biodiversity, geodiversity and economic activity. There are 159 NCAs and they follow natural, rather than administrative, boundaries.

### Rural

Relating to, or characteristic of the countryside rather than the town.

### Setting

The context or environment in which something sits.

### Tranquillity

A state of calm and quietude associated with a peace, considered to be a significant asset of landscape.

### Tree Preservation Order (TPO)

A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodland in the interests of amenity.

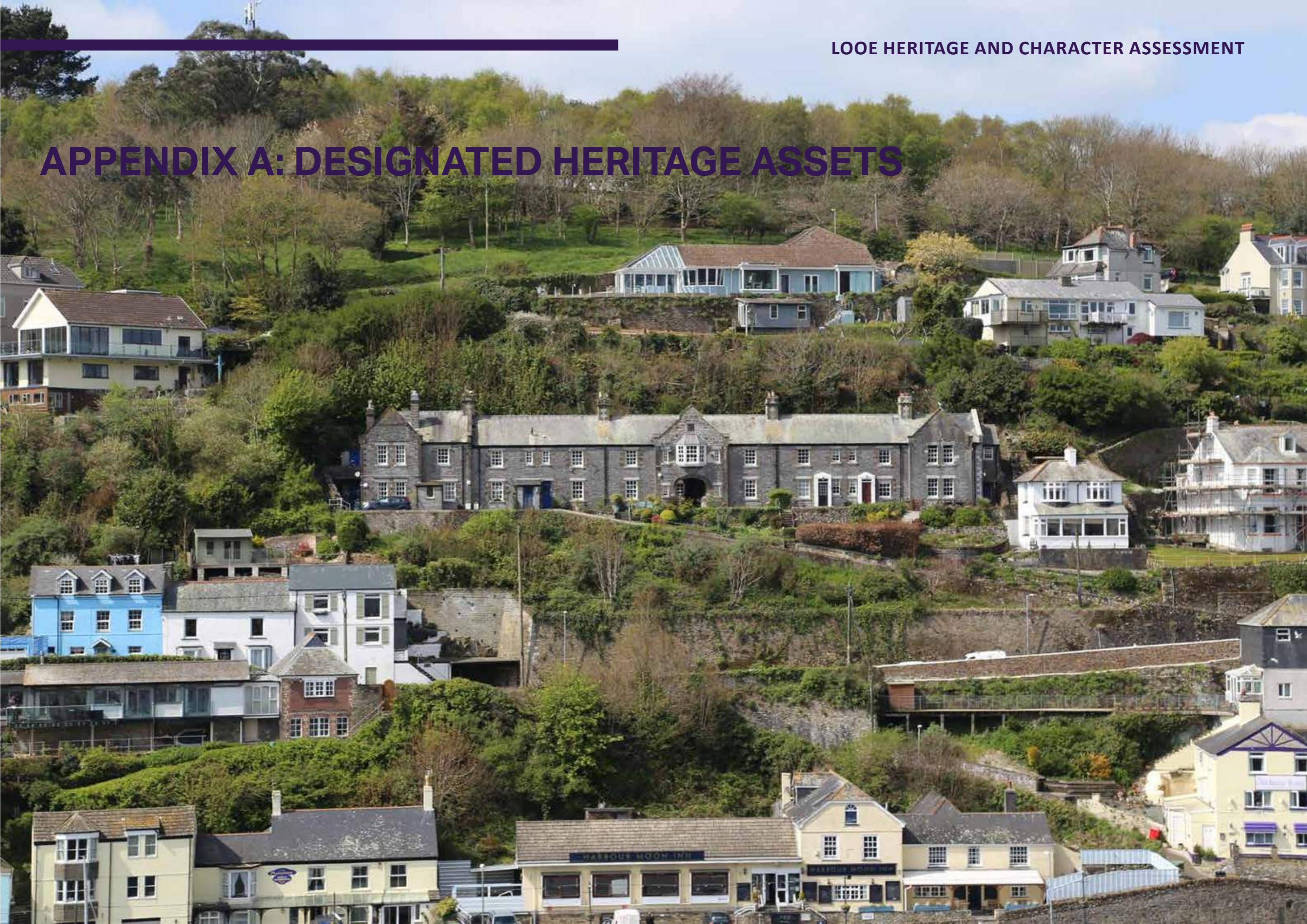
### Vernacular

The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials and responding to local economic and social conditions.

### Views

Views that can be seen from an observation point to an object (s) particularly a landscape or building

## APPENDIX A: DESIGNATED HERITAGE ASSETS



# LOOE HERITAGE AND CHARACTER ASSESSMENT

## DESIGNATED HERITAGE ASSETS

ID	NAME	GRADE	LIST ENTRY	EASTING	NORTHING
1	BRIDGE OVER EAST LOOE RIVER AND LAMP STANDARDS	II	1201093	225395	53584.36
2	WATCH TOWER STUDIO AND FORMER LIFEBOAT SHED	II	1201098	225603.7	53131.4
3	COSY COT	II	1201099	225349.1	53198.92
4	VERBENA	II	1201100	225332.9	53205.51
5	LLOYDS BANK LIMITED	II	1201101	225496.4	53480.72
6	PREMISES OF AE RUDDY AND SON	II	1201102	225514.7	53336.07
7	THE OLD SALUTATION INN	II	1201103	225521	53288.36
8	COBBLERS COTTAGE	II	1201104	225284.7	53210.91
9	FORMER BUTTER MARKET	II	1201105	225301.8	53206.16
10	PENLORE	II	1201106	225261.4	53196.77
11	CHURCH OF ST MARY	II	1201107	225612.4	53174.88
12	THE OLD VICARAGE	II	1201108	225602.4	53195.65
13	ROCK A BYE COTTAGE	II	1201109	225573.3	53213.96
14	PETROC YE OLD FISHERMAN'S COTTAGE	II	1201110	225571.3	53192.43
15	FENWICK'S OATS	II	1201111	225545.3	53253.44
16	THE FISHERMAN'S ARMS	II*	1201112	225594	53231.36
17	THE OLD GUILDHALL (NOW MUSEUM)	II*	1201113	225592.3	53212.81
18	GRAND PAS COTTAGE	II	1201114	225553.8	53202.14
19	CHYMOR SUN COTTAGE	II	1201115	225539.7	53198.38
20	TULVA TUDOR COTTAGE	II	1201116	225546.6	53194.8
21	2, LOWER STREET	II	1201117	225563.9	53145.9
22	THE GAFF	II	1201118	225580.3	53222.02
23	PIXIE COTTAGE	II	1201119	225326.6	53403.76
24	PREMISES OCCUPIED BY VILLAGE GOSSIP	II	1201120	225302	53239.76
25	THE CELLAR WINE BAR THE LOFT	II	1201121	225498	53233.36
26	THE LEATHER WORKSHOP	II	1201122	225508.6	53233.52
27	COBBLERS WAY	II	1201123	225198	53155.02
28	HIGHBURY	II	1201124	225019.5	53122.77
29	JUNE COTTAGE MAY COTTAGE	II	1201125	225109.4	53150.13
30	PEN BREA	II	1201126	225141.5	53158.07
31	SHERWOOD	II	1201127	225203	53162.38
32	ST MARY'S COTTAGE THE BINNACLE	II	1201128	225086.3	53143.93
33	TRENWITH	II	1201129	225117.9	53151.09
34	WEEHOUSE YE OLD COTTAGE	II	1201130	225202.9	53177.8
35	1-4, WEST LOOE SQUARE	II	1201131	225348.4	53232.75
36	CHURCH OF ST NICHOLAS	II*	1201132	225402.4	53201.26
37	DORILL COTTAGE QUAY WAY SAM SUPPLIES	II	1205008	225528	53232.36
38	WESSEX COTTAGE	II	1205034	225328	53207.25
39	SHOP PREMISES OCCUPIED BY DOWLING AND BAY	II	1205125	225518.8	53328.65
40	ALEXANDRA COTTAGE	II	1205155	225282.2	53187.75
41	SMUGGLERS COTTAGE YE OLD COTTAGE	II	1205164	225242	53177.5
42	WAREHOUSE OCCUPIED BY WELDMOBILE	II	1205176	225450.3	53143.18

## DESIGNATED HERITAGE ASSETS

ID	NAME	GRADE	LIST ENTRY	EASTING	NORTHING
43	THE OLD HOUSE	II	1205215	225566.7	53253.78
44	LITTLE GANNET	II	1205475	225564.4	53195.98
45	TIREE TYRINA	II	1205478	225562.5	53183.27
46	OSBORNE HOUSE	II	1205488	225554.1	53189.05
47	THE CUBBYHOLE	II	1205522	225582.1	53184.58
48	FORMER WAREHOUSE	II	1205541	225520.5	53180.75
49	MARKET COTTAGE	II	1205545	225547.2	53233.76
50	SMUGGLER'S HOTEL SMUGGLER'S RESTAURANT	II	1205565	225550	53247.36
51	COASTGUARD STATION FLATS PENINHAY	II	1205590	225296.8	53471.35
52	THE COTTAGE	II	1205596	225324.5	53408.16
53	THE JOLLY SAILOR INN	II	1205616	225322	53217.84
54	PORTIBIGHAM	II	1205623	225352.5	53419.84
55	LERRYN COTTAGE THE GALLEON	II	1205659	225556.3	53175.13
56	CHUBB'S HOUSE	II	1205672	225561.1	53154.18
57	WORKSHOP PREMISES OF H HOCKING AND SONS	II	1205685	225608.5	53253.26
58	GULL'S COTTAGE	II	1205704	225095.1	53146.16
59	HOME	II	1205715	225004.3	53121.49
60	MRS BARTLETT'S COTTAGE	II	1205741	225131.4	53155.06
61	PORLOCK	II	1205783	225210.1	53181.32
62	EDISTONE PORT COTTAGE	II	1280554	225076.4	53143
63	ORCHARD COTTAGE	II	1280572	225165.9	53151.95
64	HILLSIDE	II	1280589	225057.2	53130.45
65	QUAY WALLS INCLUDING VIADUCT	II	1280607	225429.5	53194.02
66	PREMISES OCCUPIED BY GRANNIE'S ATTIC PREMISES OCCUPIED BY RUMOURS	II	1280621	225298.7	53222.77
67	YE OLD COTTAGE YE OLDE COTTAGE	II*	1280647	225535.9	53247.67
68	CLIFFORD COTTAGE	II	1280664	225539.2	53240.85
69	THE FLOWER POT THE WATER RAIL	II	1280669	225543.3	53237.31
70	CORNISH ARMS COTTAGE	II	1280837	225292.1	53217.69
71	FAIRBANK COTTAGE	II	1280838	225272.3	53199.64
72	ISLANDER COTTAGE	II	1280839	225256	53195.52
73	PIERS AND QUAYS	II	1280856	225492.4	53496.07
74	THE GUILDHALL	II	1280863	225503	53400.36
75	BAKE COTTAGE	II	1280868	225229.3	53194.16
76	CHY AN COLOM	II	1280876	225251.4	53181.43
77	WESTWARD COTTAGE	II	1280890	225320.7	53196.56
78	BLACK HORSE AGENCIES LOOE BAKERY	II	1280892	225488	53504.36
79	K6 TELEPHONE KIOSK ADJACENT TO NORTH SIDE OF WATCH TOWER STUDIO AND FORMER LIFEBOAT SHED	II	1280924	225603.6	53137
80	3, CHURCH STREET	II	1280930	225342.4	53198.79
81	ROSE COTTAGE	II	1280932	225333.4	53210.57
82	1 AND 2, BASSETT'S COURT	II	1280948	225287.5	53227.11
83	DARLOE	II	1282821	225259	53236.36
84	CHURCH HOUSE	II	1282822	225608.4	53189.95

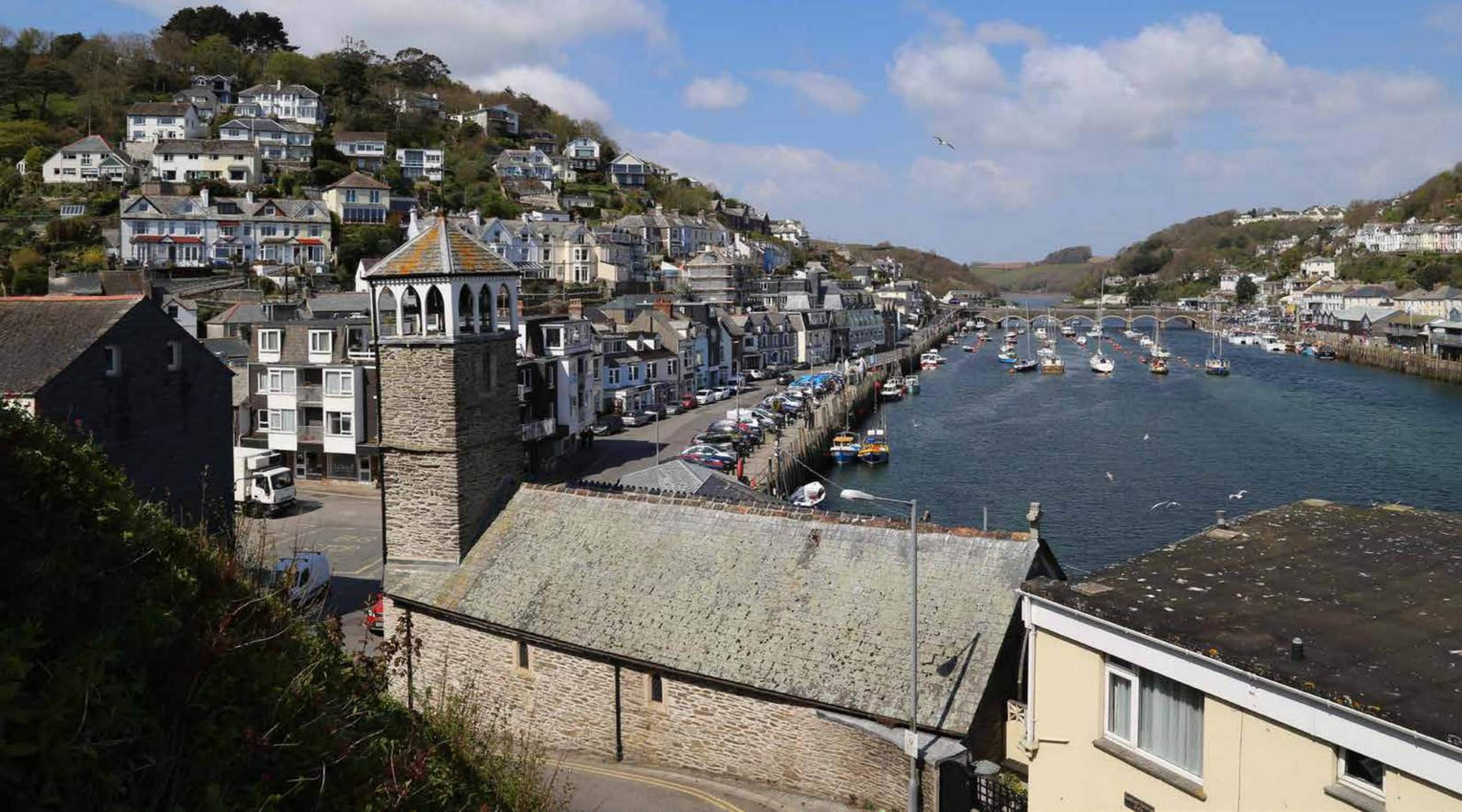
## DESIGNATED HERITAGE ASSETS

ID	NAME	GRADE	LIST ENTRY	EASTING	NORTHING
85	LANTAU	II*	1282823	225578.1	53188.81
86	SURCOUF HOTEL AND RESTAURANT SURFCOAT HOTEL AND RESTAURANT	II	1282824	225542	53201.36
87	THE COTTAGE	II	1282825	225566.1	53207.15
88	1 AND 2, NORTH ROAD	II	1282826	225302.3	53247.78
89	TRELLIS COTTAGE	II	1282827	225327.8	53398.43
90	VINE COTTAGE AND ATTACHED COACH HOUSE	II	1282828	225350.7	53262.57
91	THE STUDIO	II	1282829	225489.8	53205.47
92	BRYHER	II	1282830	225210.3	53166.99
93	OLD MALT HOUSE	II	1282831	225229.5	53173.48
94	ROSTALLAN WENMOUTH CLOSE	II	1282832	225133	53139.87
95	SPINNAKER TREVARRACK	II	1282833	225066.6	53129.85
96	WILRENA	II	1282834	225157.4	53162.61
97	UP THE CREEK COTTAGE	II	1282857	225335.7	53195.61
98	ARCH HOUSE	II	1282858	225520.7	53299.6
99	THE GOLDEN GUINEA RESTAURANT	II*	1282859	225532.3	53336.05
100	ANDREW TOMAS CAMEO	II	1282860	225256.4	53182.27

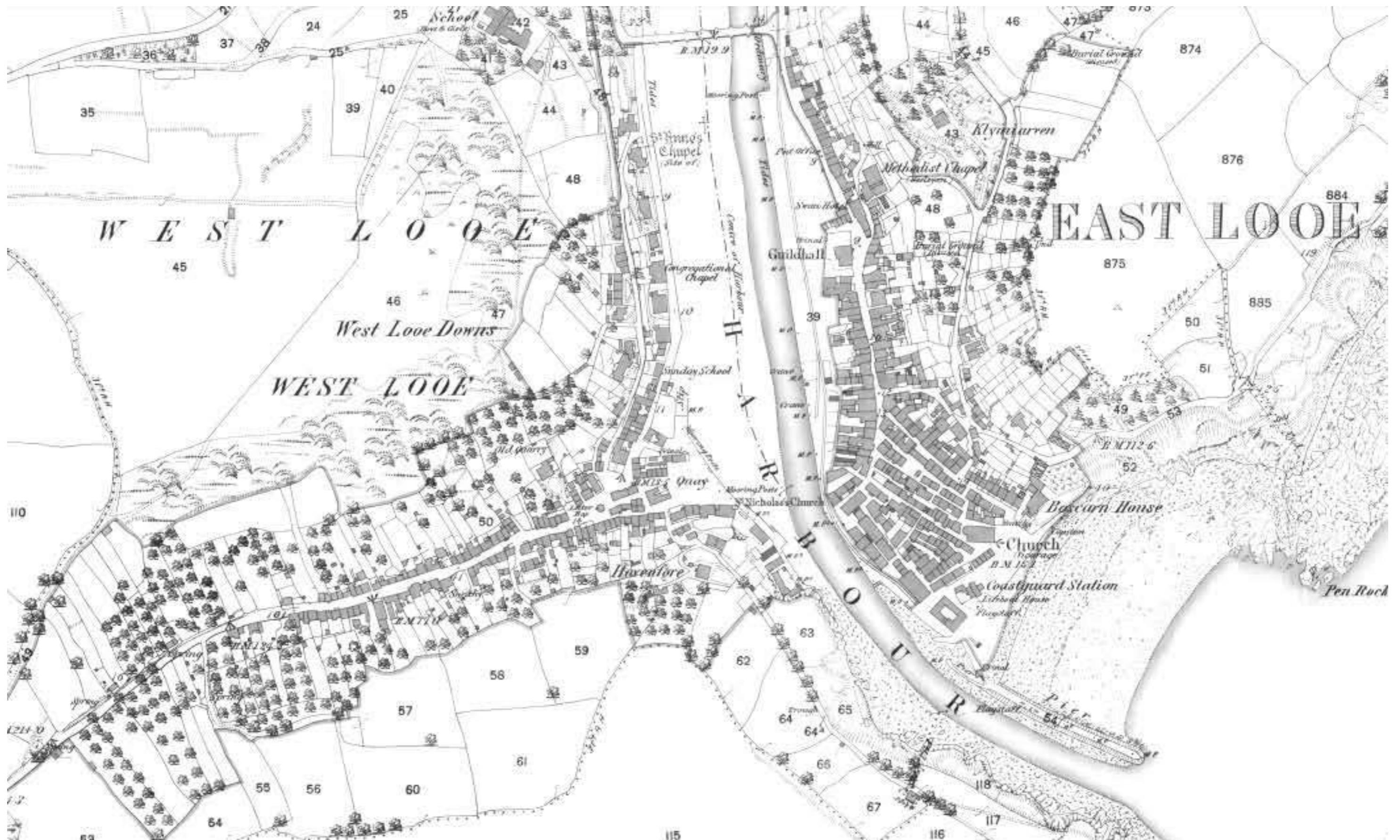
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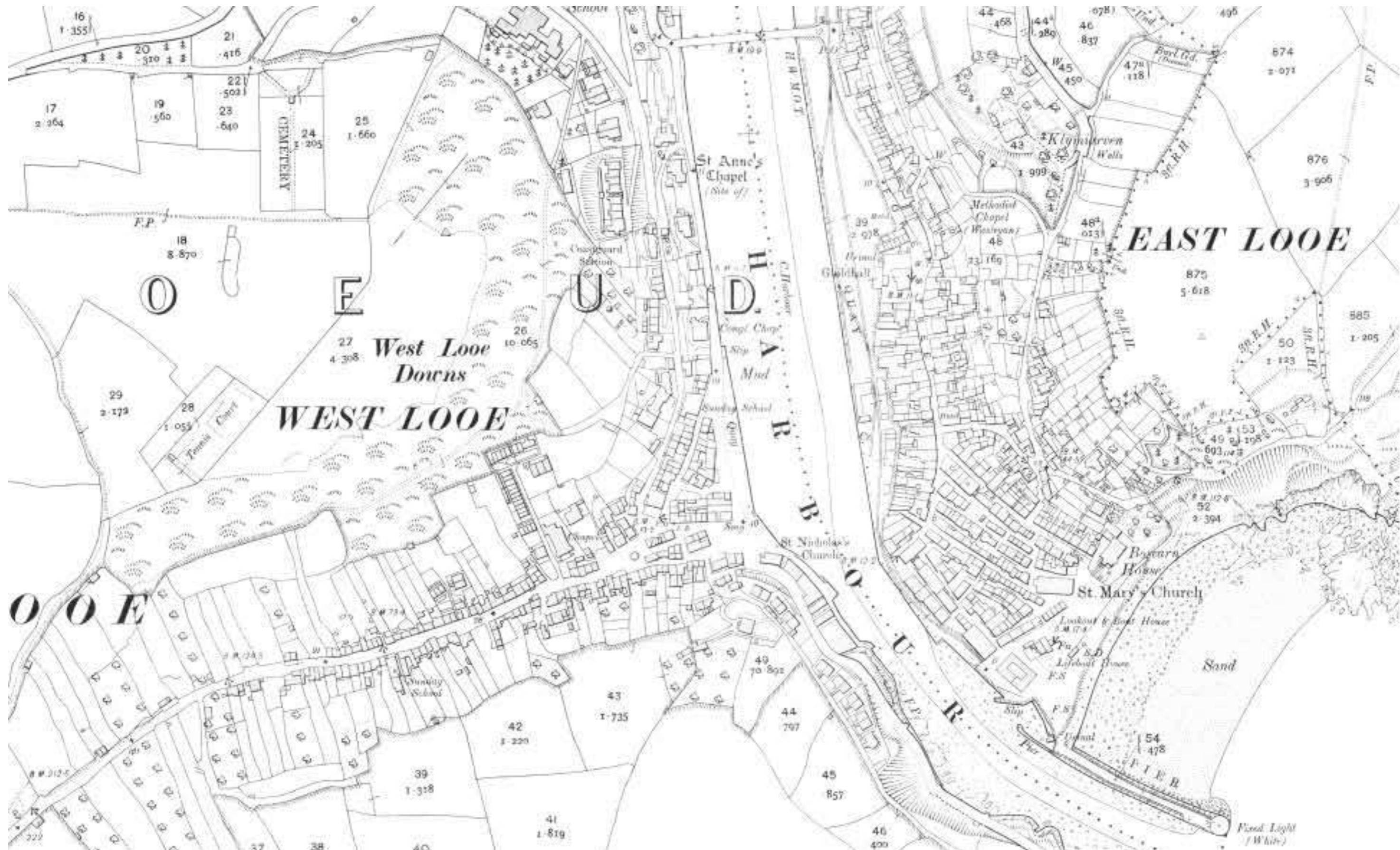
## APPENDIX B: HISTORICAL MAPS



## LOOE HERITAGE AND CHARACTER ASSESSMENT

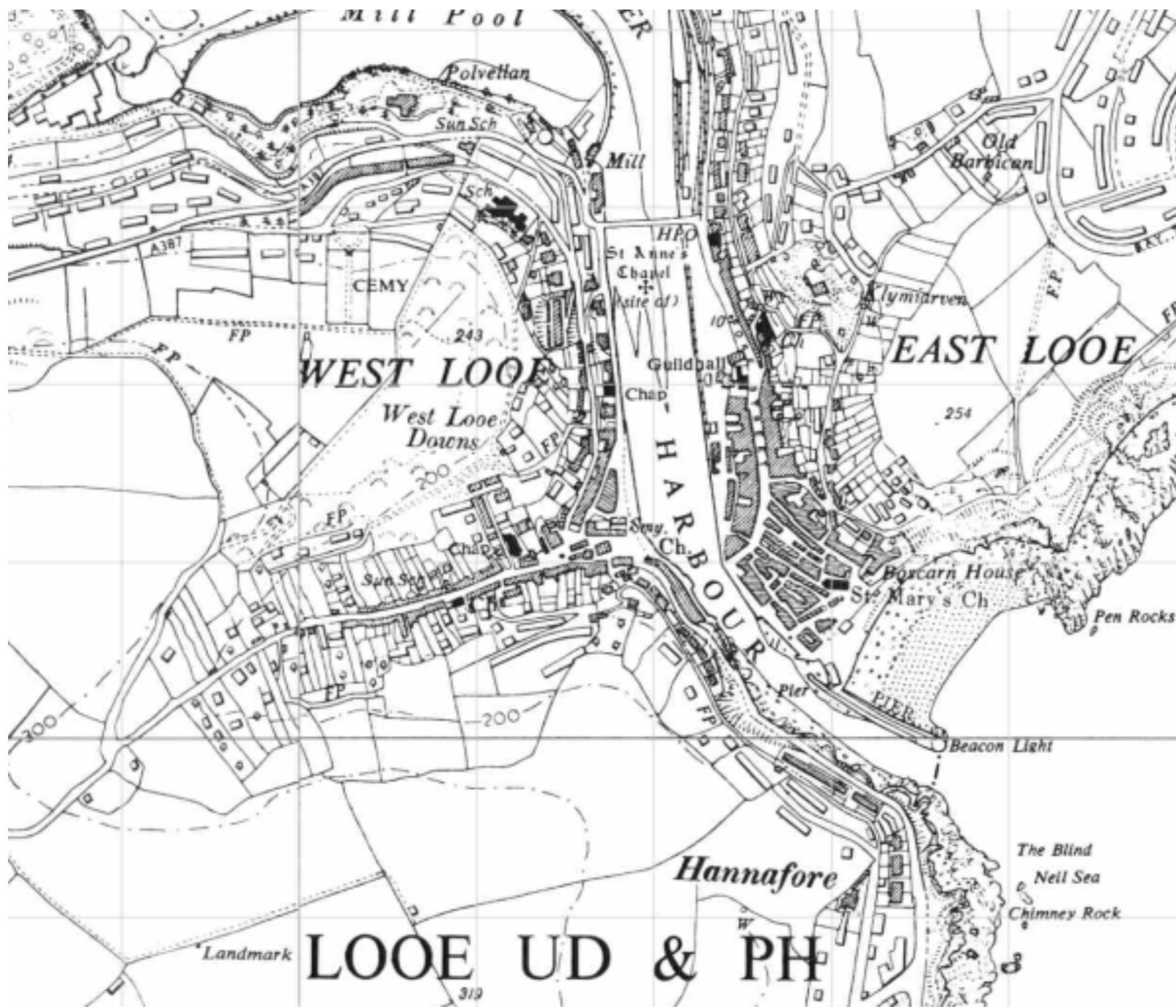


Ordnance Map 1882 (Source: Centre Maps)



Second Edition 1907 (Source: Centre Maps)

## LOOE HERITAGE AND CHARACTER ASSESSMENT



1958 Map (Source: Centre Maps)

#### ABOUT AECOM

In a complex and unpredictable world, where growing demands have to be met with finite resources, AECOM brings experience gained from improving quality of life in hundreds of places.

We bring together economists, planners, engineers, designers and project managers to work on projects at every scale. We engineer energy efficient buildings and we build new links between cities. We design new communities and regenerate existing ones. We are the first whole environments business, going beyond buildings and infrastructure.

Our Europe teams form an important part of our worldwide network of 45,000 staff in 150 countries. Through 360 ingenuity, we develop pioneering solutions that help our clients to see further and go further.

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