



NEWQUAY GROWTH AREA PATTERN BOOK



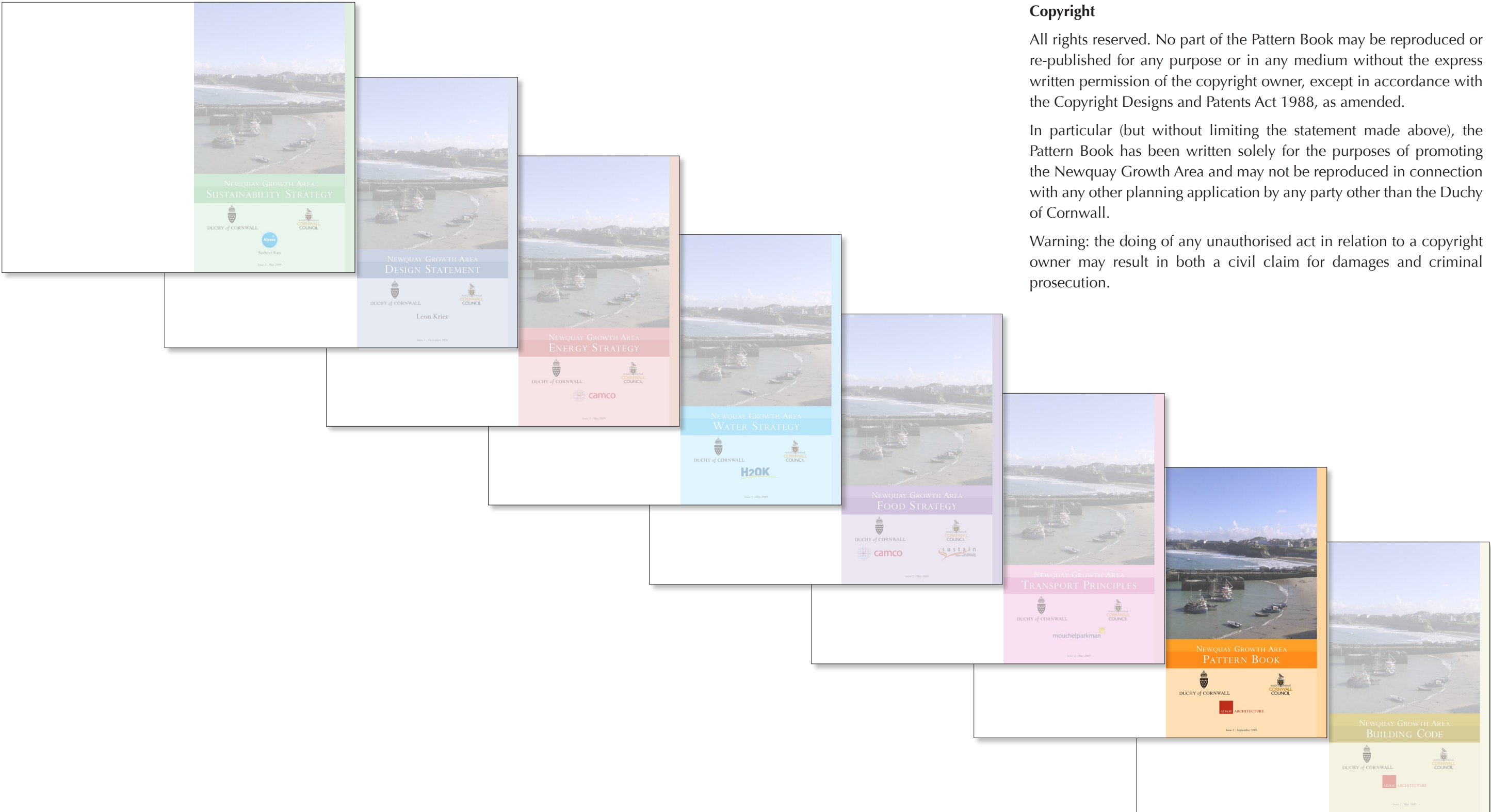
DUCHY *of* CORNWALL



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A PATTERN BOOK FOR NEWQUAY

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Researched, written and produced by



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Pattern Book Consultants
URBAN DESIGN ASSOCIATES

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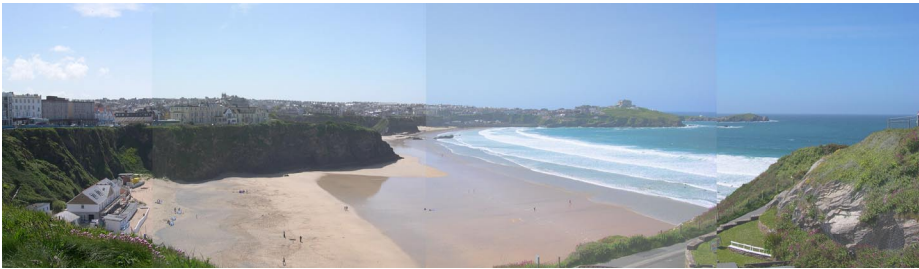
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CHARACTER AND DISTINCTIVENESS

*Ah! seaweed smells from sandy caves
And thyme and mist in whiffs,
In-coming tide, Atlantic waves
Slapping the sunny cliffs,
Lark song and sea sounds in the air
And splendour, splendour everywhere.*

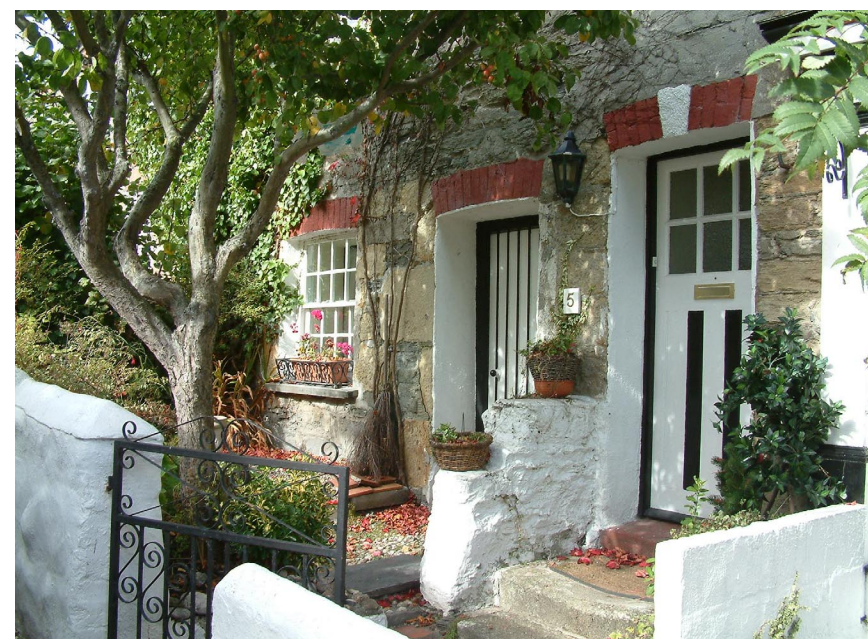
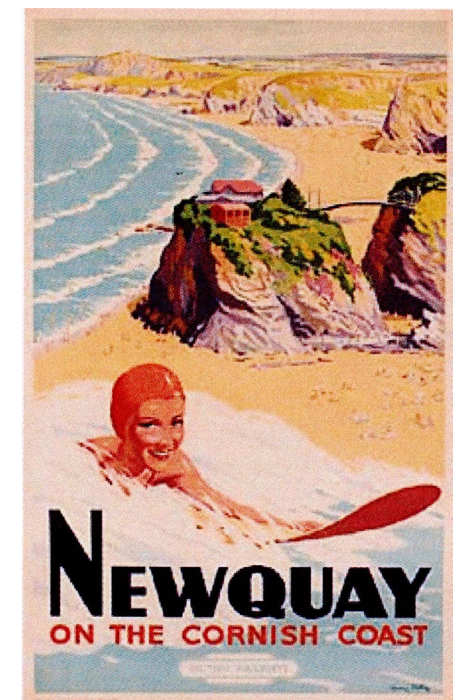
Sir John Betjeman's *Cornwall*

Located on 'the Cornish Riviera', Newquay, with its dramatic cliff-top setting, is widely known for its spectacular beaches, surfing and invigorating holiday atmosphere. It is a lively and diverse town with a distinctive character, a well preserved core and a many-layered history. The town also has many charms that are not immediately revealed, such as quiet garden lanes and quirky 'look-outs'. It has an unspoilt sandy harbour where fishermen unload their nets at high tide, providing a rich source of seafood.



To capitalise on some of the finest and safest beaches in Cornwall, a new International Surf Centre at Fistral Beach has recently opened, with surf retail and hire facilities, changing rooms, a beach café, tourist information, a surf history museum, restaurant and creche as well as being home to the British Surfing Association. It is open all year round and has reinforced the town's reputation as the surfing capital of the UK. In the evening the town comes alive with a host of restaurants clubs and bars, catering to a range of tastes.

Coastal walks are popular in the bracing sea air, high up on the Peninsula Path above Newquay, from which a wide variety of secluded coves and caves can be explored. The rich flora and fauna includes rare plants, unusual sea birds and even occasional sightings of dolphins. Bicycle hire allows a wider network of lanes and tracks to be explored, whilst more adventurous pursuits include climbing, abseiling, 'coasteering' and 'blokartering'.





The Eden Project



The Lost Gardens of Heligan



Air Links



Road Links



Rail Links

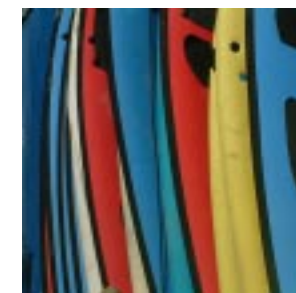
THE RIGHT INGREDIENTS

Newquay is Cornwall's foremost tourist town and accommodates 25% of Cornwall's average annual visitors. The resident population of the town is 22,000. In summer the population reaches approximately 100,000, with 750,000 visitors over the whole year. 64% of visitors stay overnight. Most visitors to the Eden Project stay in Newquay. Tourists spend over £300 million per annum in Newquay— around £100 million stays in the local economy.

In addition to the high season, Newquay has an active year-round economy. For example, the privately owned Lusty Glaze Beach, focuses on accredited training courses, corporate events and education in schools during the winter months. There are currently a number of major regeneration proposals, including creation of a new town square, the redevelopment of substantial car park areas and creation of world-class beach facilities. A five-year programme of environmental improvement, part of a well-funded transportation strategy, is making significant changes to the town.

Newquay has a busy airport with regular low cost flights to and from London Stanstead and Gatwick. There are also regular train and coach services.

A number of significant private investors are pursuing ventures that will help strengthen and diversify the economy of the town.



5 ESSENTIAL QUALITIES

1 A Unique Location

Reaching to the exposed Pentire Peninsular, the rugged North Cornwall coast forms the dramatic backdrop to Newquay. The sea has always been the *raison d'être* of the town. First through fishing, then through the transportation of Cornwall's natural resources and, latterly, as a seaside resort.



2 A Dynamic Place

The distinctive character of Newquay has emerged from centuries of interaction with the environment using available resources as well as civic and religious aspirations. Economic and cultural patterns have also found physical expression. The pattern book aims to elucidate some of the many different qualities that contribute to the uniqueness of the town.



3 Diverse Scale

The size of individual buildings in relation to each other gives hierarchy and meaning to the townscape. Greater scale can be important where a building is conveying civic meaning, whilst the general stock of houses are likely to be of a relatively smaller, domestic scale. Oversized buildings of little distinction can have a disastrous impact on the established architectural coherence of a town. Miniature or fragmented buildings can have a similar detrimental effect.



4 Vibrant Colour

Colour can be a simple way of adding liveliness and variety to a building, street or terrace. The vibrant effects that can be achieved through the use of colour are appropriate to the character and seaside location of Newquay, although some caution is required in its application to avoid gaudiness.



5 Local Materials

The characteristic palette of materials used in the construction of the town, mostly originate from the locality and contribute to the other qualities here described. The area is 'mineral rich'. Materials of local origin help define a sense of place and assist the built environment to harmonise with the natural landscape. The choice of materials determines the range of colours to be found and suggests certain combinations. A building with larger stones may, for example, give a greater impression of size than one built using smaller stones or rubble.



10 PRINCIPLES FOR DEVELOPMENT

The Pattern Book will serve as a resource to guide new development according to the following ten principles:

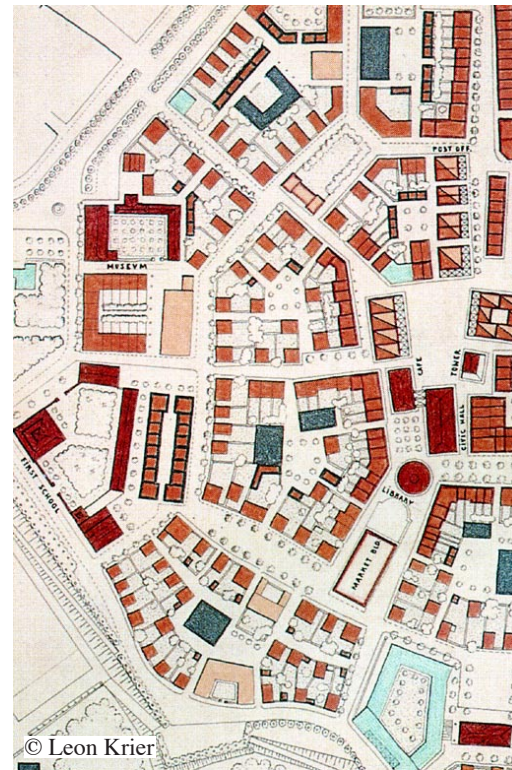
A Public Consultation

Any development will evolve through proactive public consultation and participation will contribute throughout so as to enable reviews.



B Master Plan

A Master Plan to integrate a mix of public spaces, street types and building types, based on public consultation will be resolved and approved by the community before Phase One is released for detailed design, planning and development.



C Sustainability

The Master Plan will address sustainability in its broadest sense and provide environmental, social and economic framework solutions.



D Local Identity

The development will reflect local identity. It will capture the spirit of the Newquay's urban fabric yet not be afraid to re-interpret. The tool to achieve this will be the Newquay Pattern Book which will be shaped by local consultation and a Building Code. In tune with the Master Plan these documents will regulate the development.



E Cornish Resources

The use of local resources will be preferred so as to assist the local economy, reflect local identity and meet sustainability objectives.



F Indigenous Needs

The primary purpose of the development is to meet local needs. These needs are to be identified and understood through public consultation and enquiry and will be addressed in the Master Plan. A sense of community will best be established by conceiving a development which responds to local needs and thereby is occupied by a resident population.

G Relationship with Newquay

The new development will forge strong physical connections so as to strengthen the town and present social infrastructure. However, as a genuine mixed-use sustainable development, it will be able to meet daily needs. It will be distinctive as a place but evocative and closely related in appearance to the wider town.

H Environmental Impact Assessment

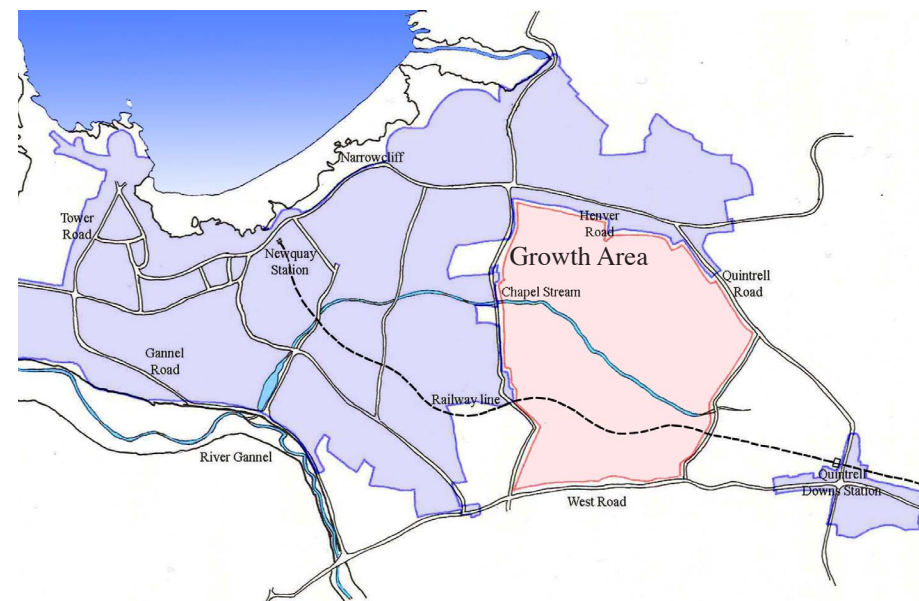
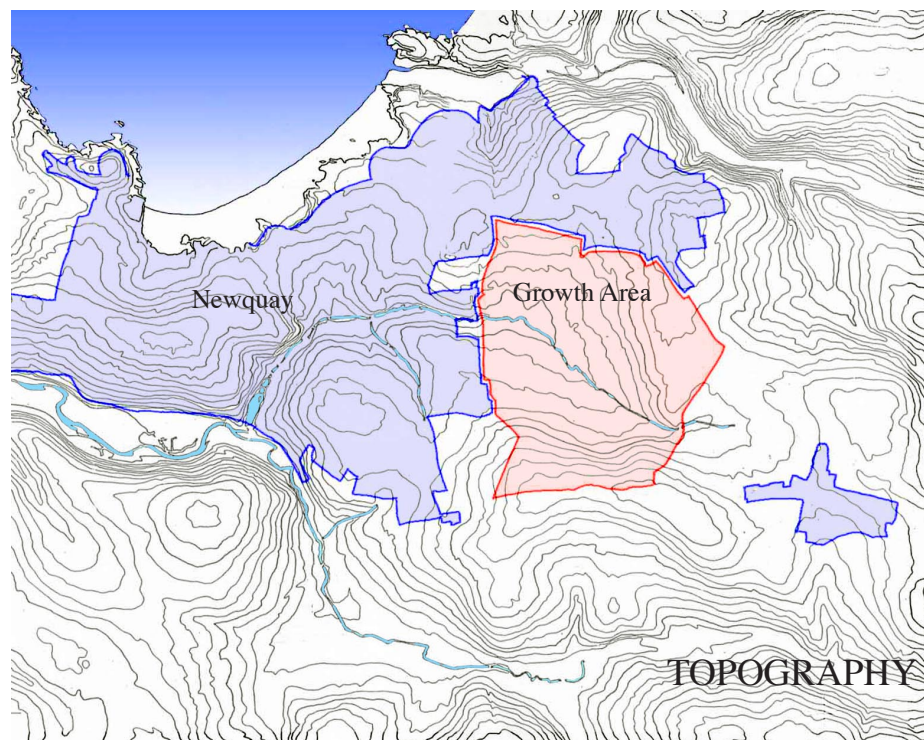
All development impacts upon the environment. That impact will be measured so as to inform the Master Plan and the design. The aim will be to minimise or mitigate impact and where possible to procure enduring benefits.

I Efficient Land Use

As a diminishing resource land must not be wasted. The development will be fit for the future and capable of adaptation to meet changing needs. It will be urban in form and confident about density and height. Public spaces will be tightly enclosed and a new urban edge will be defined but the development need not necessarily be finite.

J Viability

The development will have commercial integrity and as part of its sustainable ambitions seek to provide an economic microclimate that occupies and helps retain its community in good heart for the long term.



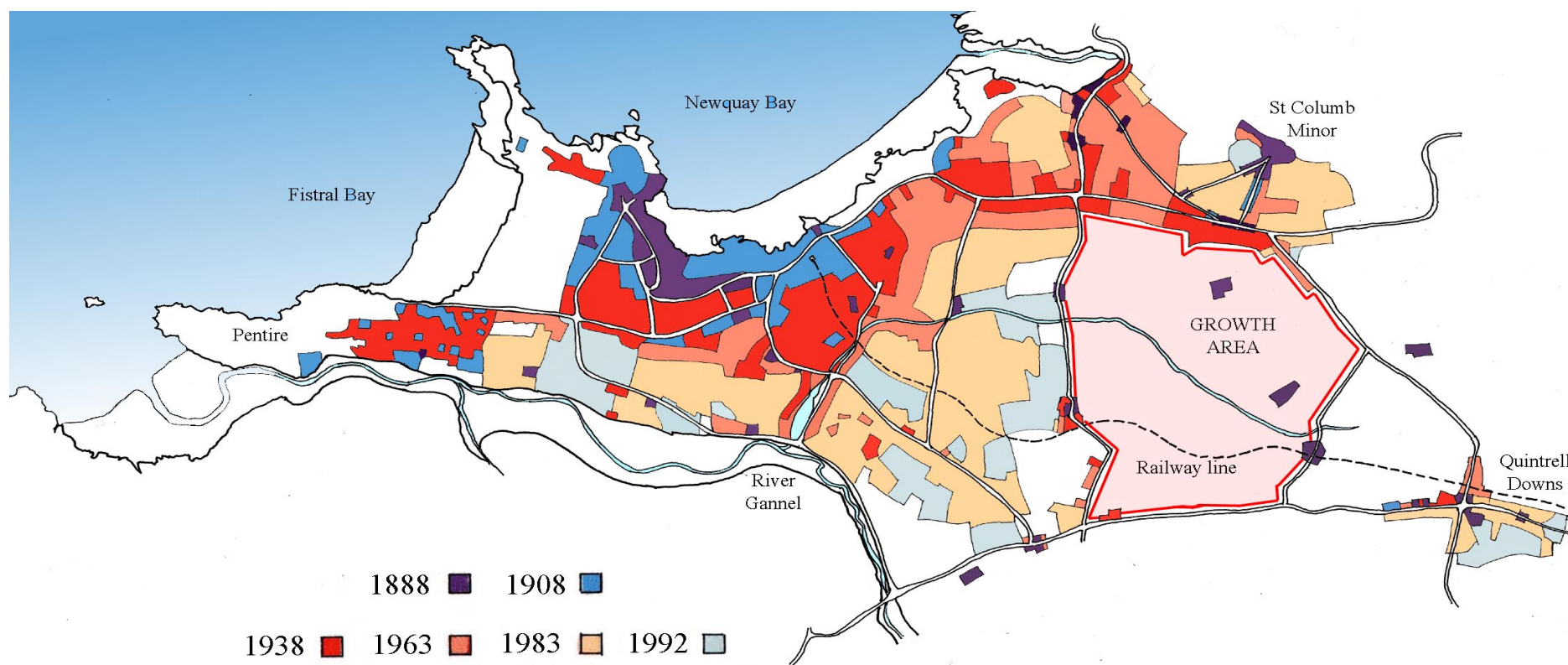
PRINCIPAL ROUTES

COMMUNITY PATTERNS

Evolution of the Town

The history of Newquay can be divided into distinct phases, each of which has a particular character in relation to the urban design, building type and the materials.

From the Bronze age to the nineteenth century, Newquay was a primarily a fishing village. The area around Fore Street and Central Square formed the heart of this village. The development of the harbour in the 1840s, together with the subsequent arrival of the railway and the increasing popularity of seaside holidays signalled the start of a new phase in the history of the town which, with the arrival of the large hotels on the cliff tops, expanded rapidly to the East around the bay. More recently, the “.... glorious beaches, romantic caves and rocks below the villas...great breakers on Fistral Bay....two miles of translucent surf on shiny sand” so enthusiastically described by John Betjeman have continued to attract holidaymakers which in the summer swell the winter population of the town from 22,000 to over 100,000 people. In recent years, the town has continued to expand both East and West along the coast and to the South of Newquay bay.



TOWN DEVELOPMENT

1780

Newquay is a small fishing village on the coast with a number of tiny hamlets on the hills around.

1888

J.T. Treffry has bought the manor of Newquay. The town is thriving with Newquay Silver and Lead Mine in production, a larger pier and numerous prosperous farms. A tram line has been constructed from the south coast to the harbour via a timber viaduct over the Trenance Valley for horse drawn carriages, so that Treffry can transport copper ore from his mines there to the harbour in Newquay. He is transporting copper to South Wales, as the seas around Lands End are too treacherous. However, the pilchard industry has collapsed and so other forms of income are needed.

1908

The viaduct has been replaced with a stone and iron structure so that the railway could be brought to Newquay, replacing the tracks for horse drawn carriages. The area is increasingly popular with tourists who can now travel there quickly, many of whom are staying for long periods of time, or settling permanently. Tourism has become the prime industry, and a large scale building programme is underway to provide enough housing for this growing town. This is still largely arranged along the coastal road with most houses having either direct or oblique sea views.

1938

Newquay has continued to grow as a holiday resort and interwar building has meant that the town now stretches much further inland to the river and along the roads to St Columb Minor in the east and Pentire in the west.

1963

Residential areas have enlarged to run continuously from the harbour to St Columb Minor, with much of Newquay's development now inland. The coastal areas which were previously residential are almost entirely commercial and service industries catering for the tourist industry.

1983

Development has continued south towards the river Gannel, forming a horse shoe of countryside between Trevithick Manor and St Columb Minor. Development is now entirely inland, several miles from the coast.

1992

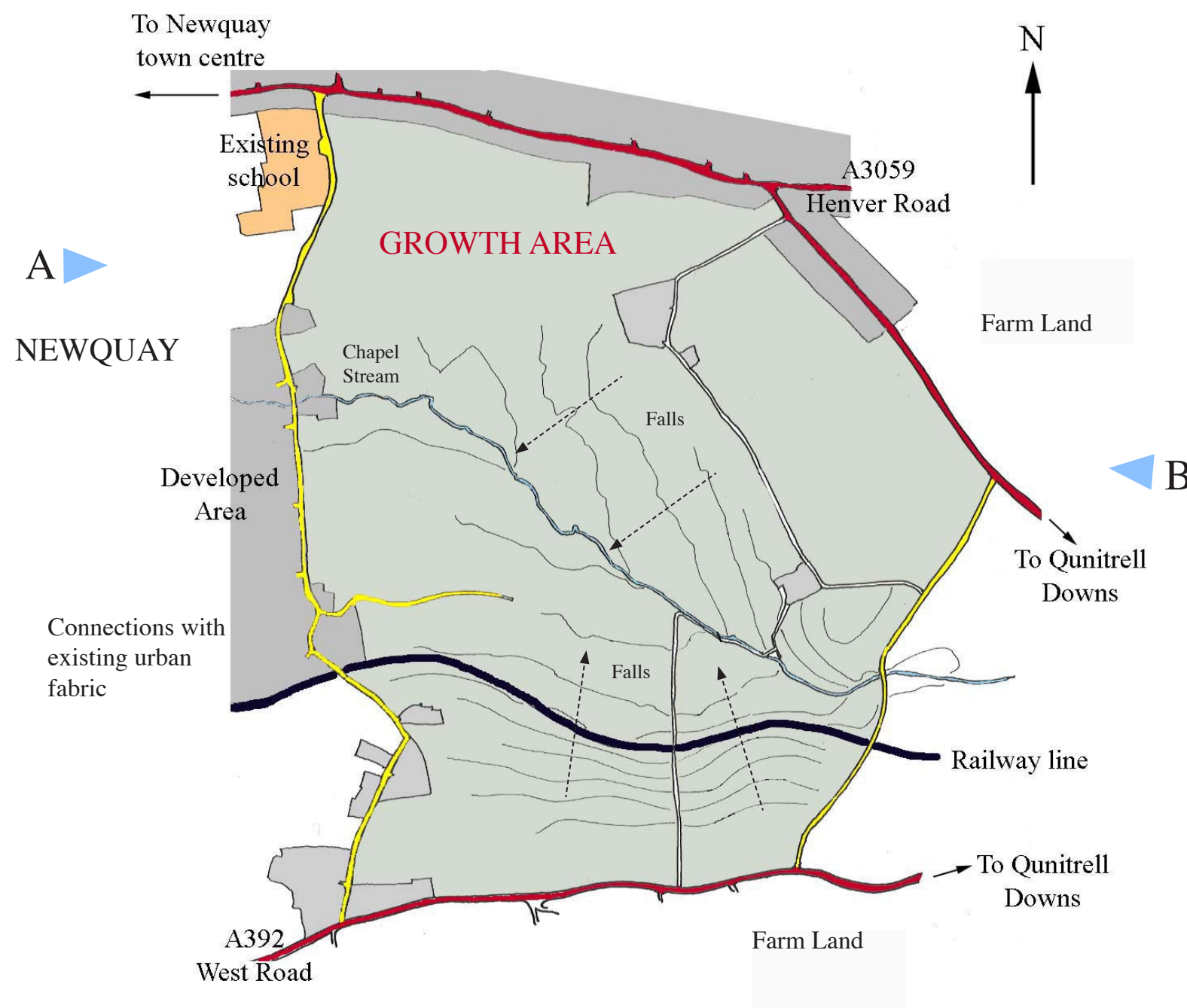
Further infill development has taken place, but at a much slower pace than previously as Newquay maintains its size, sustained by a strong tourist industry and the popularity of surfing.



View from A



View from B



PURPOSE OF THE PATTERN BOOK

It is undisputedly evident that a great part of every man's life must be employed in collecting material for the exercise of genius. Invention, strictly speaking, is little more than a new combination of those images which have been previously gathered and deposited in the memory:

Nothing can come of nothing:

He who has laid up no materials can produce no combinations.

Sir Joshua Reynolds, an address to the Royal Academy

This Pattern Book is intended to guide development in Newquay in a way that will strengthen the built character of the town as a whole. It specifically addresses a new growth area currently proposed on the site that has been identified to the east and southeast of Newquay, bounded by Henvy Road to the north, Trevenson Road to the west, the Quintrell Downs Road to the east, and the A3095 to the south.

By identifying forms and characteristics of successful urban and architectural typologies within Newquay, as well as in cohesive settlements nearby, the Pattern Book is intended to encourage transformations of existing patterns. It suggests how urban patterns may extend into new areas and thereby reinforce the best of the existing with the new. Within the extended urban fabric, in addition to housing, the book also anticipates other essential elements of a truly sustainable, mixed community, such as shops, workshops and light industrial units, a place of worship, a school and even a new railway station.

The Pattern Book gives town planners, architects and builders a resource of typologies and details for the design of urban spaces and buildings that both stem from and reinforce local character. It serves as a bridge between distinctive indigenous building patterns and the requirements of a vibrant, expanding town.

This approach is consistent with the aims of the recent Framework Action Plan. New development should contribute to the revival of Newquay in a recognisable and lasting way.



PRINCIPLES FOR NEW URBAN SPACE

Planning shapes where we live and work. Good planning is crucial to the development the country needs, to make sure it is sustainable, well designed and actually improves people's quality of life. I want to see new buildings which satisfy the needs of those who live and work within them and reflect the character of the area.

Keith Hill, Planning Minister, Feb 2004

The Maturing of Newquay

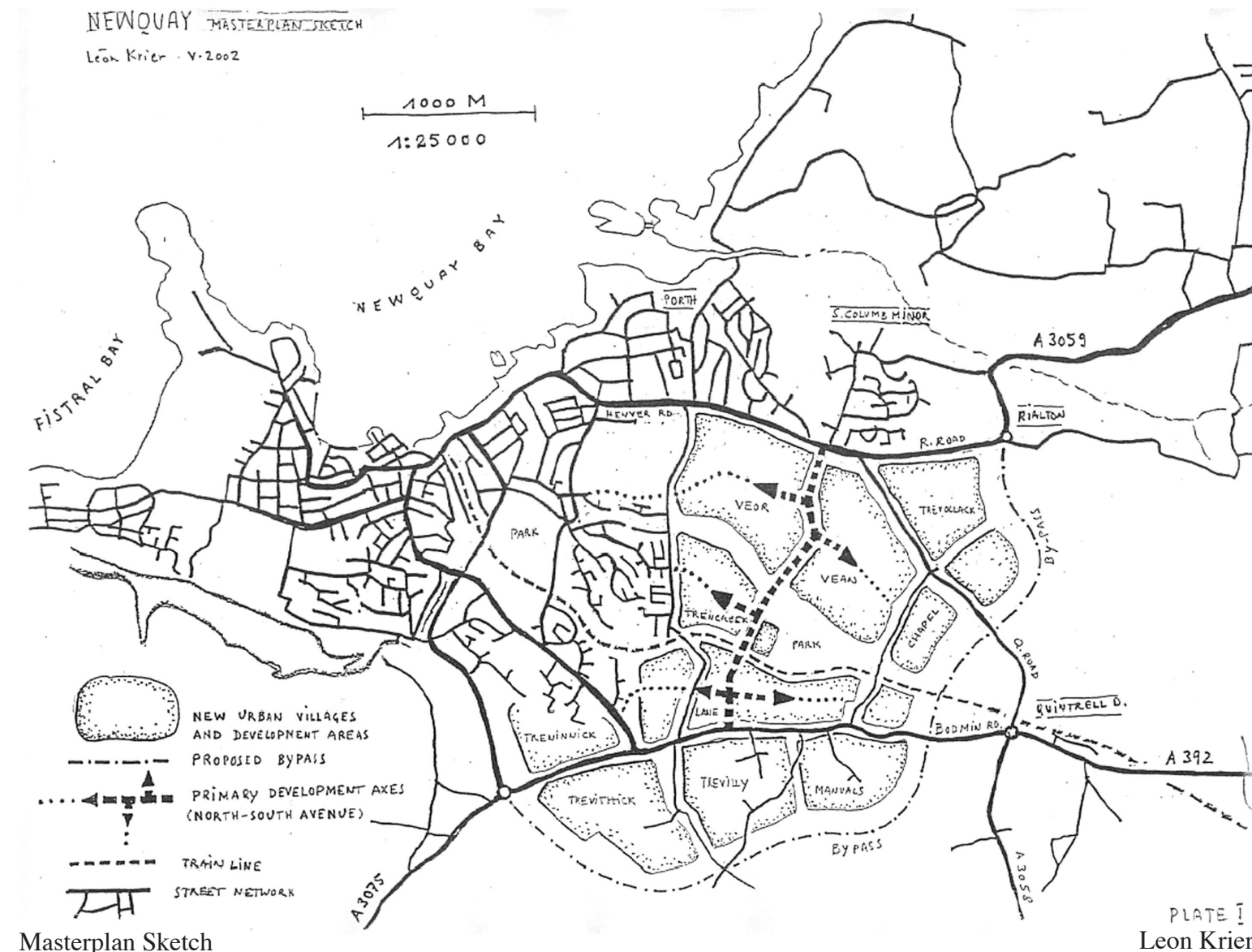
The Victorian-Edwardian core of Newquay, measuring a mere 50 hectares, serves now as an urban service centre for a vast residential suburbia, 12 times its size. It is evident that future urban extensions cannot go on adding single use suburbs onto an historic core, which is already bursting at the seams, during the high season.

The size of the growth area corresponds roughly to 40% of the present town-surface and it offers an opportunity for Newquay to become, within the next 20 years, a prestigious and mature seaside resort. The extension will be a new town of its own, made of several urban villages and hamlets. It will, beyond its own needs, help relieve the historic area, providing schools, shops, services, leisure and industrial facilities to make Newquay into an all year activity centre.

The overall master plan which is illustrated here as an outline sketch will ensure that future growth will help give Newquay an organic shape, easily understood and used because adapted to its unique topography and use. The corridor foreseen for the future by-pass will provide a definitive urban edge to the south and east, relieving the town from through-traffic. A new north-south avenue, linking Henvy and Bodmin roads will form the urban backbone of the growth area. It will complete an urban ring to Newquay formed by Cliff Road, Hever, Trenance, Trecoggan and Bodmin roads. At a right angle to the north-south avenue, the Chapel Stream linear park and lake divides the growth area in an east-westerly direction providing an important geographic and pedestrian link to the historic core, the central beaches and port area.

A new railway station will be located on the intersection of the rail-line and north-south avenue.

Together with the existing roads and streets these new geographic circulation and leisure corridors will form a legible urban network, articulating Newquay into manageable and clearly identifiable urban villages and hamlets; providing prominent locations for schools and community buildings, ensuring the pedestrian proximity of bus and rail stations, of everyday uses and places of employment.



USING THE PATTERN BOOK

The Pattern Book is not intended to be proscriptive but rather to provide a useful framework that subsequent planning and design processes can incorporate, select, revise and add certain elements; moving from the macro scale to medium and micro scales of consideration. In so doing they can better provide continuity for the next chapter of Newquay's development and ensure that the particular character of the town is strengthened.

Urban Patterns (Section B)

The Pattern Book first sets out to identify some of the key patterns of urban form and public space in Newquay. This part of the study analyses the scale and character of the various street and block typologies to promote an organic extension of the town, with appropriate scale and density.

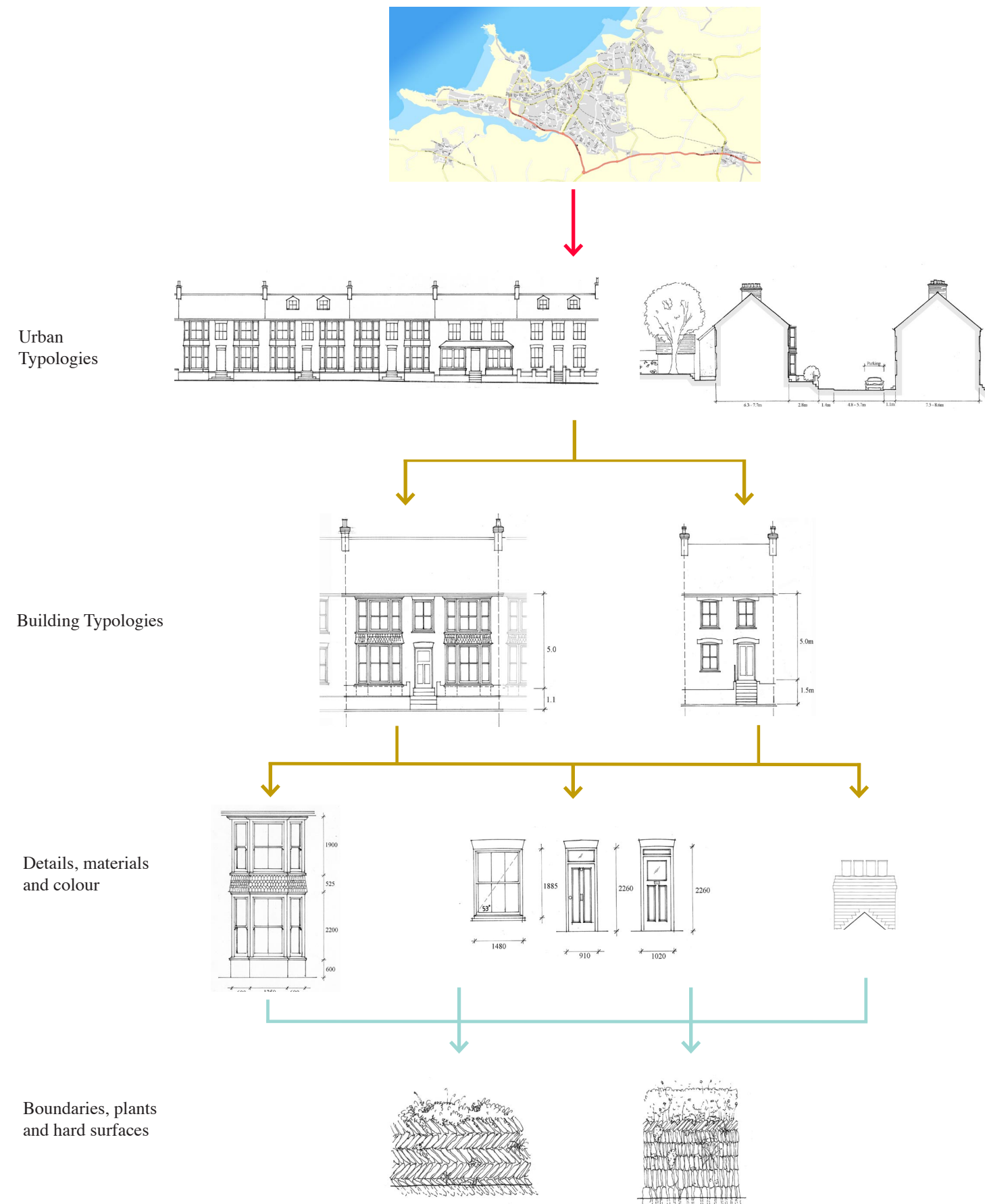
Building Typologies (Section C)

Logically proceeding from the former, an analytical study of the massing, scale, proportions and details of individual buildings, will help ensure that buildings of suitable character and scale are woven into the new urban fabric in a consistent and natural way.

The first page on each building type analyses the building as a whole. This may be followed by details that are specifically relevant to that type. Towards the end of Section C a number of pages set out common factors and details that are shared between a number of building types. In addition to details such as oriel windows, gables and ridges these pages include analysis of materials, colour, and mouldings.

Town Landscape Patterns (Section D)

The walls, planting and fixtures of streets play an important role in cementing individual buildings and streets together. These local and regional characteristics give cohesion and continuity to the whole.



URBAN MATRIX Page Key for Coordination of Urban and Building Types

SECTION B URBAN SPATIAL TYPES

SECTION C BUILDING TYPES	Churchyards and Cemeteries 1B	Central Square 2B	Town High Street 3B	Village High Street 4B	Hotels and Railway Forecourts 5B	Sea Front Streets 6B	Town Residential 7B	Resort Residential 8B	Village Residential 9B	Parks and Leisure 10B	Garden Lanes 11B	Back Courts 12B	Farmyard Clusters 13B	KEY
Public Buildings 1C														<div>Predominant</div> <div></div> <div>Quite Frequent</div> <div></div> <div>Occasional</div> <div></div>
Commercial Purpose Built 2C														
Mixed Use Purpose Built 3C														
Mixed use Modified 4C														
Train Stations 5C														
Hotels 6C														
Villas 7C														
Buildings with Verandahs 8C														
Double Fronted Houses 9C														
Two-Bay Houses 10C														
Cottages 11C														
Industrial 12C														

SECTION B
URBAN SPATIAL TYPES

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1 Parish Churchyards and
Cemeteries



2 Central Square



3 Town High Street



4 Village High Street



5 Hotels and
Railway Forecourts



6 Sea Front Streets



7 Town Residential



8 Resort Residential



9 Village Residential



10 Parks and Leisure



11 Garden Lanes

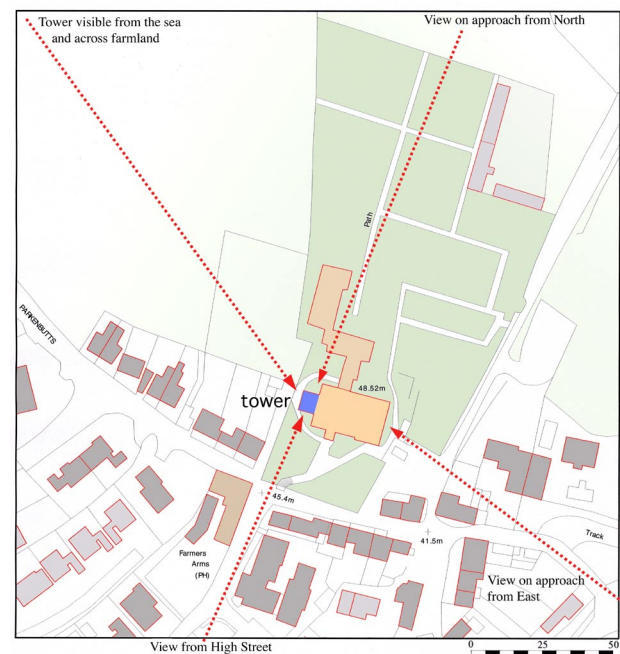


12 Back Courts

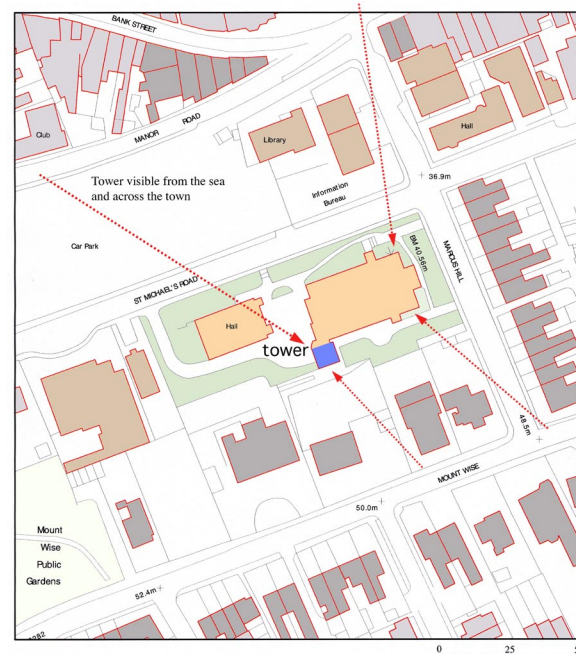


13 Farmyard Clusters

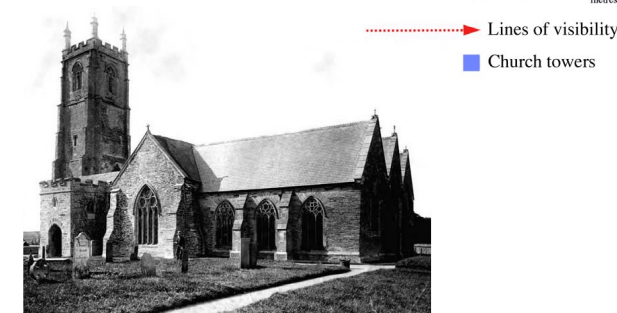
Parish Churches



St Columb Minor Parish Church



Newquay Parish Church



St Columb Major Parish Church

PARISH CHURCHES AND CEMETERIES

Urban Type Defining Characteristics

Parish churches with churchyards, as well as cemeteries not associated with one church. Other churches are located within the urban fabric without their own churchyards.

Relationships to contours

Often on the edges of development and on elevated positions following the contours of the land. The church is built and located to be visible to the whole community.

Street frontages

Approximately 25 to 100m, with stone walls on the back of the pavement around the site. Site has defined protective enclosures to help create a tranquil and complative space.

Connections to other urban types

Town Residential (7B), Resort Residential (8B) and Village Residential (9B), as well as Village High Street (4B).

Vistas and views

The elevated position of the church and its height means that it is visible as one approaches from distances of up to several hundred metres.

Position

Set within larger urban blocks forming green pockets. These can be in a "Court", surrounded by houses facing away from them so that they are secluded spaces. Where possible, they are on the edges of development with open land to two or three sides. Alternatively, they can be enclosed by houses facing towards the church, at the centre of Urban and Rural Villages.

Circulation routes

Located on the primary routes through the town. Cemeteries are connected to the main church along these primary routes.

Edge buildings

May be enclosed by Villas (7C), Double-Fronted Houses (9C), Two-Bay Houses (10C) and Cottages (11C), or else may occupy a whole block.

Corner buildings

Churches are often located on prominent corner sites, with their towers or steeples also usually located at a corner for emphasis.

Minor junction positions

Either one or two pedestrian gates into the sites are located to each street frontage.

Surface materials

Tarmac with granite or slate edges to paths with grass to most of the site and planted beds. Booundaries have stone walls.

Street furniture

Benches often provided in prominent locations with street lights suggesting civic importance.

Parking

Parking is not always provided on site, although it can be a very desirable amenity, especially for elderly visitors. Care is required with the location of parking so that it does not detract from the contemplative atmosphere that pervades most churchyards and cemeteries.

Churchyards and Cemeteries



Churchyards are often formed of raised ground which gives the threshold between street and church additional interest



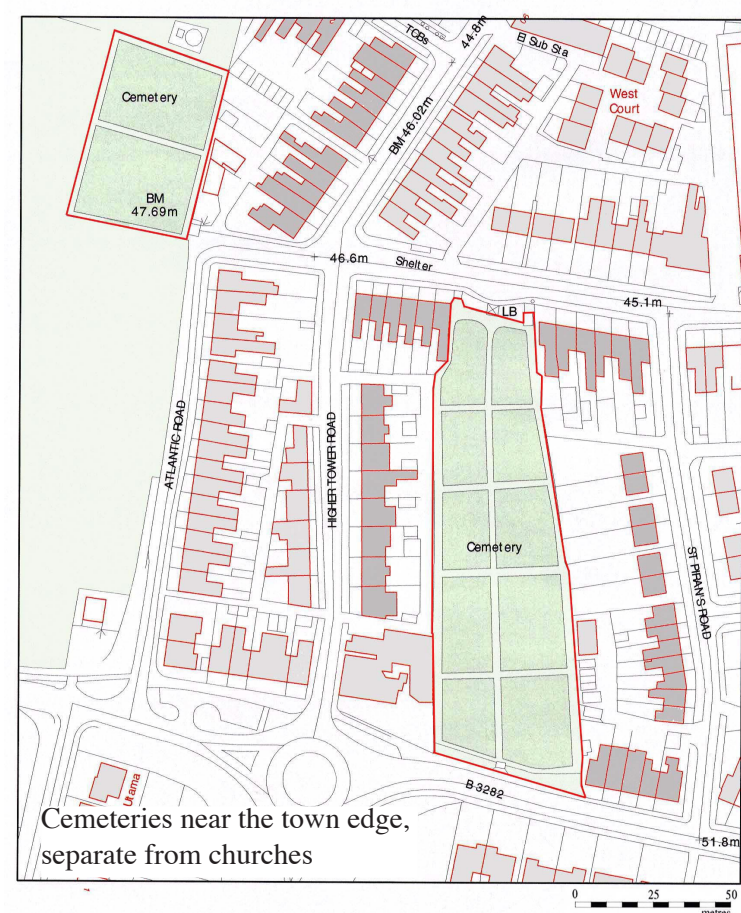
Many village churchyards have an open side to fields beyond which allows meditative views



Gateways to town cemeteries provide a moment to pause before entering.

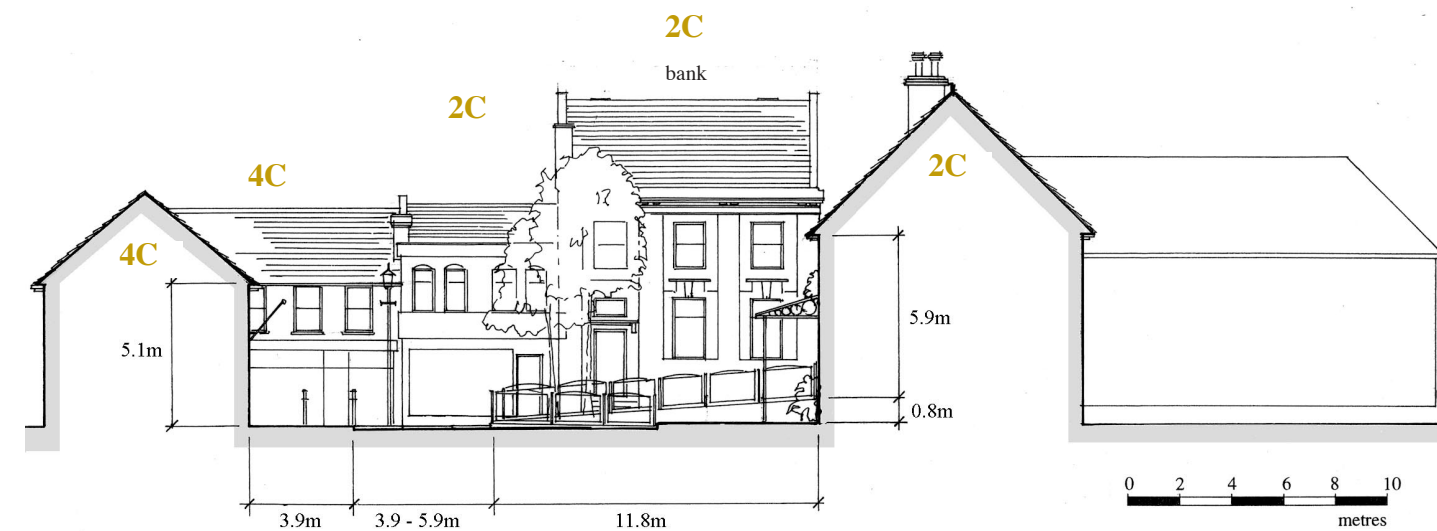
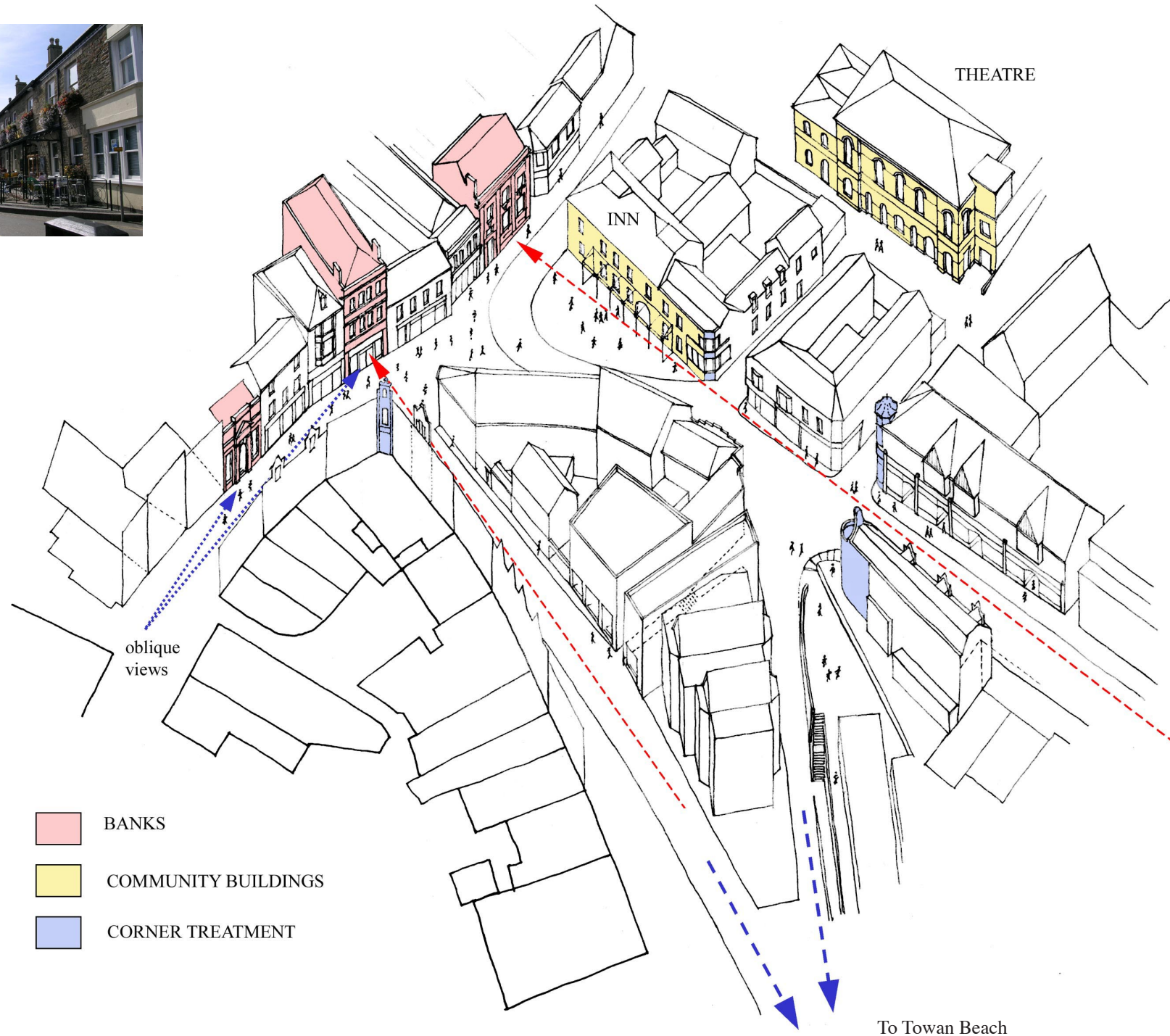


A monumental entrance denotes a distinction between the sanctity of the burial ground and the bustle of the street.



Church towers provide beacons that are visible for miles around.





CENTRAL SQUARE

Urban Type Defining Characteristics

The heart of the town and location of the largest buildings. Development is generally piecemeal but the larger scale of the Square defines its importance.

Relationships to contours

A maximum 800mm fall across the site, with most of the area almost level. At the junction between the Town High Street (3B) and the Village High Street (4B) which both follow the contours up towards the Headland. Other roads from the Square run across contours and are steeper, either falling towards the sea or rising inland.

Street frontages

The public building / Inn has the broadest façade in the square- 26m (6m to eaves). It occupies an entire block and forms one edge of the square. Opposite the Inn is the meeting point of the Town and Village High Streets, with each unit between approximately 5.5m and 8m wide.

Length range

The curved row of shops opposite the Inn is a longer block (43m) but lower (5.3m to eaves). The urban blocks around Central Square are smaller but denser than those further from the centre- this ensures a more permeable pattern of development around the focal public space, with more street corners and architectural focal points.

Connections to other urban types

Town High Street (3B) and Village High Street (4B).

Vistas and views

From the square the view along the Town High Street (3B) is contained as the road gently curves away. Along the Village High Street (4B) there is a longer view, however the rise of the street prevents longer views and also gives a sense of containment. Each of the roads that enters Central Square narrows slightly just before reaching it, which gives the square greater visual definition and builds anticipation.

Position

Located at the centre of the town at a confluence of routes. The densest urban blocks are located around the Central Square.

Category of circulation route

Primary pedestrian route and secondary vehicular route.

Edge buildings

Purpose Built Commercial Buildings predominate (2C), with Mixed Use Purpose-Built and Modified buildings (3C & 4C) and Public Buildings (1C) also likely.

Corner buildings

Most corners emphasised through scale and architectural articulation.

Minor junction positions

Access to rear yards and alleys located just off the Square to give a continuous run of building to the Square's edges edges.

Surface materials

Tarmac pavements with paving to seating areas and pedestrianised roads.

Street furniture

Street lighting and floral displays, with loose tables and chairs outside the Inn, surrounded by railings.

Parking

One-way road narrows through Square to prevent on street parking and slow traffic.





TOWN HIGH STREET

Urban Type Defining Characteristics

Runs through the centre of the town. There is considerable diversity in elevational treatment although a loose bay rhythm is discernable.

Relationships to contours

The Town High Street generally follows the contour and as a result is flatter than perpendicular streets.

Street frontages

Generally from 5m to 15m wide. The majority of the buildings are 2 storeys (some with dormers) or three storeys. Compared with residential urban typologies the degree of variation (especially in height) is much greater.

Length range

Road junctions spaced at between approximately 80m and 130m, often with continuous terraces for the whole block.

Connections to other urban types

Surrounded by Town Residential areas (7B) and may become Village High Street (4B) as the road continues away from the commercial centre.

Vistas and views

The street curves gently, allowing changing views. The varying road width gives feeling of enclosure at some points, and provides places for people to gather at others. As the High Street approaches Central Square (2B) the length of vista becomes shorter, increasing a sense of enclosure and anticipation.

Position

Passes through the centre of the town, surrounded by relatively high building densities.

Circulation routes

Generally the primary pedestrian route through the area, but a secondary vehicular one.

Edge buildings

Predominantly Mixed Use (3C & 4C) and Commercial Purpose Built (2C).

Corner buildings

Prominent corners at significant junctions are generally articulated through greater scale, embellishment or simply chamfering the corner to present an extra surface.

Minor junction positions

Access to minor parallel streets and backs of shops. These corners are generally not articulated.

Surface materials

Tarmac with granite edges to the pavement, and where pedestrianised, paved.

Street furniture

Decorative street lamps, hanging baskets, bins and benches are commonplace.

Parking

Long-term parking discouraged. Deliveries and short-term parking necessary.



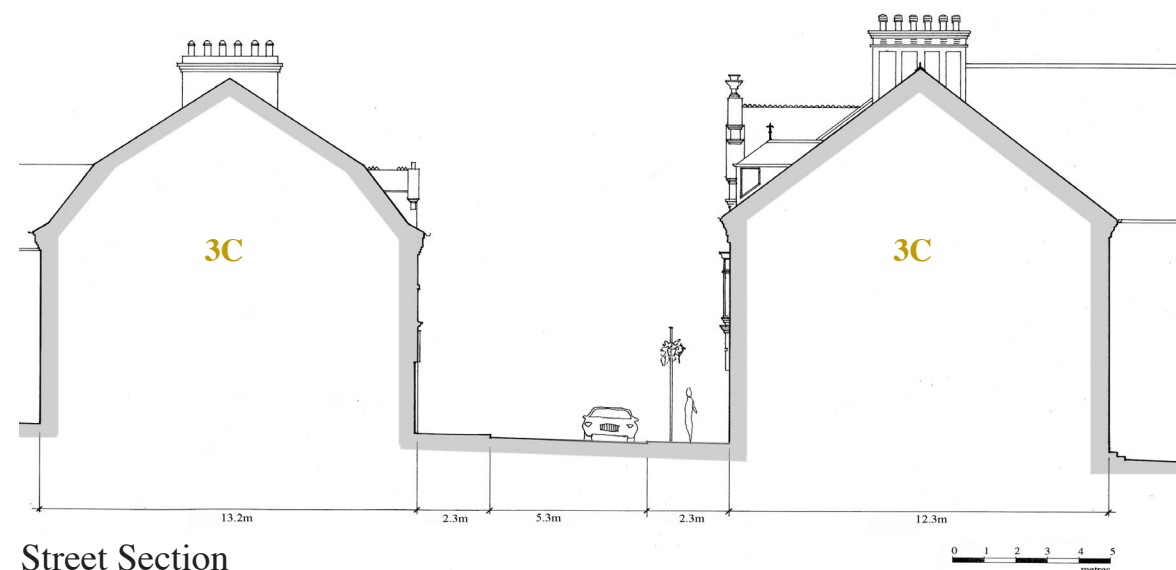
Mid Town High Street: approx view length 130 metres.



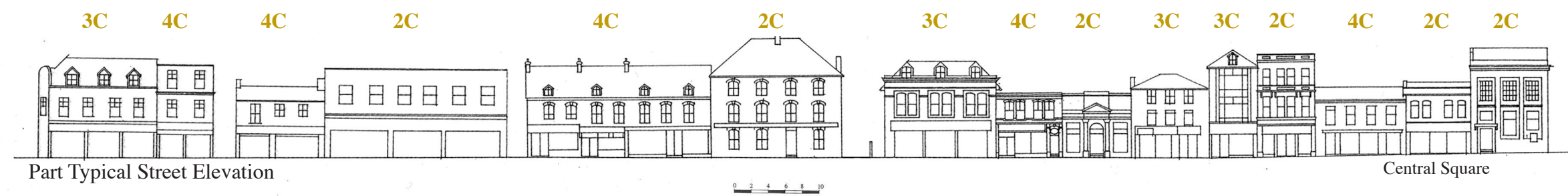
The Town High Street as it approaches Central Square: approx view length 75 metres.



Architectural articulation of prominent corners.



Street Section



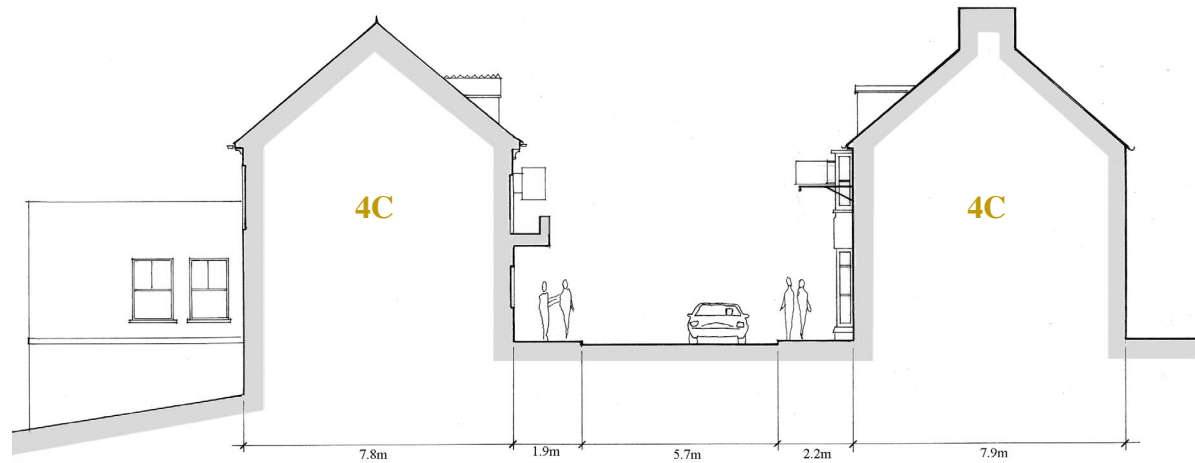
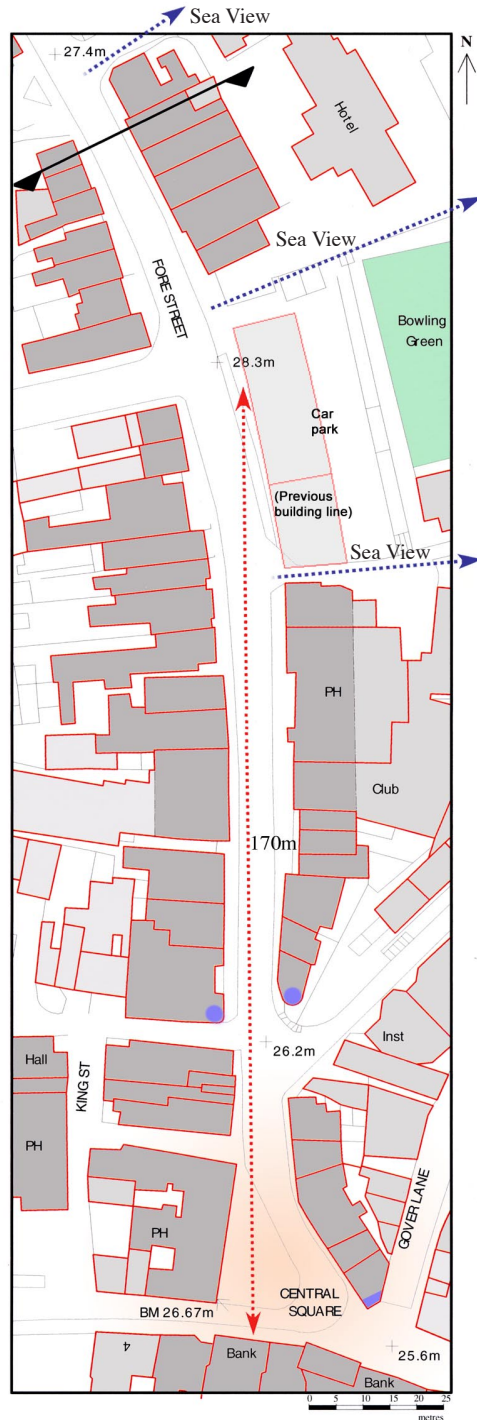
Part Typical Street Elevation

Central Square

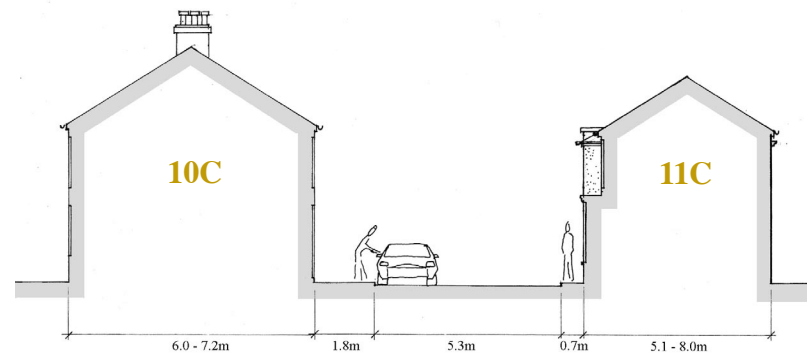




FORE STREET



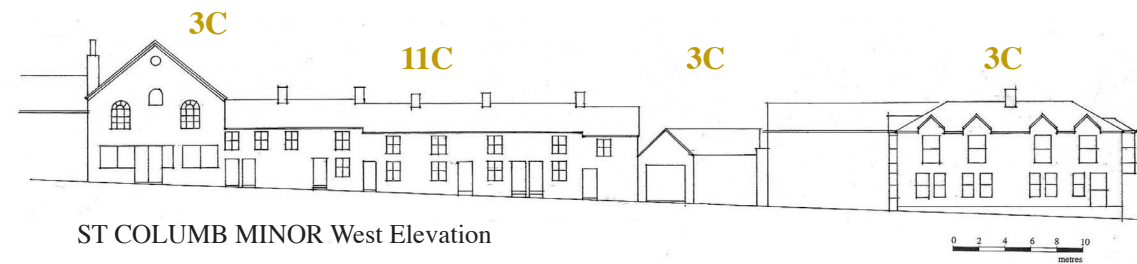
FORE STREET



ST COLUMB MINOR



ST COLUMB MINOR



ST COLUMB MINOR West Elevation



FORE STREET West Elevation

VILLAGE HIGH STREET (i)

Urban Type Defining Characteristics

Established when Newquay was itself a village. Development is generally piecemeal with a mix of domestic scale modified buildings and larger commercial buildings, built as the town expanded.

Relationships to contours

Both examples fall gently towards a focal point (Central Square and Church respectively).

Street frontages

From 3.5m to 8m for terraced houses. Important detached buildings, such as Public (1C), Commercial (2C) and Mixed Use Purpose Built (3C) buildings may have a street elevation of up to 50m. The buildings are mostly set on the pavement and terraced.

Length range

Significant road junctions spaced at between approximately 50 and 150m with no continuous terrace much over 80m. The shortest blocks maybe single buildings or small groupings.

Connections to other urban types

Because of its linear, 'arterial' form there are connections to a wide variety of other typologies. Surrounded by Village Residential (9B) or Town Residential (10B) areas. Beyond the Central Square (2B) Fore Street becomes Town High Street (3B). To the rear there are connections with Garden Lanes (11B) and Backcourts (12B).

Vistas and views

Gently curving street allowing long but changing and contained views of approximately 100m and over.

Position

The 'spine' of the town.

Circulation routes

The primary route for local transit.

Edge buildings

Predominantly Mixed Use Modified (4C) and Purpose-Built (3C). Away from the centre residential types become more frequent, especially Two-Bay Houses (10C) and (11C) Cottages.

Corner buildings

Significant corners often marked with key buildings such as Public (1C) and Commercial (2C) Buildings.

Minor junction positions

Minor paths to rear yards entered at breaks in terraces or at their ends.

Surface materials

Tarmac with granite edges to the pavement.

Street furniture

Street lamps and litter bins as well as benches, bollards and public art at the centre.

Parking

Some on the road but generally behind and in car parks.



ST COLUMB MINOR



FORE STREET

HOTELS AND STATION FORECOURTS

Urban Type Defining Characteristics

Large buildings that form key points of orientation in the town and help define its primary function as a holiday resort whose fortunes have historically depended upon the railway

Relationships to contours

The large hotels are generally set on fairly level land chosen for its prominent position and for views and fresh air. The railway line follows the flattest land and, where necessary, the land has been levelled before the line was laid.

Street frontages

The more prominent hotels are generally between 35 and 65 metres wide, detached on larger plots. Smaller hotels are generally attached or semi-detached, and have frontages from 6 to 25 metres in length, while still being set back from the road. The train station is fronted by a row of shops.

Length range

Hotels can be clustered in groups with others or with houses, forming continuous terraces of up to approximately 135m. The larger detached hotels can either sit within larger urban blocks of up to 225m, or occupy a whole block themselves.

Connections to other urban types

Shares characteristics with Sea Front Streets (6B). Adjoining to Town Residential (7B) and Resort Residential (8B) areas, may also be close to the Town High Street (3B). The railway divides the core of the town from development to the east, it is flanked by a number of Backcourts (12B) as well as houses.

Circulation routes (cont...) There are a few exceptions however, such as the Headland Hotel, which have chosen sites well away from the primary routes to achieve privacy and panoramic views.

Edge buildings

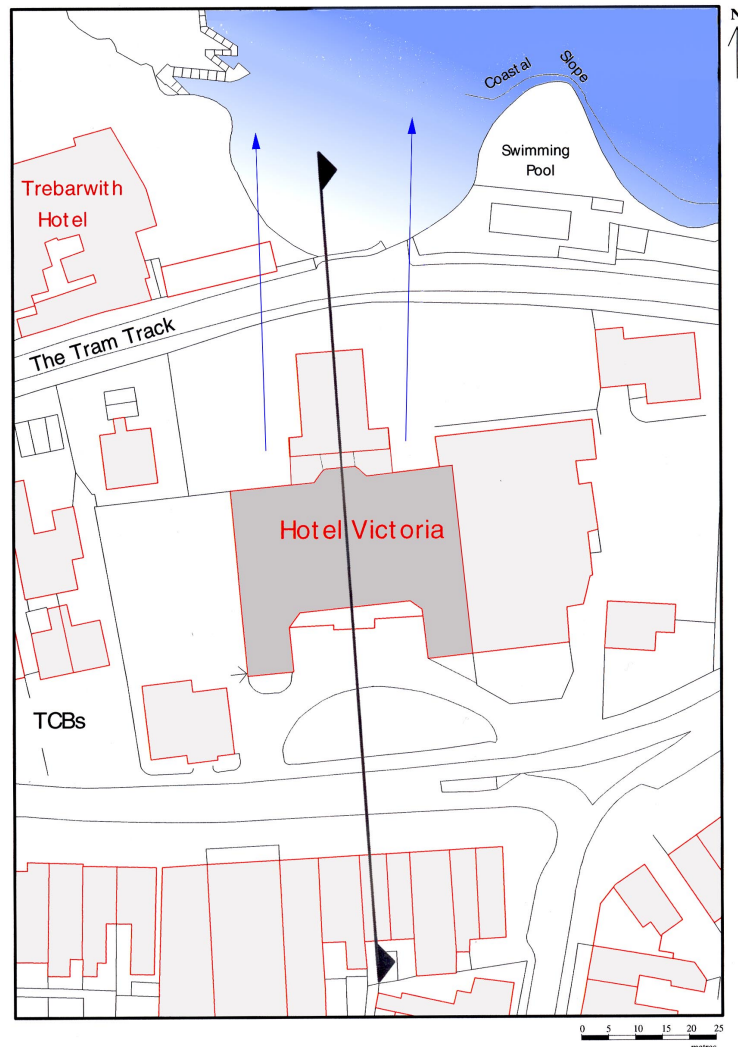
Surrounded by Resort Residential typologies (predominantly 7C, 8C, 9C and 10C), Mixed Use (3C and 4C) and Commercial building (2C). Plots may also house ancillary buildings for storage, and in the case of the bigger hotels, swimming pools, and holiday cottages.

Corner buildings

These buildings are approached from all angles and have well articulated facades.

Minor junction positions

Larger hotels have in-and-out driveways and access routes at the sides of the buildings to car parks. Attached hotels have service routes to the rear of the property from side roads. The station can be accessed through a pedestrian path mid-block between the



Railway terminus and sea front hotels



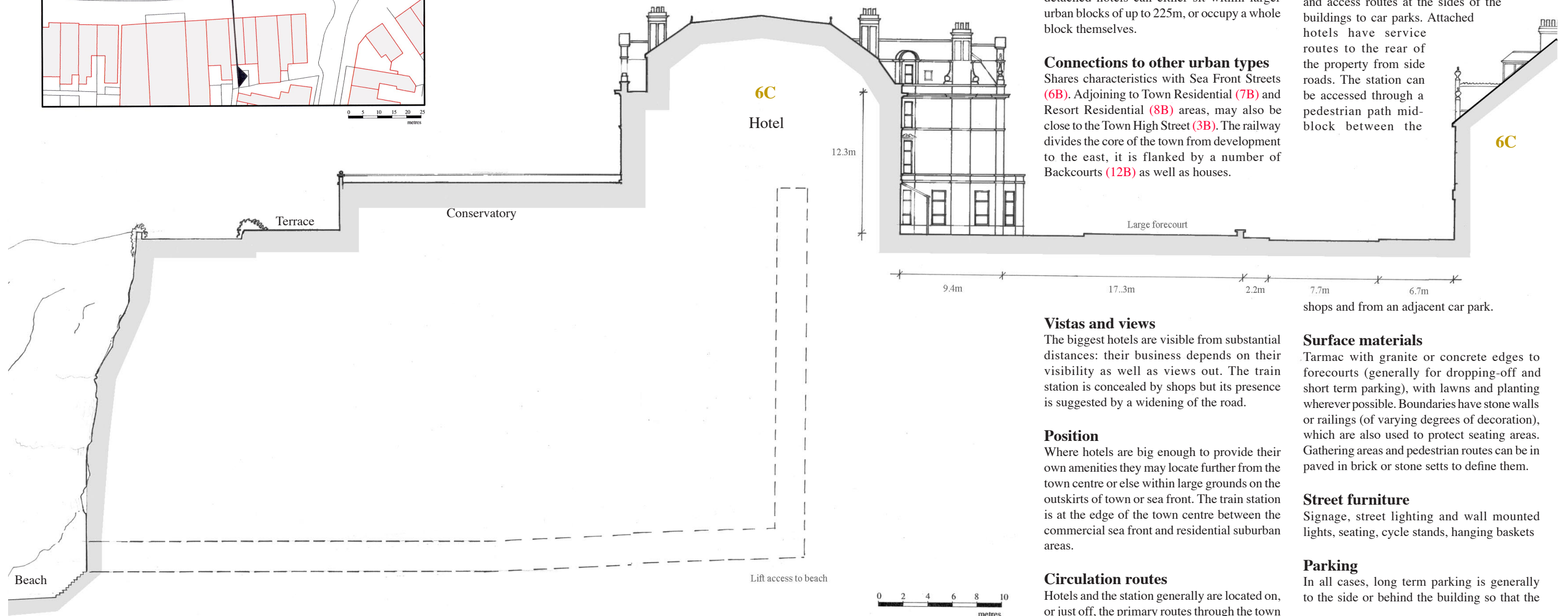
Sea front hotel and forecourt



Situated between sea and golf course.



A commanding setting



Vistas and views

The biggest hotels are visible from substantial distances: their business depends on their visibility as well as views out. The train station is concealed by shops but its presence is suggested by a widening of the road.

Position

Where hotels are big enough to provide their own amenities they may locate further from the town centre or else within large grounds on the outskirts of town or sea front. The train station is at the edge of the town centre between the commercial sea front and residential suburban areas.

Circulation routes

Hotels and the station generally are located on, or just off, the primary routes through the town to allow easy access to them.

shops and from an adjacent car park.

Surface materials

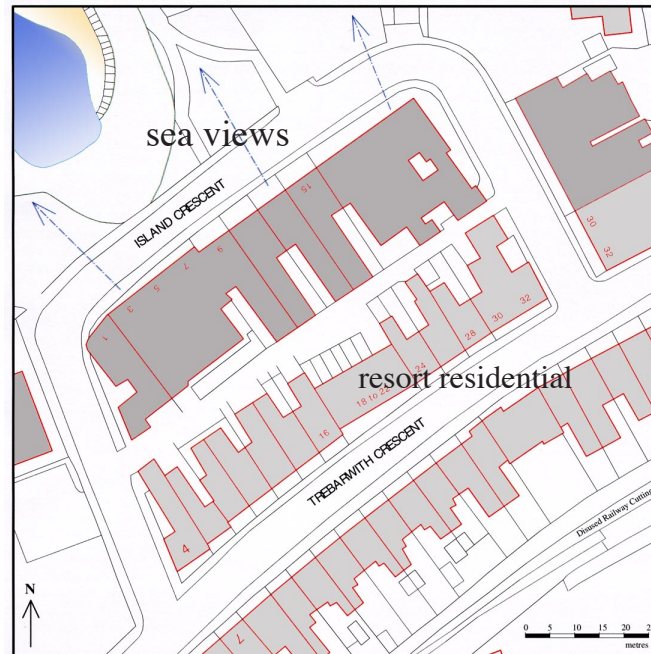
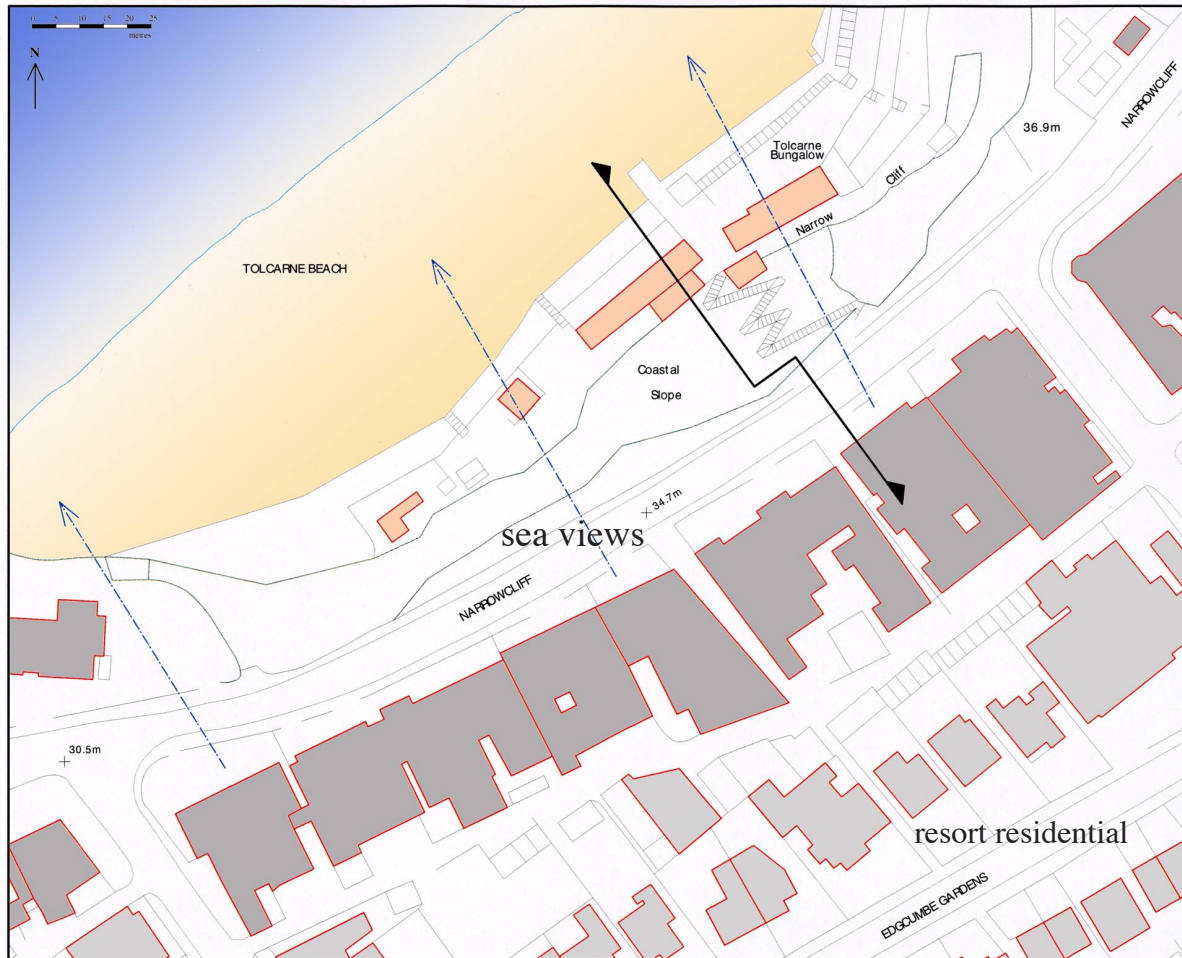
Tarmac with granite or concrete edges to forecourts (generally for dropping-off and short term parking), with lawns and planting wherever possible. Boundaries have stone walls or railings (of varying degrees of decoration), which are also used to protect seating areas. Gathering areas and pedestrian routes can be in paved in brick or stone setts to define them.

Street furniture

Signage, street lighting and wall mounted lights, seating, cycle stands, hanging baskets

Parking

In all cases, long term parking is generally to the side or behind the building so that the



SEA FRONT STREETS

Urban Type Defining Characteristics

Streets of larger properties built further out of the town centre to take advantage of the views.

Relationships to contours

Linear development following contours to the edges of the urban area (eg on the cliff top) or on a steeply sloping site so several rows of houses can achieve views.

Street frontages

5m to 12m for smaller terraces and 18 to 25m for detached villas.

Length range

30m to 50m

Connections to other urban types

Town High Street (3B), Village High Street (4B) and Resort Residential (8B). Parks and Leisure (10B) towards edges of development out of town.

Vistas and views

Panoramic sea views.

Position

Along cliff tops.

Circulation route

Primary and secondary routes.

Edge buildings

Houses generally on one side of road or both where land slopes sufficiently to allow views from one side across the roof tops of houses on the other. Villas (7C), Buildings with Verandahs (8C), Double Fronted Houses (9C), Two-Bay Houses (10C) with bays and glazed dormers. Most have front gardens with stone boundary walls.

Corner buildings

Buildings focus on views and corners defined by large corner bays, towers or oriel windows.

Minor junction positions

Access to Garden Lanes (11B) and Back Courts (12B) generally mid-block or from a tertiary perpendicular road at the end of the block.

Width and range of minor junctions

Generally 1m to 2.5m for pedestrian access and 5m to 10m for vehicular access and tertiary roads.

Surface materials

Stone walling and railing to cliff edge or equivalent containing pavement with granite kerb. In front of houses, stone walling, enclosed gardens and some glazed conservatories at street level.

Street furniture

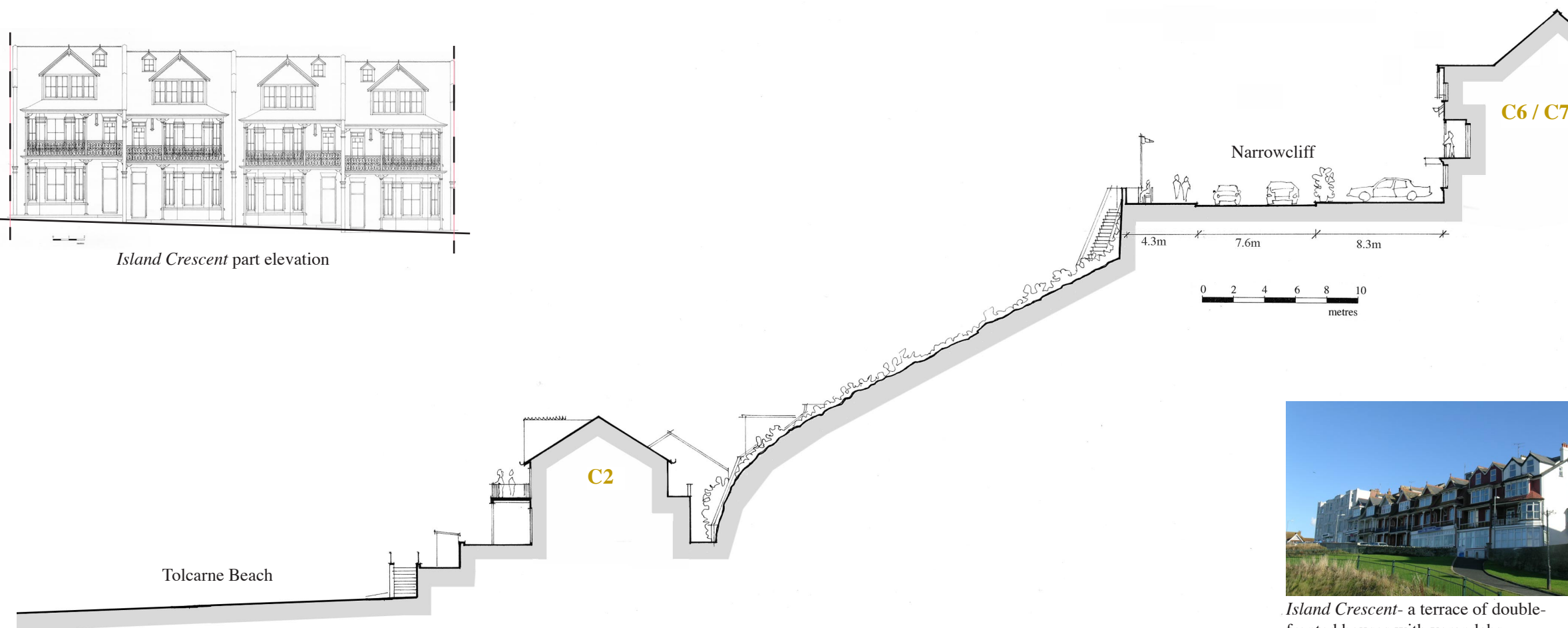
Benches set against stone cliff-edge walling

Parking

Generally off road parking in front gardens for larger houses and hotels on busier roads, street parking for smaller houses and secondary roads.



Island Crescent part elevation



Island Crescent- a terrace of double-fronted houses with verandahs



North Quay Hill- a hotel with verandah overlooking the harbour



A gently curved street with enclosed vistas, transitional between Town and Resort Residential



Town Residential street- also the continuation of the Village High Street



The top of Fore Street looking south towards the town centre.



Fore Street looking north at the transition between Village High Street (4B) and Town Residential (the last shop on the left)

TOWN RESIDENTIAL

Urban Type Defining Characteristics

High density town centre housing comprising small units on small plots

Relationships to contours

Follow contours. As land slopes away from the sea, houses on one side of the road can be elevated and accessed via 3 to 9 steps reinforcing public / private divisions. (Note: level access to each will be required to comply with the current Building Regulations). Eaves lines are generally a continuous level for a whole terrace.

Street frontages

Generally, around 5m for Two-Bay houses (10C) and 7m for Double Fronted houses (9C) with isolated examples of larger town houses with frontages up to 15m where the plot depth is restricted.

Length range

Ranges from 18 to 100m.

Connections to other urban types

Town High Street (3B), Village High Street (4B), Resort Residential (8B).

Vistas and views

A strong sense of enclosure with terraced, linear development both sides of the road with intermittent long views into town or out towards open land (eg Headland) on outskirts of town.

Position

Radiating from town centre.

Circulation category

Secondary routes linking primary through-roads to town centre

Edge buildings

Mainly Two-Bay (10C) and Double Fronted (9C) terraces. Front gardens present on either one or both sides with low stone boundary walls.

Corner buildings

Additional side windows, sometimes oriels. Often a shop at ground floor. Other embellishments such bargeboards also likely.

Minor junction positions

Perpendicular access to Garden Lanes (11B) and Back Courts (12B) between terraces at mid point of block between terraces

Surface materials

Tarmac pavement with granite kerb, garden walls of stone, bricks or rendered finish.

Street furniture

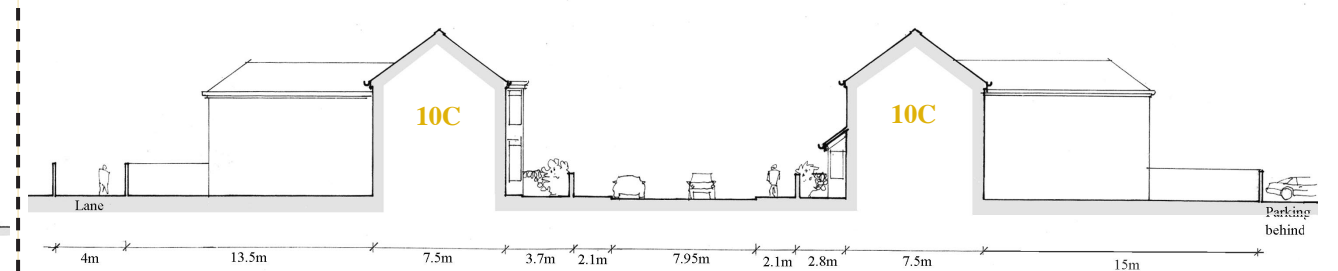
Street lamps may be on one side only, depending on street and pavement widths.

Parking

On street parking on one or both sides.



Section A-A



Section B-B





Resort Residential street with the Parish Church on one side and two-bay houses.



Two-bay houses, some combined to form hotels and 'bay-dormers' added.

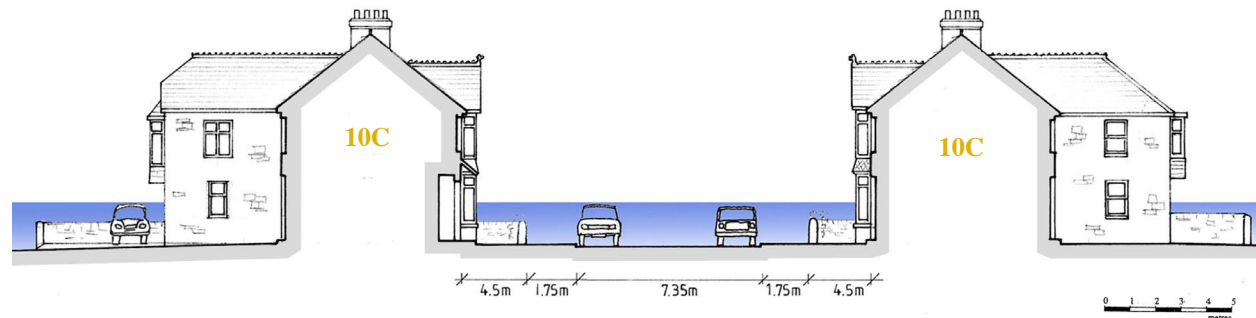


The backs of Resort Residential streets have rear projections of varying sizes.

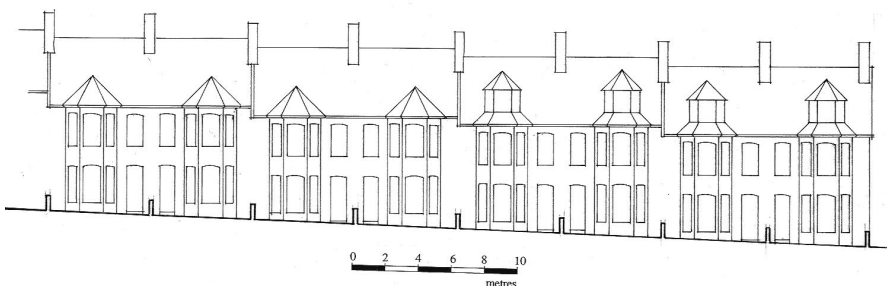


Parking at the rear, often with oriel windows above.

Oblique views downhill towards the sea



2-bay handed pairs (9C). The eaves line breaks with each house.



2-bay handed pairs (9C). The eaves line breaks with each pair of houses. Symmetrical bay windows about central front doors give the impression of repeated villas.



2-bay handed pairs (9C). The eaves line breaks with each pair of houses. Joined bay windows and doors to the outside of the pairs.

RESORT RESIDENTIAL

Urban Type Defining Characteristics

Regular streets of two storey terraced units forming majority of suburban housing.

Relationships to contours

Streets often run across contours and are generally orientated perpendicular to the sea front to allow each house an oblique view of the sea. The eaves line can vary in steps as the ground level undulates.

Street frontages

The buildings are at high density, and generally set back from the road behind low garden walls. Plot widths are typically 5m to 11m wide, and buildings run boundary to boundary. Two-Bay Houses (10C) can be up to approximately 6.5m wide and Double Fronted Houses (9C) most commonly 6m to 10m wide.

Length range

Terraces can be up to approximately 105m, but 60m to 80m is more common.

Connections to other urban types

Town Residential (7B) and Village Residential (9B) areas and incorporates Back Courts (12B) with light-industrial usage.

Vistas and views

Straight streets give views to the sea wherever possible.

Position

A loose grid set behind the principal streets,

Circulation routes

Area divided by perpendicular secondary streets defining rectilinear blocks, with small, unmade roads leading to Back Courts (12B).

Edge buildings

Two Bay (10C) and Double Fronted houses (9C).

Corner buildings

Additional side windows, sometimes oriels. Maybe a shop at ground floor.

Minor junction positions

Unmade roads run between houses at end of terraces, mid-block, to allow access behind rows to backyards and Back Courts (12B).

Surface materials

Pavements, where they exist, are tarmac with granite edges.

Street furniture

Parking

Generally on the road, or in Back Courts (12B) via unmade roads.



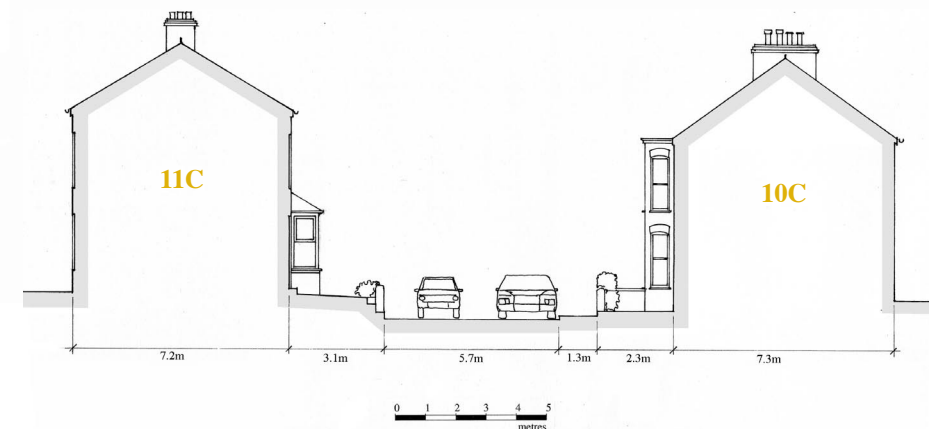
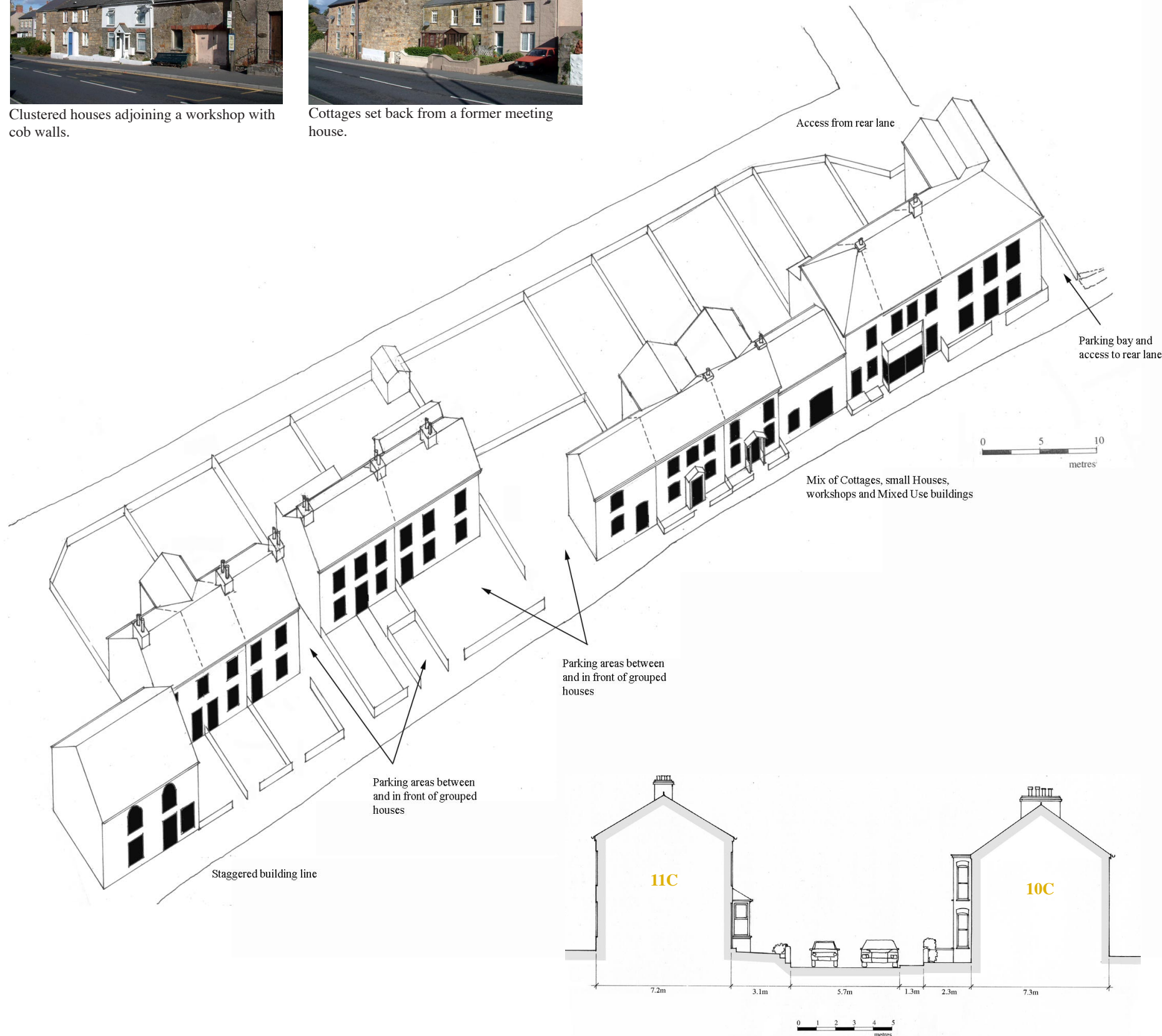
A typical Resort Residential street of two-bay houses perpendicular to the coastline, giving oblique seaward views from the bay-windows.



Clustered houses adjoining a workshop with cob walls.



Cottages set back from a former meeting house.



Village Residential Section- a continuation of the High Street at St Columb Major

VILLAGE RESIDENTIAL

Urban Type Defining Characteristics

Urban and rural villages which have become integrated with the town of Newquay but have lower density housing than the town and their own local centre.

Relationships to contours

Streets follow contour, radiating from a central village focal point, such as the church, which may be in a natural sheltered hollow or on raised ground

Street frontages

From 3.5m to 8m for terraced houses. Detached properties such as public houses, or a church can have a street elevation of up to 50m. The buildings are at relatively low density, and generally set back from the road behind low garden walls.

Length range

Road junctions spaced at between approximately 50 and 150m with no continuous block more than 37m. The majority of properties are in small clusters or detached.

Connections to other Urban Types

Surrounds the Village High Street (4B), and incorporates Garden Lanes (11B) and Back Courts (12B). Houses dominate, but are interspersed with shops, workshops and minor public buildings. Village Residential is insular, focusing toward the village centre.

Vistas and Views

Within village, streets are gently curving allowing long but changing contained views (of up to approximately a 300m along the principal roads). On the outskirts of the town, long panoramic views out over surrounding open land become possible.

Position

Villages, incorporating Village High Street (4B) and Residential areas, can form pockets in the expanding Resort Residential (8B) suburban regions, and can also be found on the edge of the town where their character is distinctly rural.

Circulation routes

Secondary route from the primary road through Newquay leads through the village forming the High Street, with tertiary route to homes off it. Unmade roads lead off tertiary routes to parking courts, gardens and allotments.

Edge buildings

The rural edge of Village Residential streets is marked by the arterial road, and hedge lined fields where situated on the edges of the town. The urban edge of Village Residential streets is generally where the urban blocks become more regular and rectilinear. Cottages (11C), Two Bay (10C) and Double-Fronted Houses (9C), and some Villas (7C).

Corner buildings

Corners marked with key public buildings such as the public house, or using more elaborate windows such as two storey bays and oriel windows. Buildings generally follow the road line and are therefore L-shaped on corners.

Minor junction positions

Narrow footpaths or unmade lanes run behind terraces to give rear access to gardens, entered at mid block at one or both ends of the row.

Surface materials

Pavements, where they exist, are tarmac with granite edges.

Parking

Generally on the road, or in Back Courts (12B) via unmade roads, except for the larger properties where parking is within the site boundaries.



PARKS AND LEISURE Urban Type Defining Characteristics

The town's parks, gardens and leisure facilities help define the character of Newquay as a resort as well as providing a range of amenities for both residents and tourists.

Relationships to contours

Often with broad areas of level land for recreational use but also steeper slopes with winding paths.

Length range

From 70 metres to over 400 metres for linear parks.

Connections to other urban types

Some of the public gardens and the Golf Course occupy spaces between Resort Residential (8B) areas and natural features such as cliff (Sea Front Streets 11B) and river. 'Common land' may be associated with Town Residential (7B) and Village Residential (9B).

Vistas and views

Elevated viewpoints within parks are common. The coastal parks are arranged to take advantage of sea views. Within the parks winding paths may converge on focal points such as pavilions or sculpture.

Position

Along side secondary and primary circulation routes but accessed by pedestrians only.

Circulation

Mostly pedestrian through routes but large parks maybe bisected by a road.

Edge buildings

Residential buildings such as villas (7C) as well as hotels (6C).

Corners

Often used for entry.

Minor junction positions

Secondary entrances break long boundaries.

Surface materials

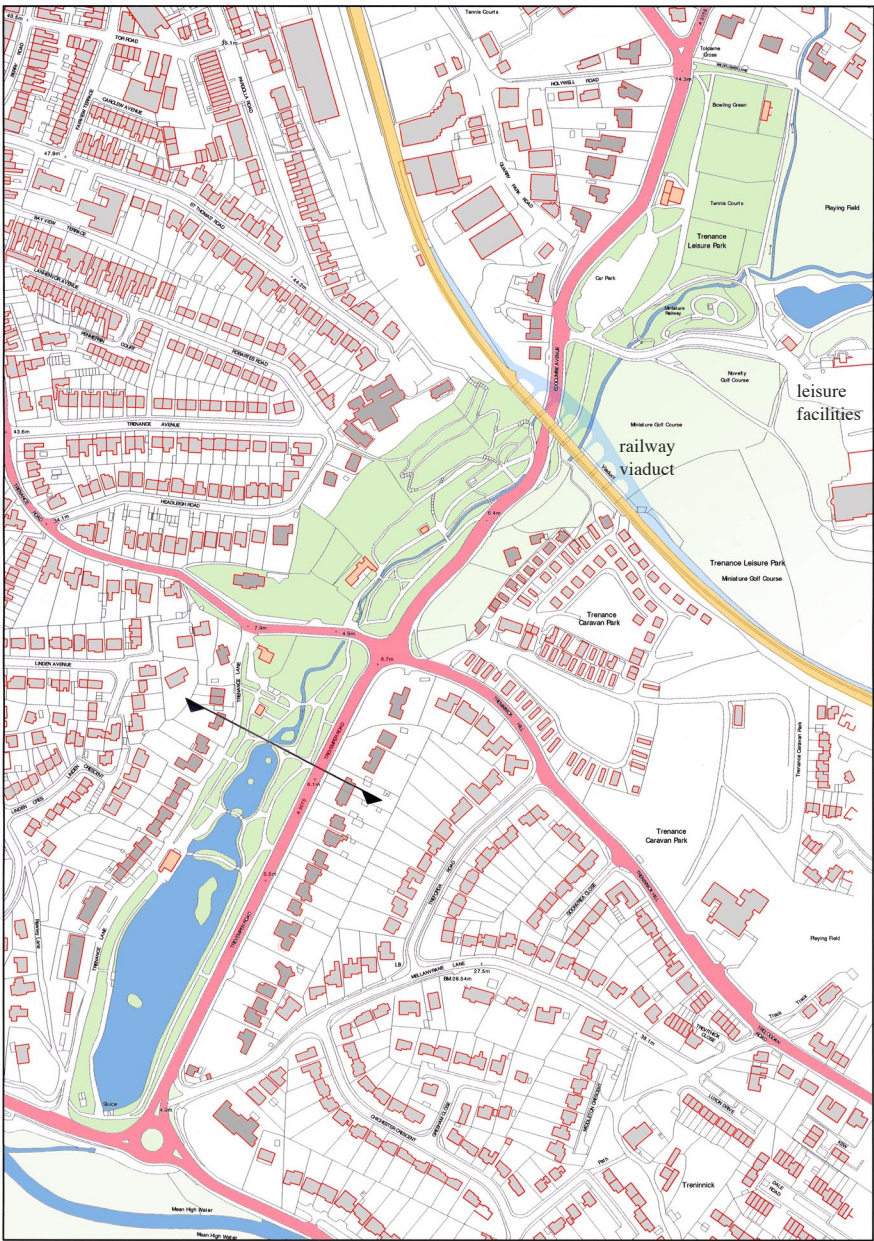
Boundaries have stone hedges, rubble walls or railings (of varying degrees of decoration)

Street furniture

Street Furniture is plentiful and includes sign posts, street lighting, seating, hanging baskets, pavilions and public sculpture. To avoid exposure, seating areas are usually protected by low walls and pavilions.

Parking

Restricted vehicular access. Some with adjacent car parks.



PLAN OF TRENANCE GARDENS

Trenance Gardens- a large public park, running north east to south west, situated in a valley that provides shelter from strong westerly winds. Originally it defined the eastern edge of the town. As well as 'sub-tropical' gardens, stream side walks and a boating lake, to the north east there is an acclaimed zoo and a variety of sports and leisure facilities. The park is crossed by a railway viaduct and is bounded by a main road to the east which is lined with trees.



Some pre-existing buildings have been preserved on the site and incorporated into the park layout; helping to retain a sense of layered history.



Public art can add an additional layer of experience.



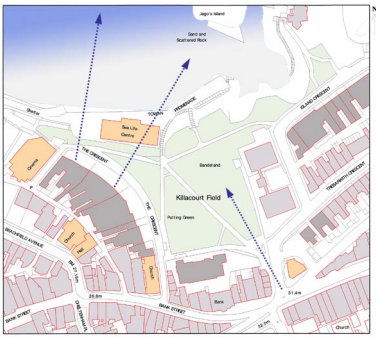
The railway viaduct, glimpsed here in the background through trees, gives a dramatic landmark to the gardens. Mature trees offer shelter and contrast with exposed areas nearby.



Stream-side walks meander along the valley floor, linking the different elements of the park



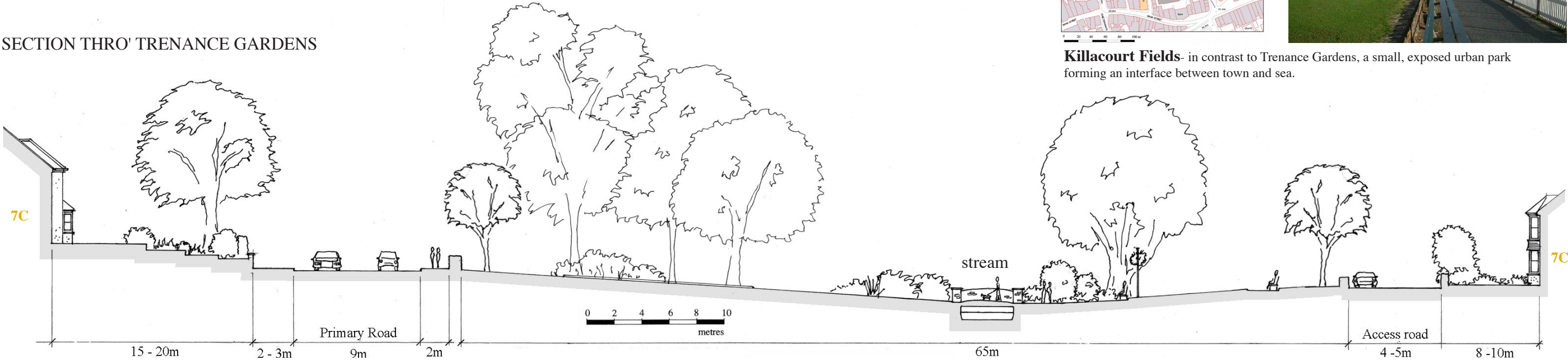
The road running along the east side of the park is concealed by trees and a 'stone hedge'



Killacourt Fields- in contrast to Trenance Gardens, a small, exposed urban park forming an interface between town and sea.



SECTION THRO' TRENANCE GARDENS



A PATTERN BOOK FOR NEWQUAY

GARDEN LANES

Urban Type Defining Characteristics

Pedestrian paths off the main residential streets allowing access to rear gardens and additional rows of houses located in the centre of urban block

Relationships to contours

Paths travelling cross contour when perpendicular to main residential roads, and follow contours when running parallel to main roads behind the gardens.

Street frontages

Ranging from 4 to 8m.

Length range

Typically 15 to 20m.

Connections to other urban types

Town Residential (7B).

Vistas and views

Strong axial views down lanes with peripheral views to gardens and houses. Greater sense of enclosure to one side with high walls, contrasted by plinth wall and small gardens on the other side.

Position

Located just beyond town centre

Circulation

Pedestrian through routes only.

Edge buildings

Both the front and back of terraced Two Bay (10C) and Double Fronted houses (9C), beyond garden walls with a typical height of between 1200mm and approximately 2000mm.

Corner buildings

Walls and fences define threshold, or where the paths pass between the ends of terraces to re-emerge on the main street.

Minor junction positions

Gates and pathways are present between lane walls

Surface materials

Rough tarmac with rubble walls, sometimes limewashed, often with shells embedded, hedges and fences.

Street furniture

Street lamps only

Parking

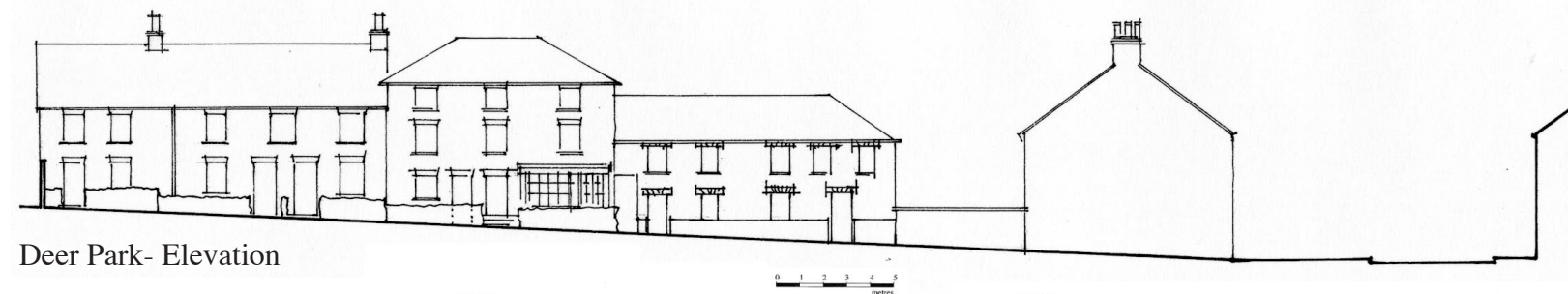
Restricted or no vehicular access



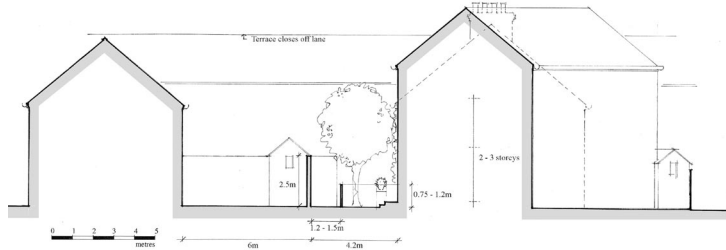
Sheltered garden lanes contained behind Town Residential terraces



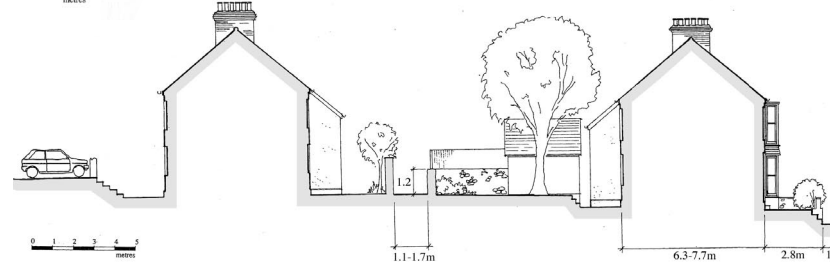
The quiet, introspective character of Chapel Hill contrasts sharply with the commercial bustle of Fore Street, towards which the lanes fall quite steeply. Where the houses and cottages are set back from the street, small front gardens give the area a distinctive charm. The dwellings are informally arranged around a small chapel.



Deer Park- Elevation



SECTION A-A



SECTION B-B



A small terrace of cottages accessed by a footpath



A garden lane giving rear access to houses on both sides. A killas rubble wall is capped with seashells set in mortar.



BACK COURTS

Urban Type Defining Characteristics

The dense, mixed-use character of Newquay has resulted in the development of urban blocks whose perimeter is defined by housing whilst the core may contain, meeting rooms and small public buildings, garages and light-industrial workshops.

Relationships to contours

Back Courts may run across contours and so can slope in either direction, possibly with lines of buildings arranged on stepped terraces to accommodate the gradient of the land.

Street frontages

Generally entered by narrow lanes, possibly with entrance marked on one or both sides by small-scale Industrial units, typically with a footprint of about 5m by 21m. The street façade is usually the shorter elevation, with the bulk of the building concealed within the centre of the block. The biggest buildings in the town such as blocks of flats, superstore and warehouses are concealed in these courts so that they do not dominate the domestic street scale.

Length range

From boundary fence to boundary fence between rear of houses, Back Courts can be up to 140 m across and accommodate relatively large Commercial or Industrial buildings. Smaller Courts may be only 9m across and could incorporate a small hall and parking.

Connections to other urban types

Located in Resort Residential (8B) areas.

Vistas and views

Enclosed areas with short views onto adjacent streets and rear of surrounding houses.

Position

Within town and village centres where development is at the highest density.

Circulation routes

Accesses via tertiary generally unmade routes from residential streets.

Edge buildings

Blocks have houses to their edges backing onto the court housing buildings are simple and functional with little ornament. Their presence is not advertised in any way.

Minor junction positions

Each court has several entrances on the sides of the block (not the corners) between the houses.

Surface materials

The ground is typically unmade.

Street furniture

Lighting is attached to buildings or in the form of streetlights, but is vital to ensure security.

Parking

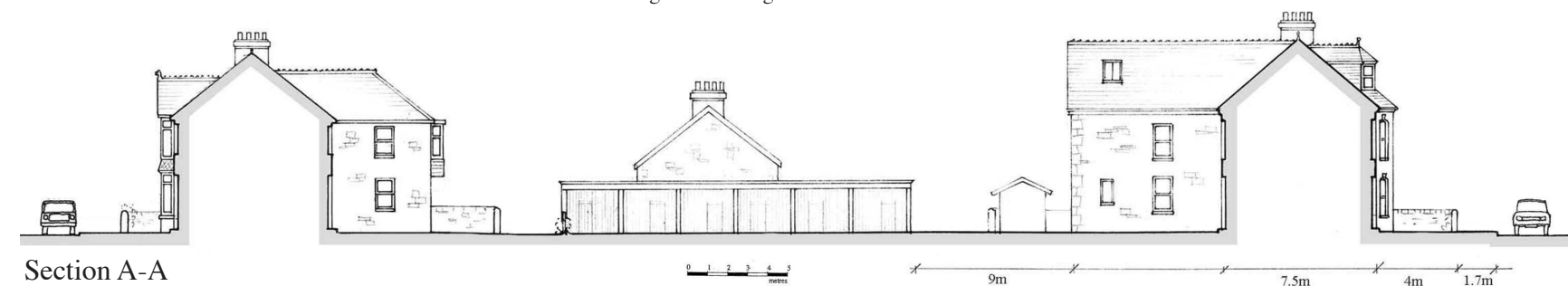
Garages and parking spaces can be accommodated in even the smallest courts.



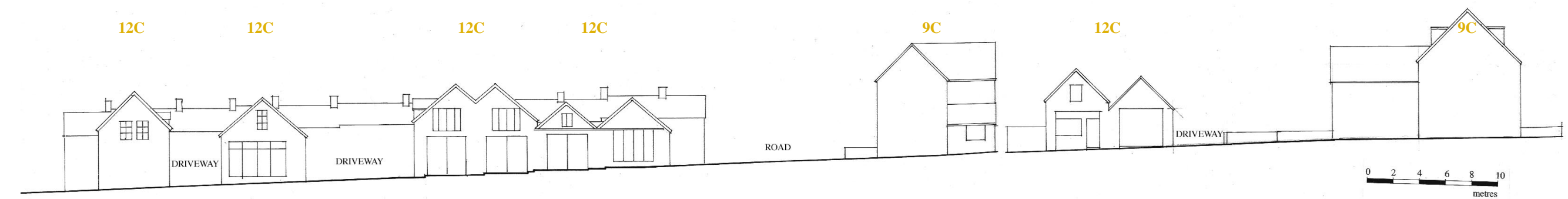
Wesley Yard- retail outlets within in a residential



Garages and cottages within in a residential backcourt



Section A-A



Tor Road- workshops and garages within a residential block.



FARMYARD CLUSTERS

Urban Type Defining Characteristics

Functional low-rise buildings for Industrial and Business uses, constructed around courtyards. Like the Back Courts, they create insular working communities within the Residential areas, but differ as they have at least one street frontage to allow public access to the units.

Relationships to contours

The inside of the courtyards are generally levelled, although the ground may undulate outside it. The buildings may act as a retaining wall, and the eaves step as the ground around the outside of the courtyard rises or falls. The buildings are therefore on the back of the pavement. Doors generally face the courtyard, although some may face the street frontage.

Street frontages

Linear buildings around the courtyard of typically 29 to 42 metres long and 5 to 7 metres deep. The courtyard itself is between 19 and 26 metres in each direction.

Length range

A courtyard range could be on its own urban block detached from other buildings with several street frontages or attached on two or three sides with only one or two frontages.

Connections to other urban types

Located most commonly on the outskirts of development, particularly Village Residential (4B), or else isolated within fields.

Vistas and views

The only views in and out are directly through the entry gateway. It is an insular space.

Position

Generally on the outskirts of the developed area, although would be appropriate in the suburban regions.

Circulation routes

Located on secondary or tertiary routes away from the main roads.

Edge buildings

One or two storey simple rectangular buildings to all sides with pitched roofs, the ridge running parallel to the road. There are no chimneys. Doors and windows are simple and squat in proportion.

Minor junction positions

There is normally one off-centred point of entry into the yard, possibly gated.

Surface materials

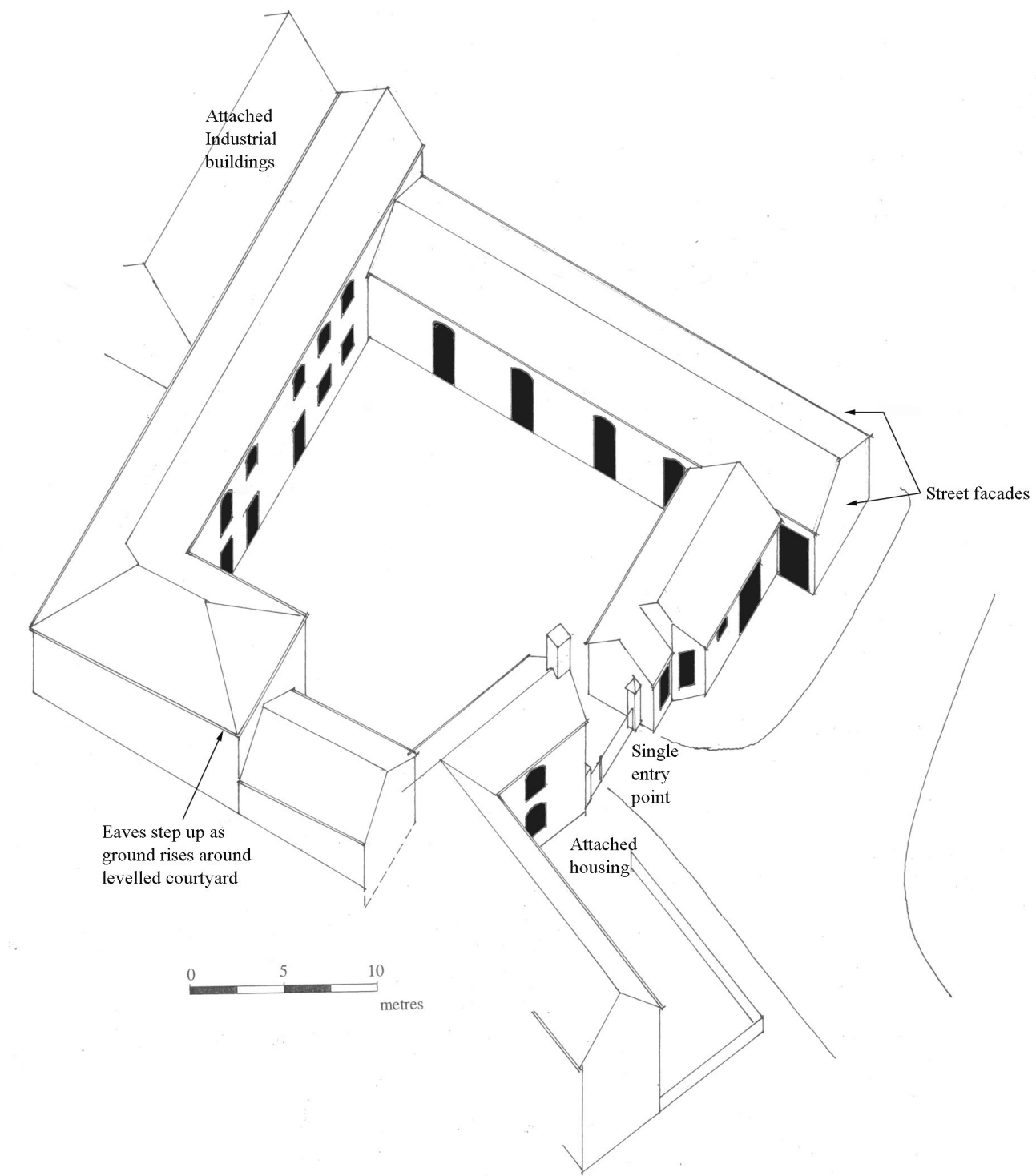
The buildings are typically stone with a slate roof. The courtyard may be paved.

Street furniture

Wall mounted lighting, possibly seating areas or planting.

Parking

Small amount of parking within the courtyard, although this space should be largely pedestrian and for loading / unloading.



SECTION C BUILDING TYPES Contents



1 Public Buildings



2 Commercial-
Purpose Built



3 Mixed Use-
Purpose Built



4 Mixed Use- Modified



5 Train Stations



6 Hotels



7 Villas



8 Buildings with Verandahs



9 Double-Fronted Houses



10 Two-Bay Houses



11 Cottages

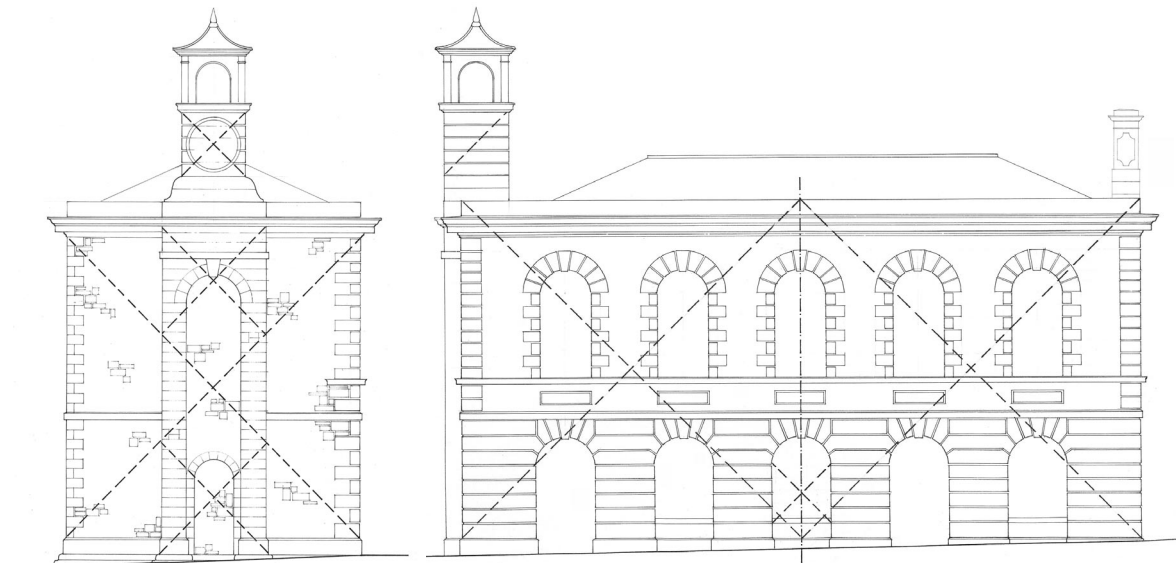


12 Industrial

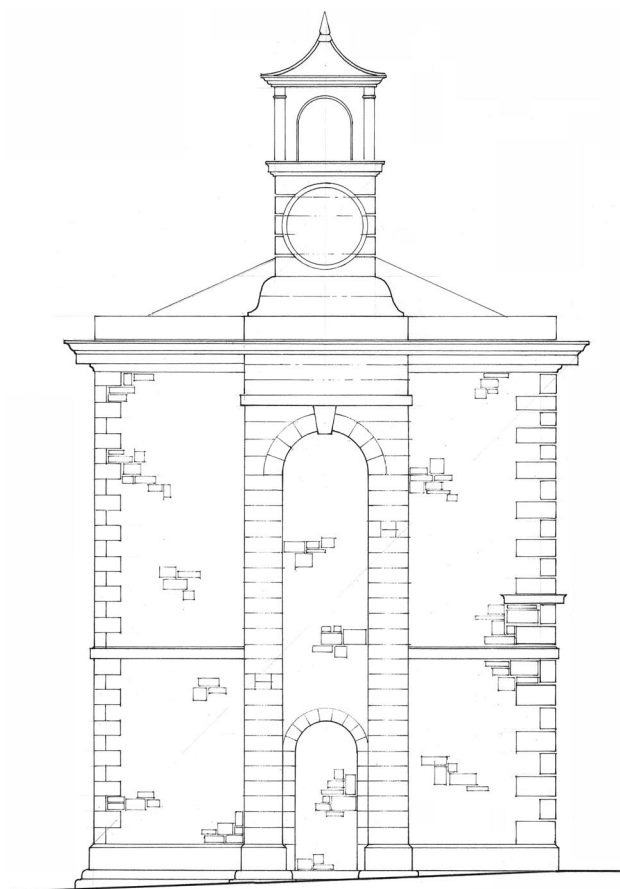
1 Public Buildings	29
2 Commercial- Purpose Built	31
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4 Mixed Use-Modified	34
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8 Buildings with Verandahs	38
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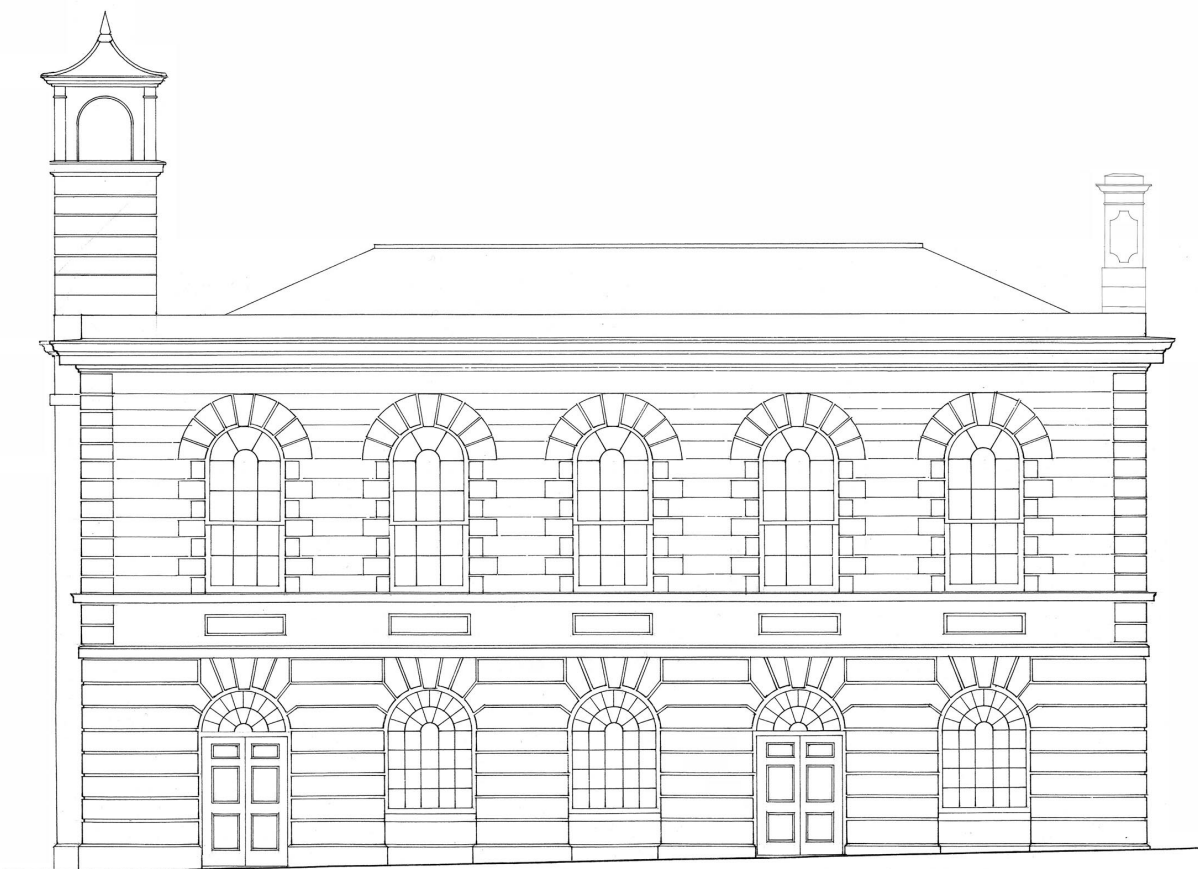
St Columb Major Town Hall (now Library)



Proportions



0 1 2
metres



PUBLIC BUILDINGS (i)

Building Type Defining Characteristics

Some of the most architecturally significant and prominently located buildings in the town; serving civic, educational and religious functions.

Grouping

Usually detached buildings.

eaves heights. Typically two storeys high with some double height spaces.

Position

The main public buildings are usually located at the town centre or in prominent locations (the town hall in Newquay was originally located in Central Square **2B**).

Eaves

Usually a bold cornice

Roof

Usually late roofs, the pitch dependent on the architectural expression- often kept low to give the cornice dominance but may be steeper where the roof oversails. The silhouette may be embellished with decorative ridge tiles and finials are likely.

Spacing

Buildings generally have a just a few metres around them, but those on larger plots may have up to about 15 metres to the next building along the street frontage.

Doors

Main doors are prominently located, often with dressed stone surrounds and sometimes a porch. The main entrance is also likely to be celebrated through detail and quality materials such as panelled oak doors with brass fittings.

Plot width

Buildings range from about 8 to 25m wide with between 2 and 5 metres either side to the boundary.

Plot depth

Buildings are typically 8 to 20 metres deep, with between 0 and 8 metres at the front sometimes. Often there is public space in front of the building for gatherings and civic functions.

Windows

Large painted timber windows with a simple arrangement of glazing bars.

Set back from road

Typically less than 5 metres, although some are as much as 15 metres.

Walls

Stone with bold stringcourses or decorative head mouldings. Corners often strengthened with granite quoins.

Proportions

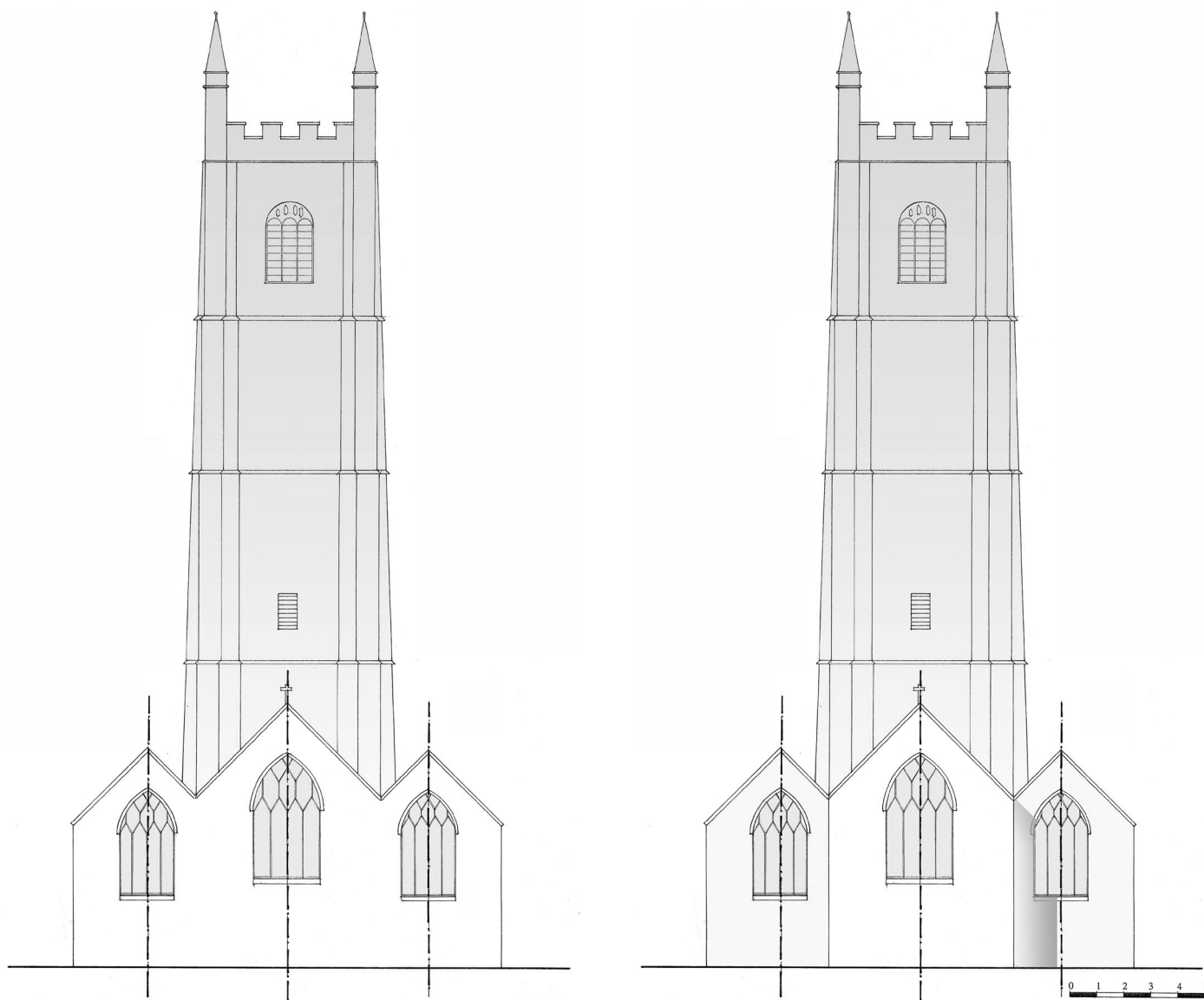
Usually simple rectangular volumes with clear proportions based on the square and derivative rectangles. Although also occasionally more picturesque compositions with gables and varied

Chimneys

Tall and large of the same materials as used for the walls, with elegant proportions, finished with moulded capping or corbelled brick detail.



Parish Churches (also refer to B1)



Diagrammatic elevation of St. Columb Minor Parish Church. The tripartite end elevation expresses the central nave with lower side aisles.

An alternative arrangement of the end elevation with the side aisles set back giving prominence to the chancel which projects forward (as at St. Michael's Church).



A delicately carved sundial over the entrance porch at St Columb Minor



A small parish church- St Colan.



Projection of the chancel beyond the side aisles- St Michael's Church.

Urban Churches



Claremont Methodist Church and Halls, located on Beachfield Avenue. The church follows the building line and is clearly visible from the Town High Street (3B). It is built from slate with bold granite details.



United Reformed Church at the corner of the Town High Street (3B) (Bank Street) and the Crescent. It is set at a slight angle to the building line which gives it prominence and a little extra space on the street. The corner entrance is marked by a tower.



Wesley Methodist Church on East Street, a continuation of the Town High Street (3B). It is set back 15m from the pavement, creating a gathering space and giving the building a feeling of repose. (The tower of St Michael's Church is visible in the background).



Halls behind the Wesley Methodist Church, used for a wide variety of uses and with private parking.

PUBLIC BUILDINGS (ii) Churches

Building Type Defining Characteristics

Grouping

Parish churches are visually distinct and sited within their own grounds, but may have church halls attached. Urban churches may be built into the fabric of the street.

Position

Parish churches usually near to the town centre but within their own grounds. Urban churches also located near the centre commonly on the High Street just beyond core commercial usage. Parish churches are orientated on an east-west axes, urban churches vary.

Spacing

Parish churches up to 30m to the next buildings. Urban churches may be built into a continuous street elevation but often only attached on one side, giving access to the rear.

Building width

Parish churches from 16m to 21m. Urban churches from 10m to 17m.

Building depth

Parish Churches from 25m to 36m. Urban churches from 17m to 30m.

Set back from road

Parish churches set back up to 36m from the main road. Urban churches often follow the building line of the street and may be set on the pavement, maximum 15m set back.



The Most Holy Trinity Catholic Church



Granite corner detail

Proportions

Church proportions usually follow a recognised canon and the layout of the church takes into consideration established church ritual. 'Sacred' proportions are often implicit within the plans sections and elevations. Common geometrical figures include the circle, vesica pisces and equilateral triangle. The proportions of urban churches are more likely to be compromised by constraints of their sites.

Eaves

Usually simple eaves with granite cope stones to gables. Sometimes, crenellated parapets for towers and more important elements.

Roof

Slate roof at typically steep pitch of 45 degrees or over. Decorative ridge tiles and finials. Lead over flat areas.

Doors

The main entrance is prominent by design, often with carved stone surrounds and sometimes a porch.

Windows

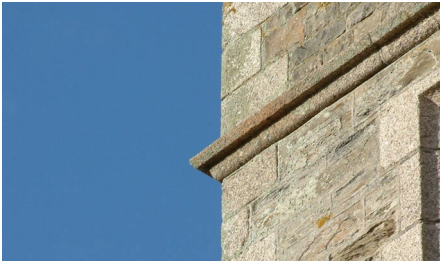
Most churches have stone pointed-arch windows, the main ones also with slender stone tracery and leaded glass. Some simpler churches and meeting rooms may have round-headed windows.

Walls

Irregular coursed or horizontal and vertical random rubble for the main elevations and sometimes irregular random rubble for side walls. Simple granite string courses and dressed stone quoins and details.

Chimneys

Generally concealed where they are required to avoid a utilitarian or domestic appearance.



Granite string course- simple, bold moulding (see Page 55).

COMMERCIAL- PURPOSE BUILT

Building Type Defining Characteristics

Buildings such as Public Houses, Inns, Banks, and Theatres.

Grouping
Typically one off buildings within longer rows of Mixed-Use buildings (3C and 4C), or free standing.

Position
Located on the Town and Village High Streets (3B and 4B) or immediately off them, often at the end of vistas and forming points of orientation.

Spacing
When built as part of a street façade, they are often slightly detached from the neighbouring properties by up to 5.5m, as they are larger in scale and importance.

Plot width
Typically 8m to 30m

Plot depth
Generally between 36m and 42.6m, with service yards or parking behind with access at the rear from a minor or service road.

Set back from road
Buildings either on back of pavement or set back between 4.1 and 12m to create a forecourt which could include seating or car parking.

Proportions
The scale is larger due to a higher eaves line and wider building. This may contain one large space, or up to three storeys. The basic volume is generally a simple rectangle with a hipped or pitched slate roof, with the longer axis running parallel to the road, sometimes with parapet walls. The buildings can have decorative elements, but are often relatively restrained.

Eaves
Range typically from 5.9m to 10.8m

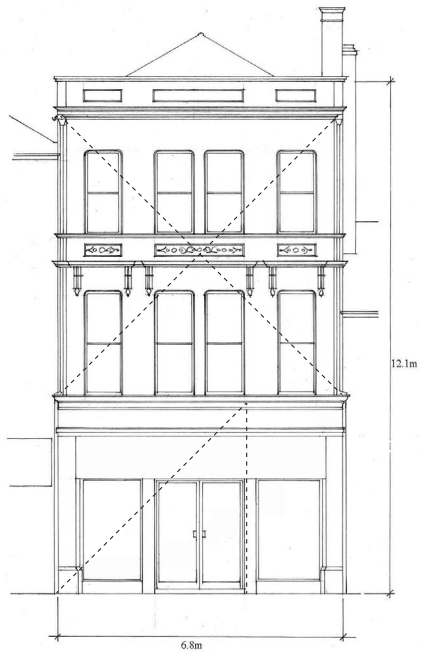
Roof
Slate roofs at pitch of 30 to 40 degrees. Flat roofs are in lead, and often concealed behind parapet walls.

Doors
Only one door or set of doors placed centrally on the front elevation, which are 1210mm to 2150mm wide. Doors can have a decorative moulding or a canopy above.

Windows
Sash windows, with a simple arrangement of glazing bars. Windows are generally in the region of 1135mm wide, with heights of 1425mm to 2250mm most common. Windows have an exposed brick or stone lintel above, most commonly arched with a decorated central keystone, and often contrasting openings. Window boxes are common.

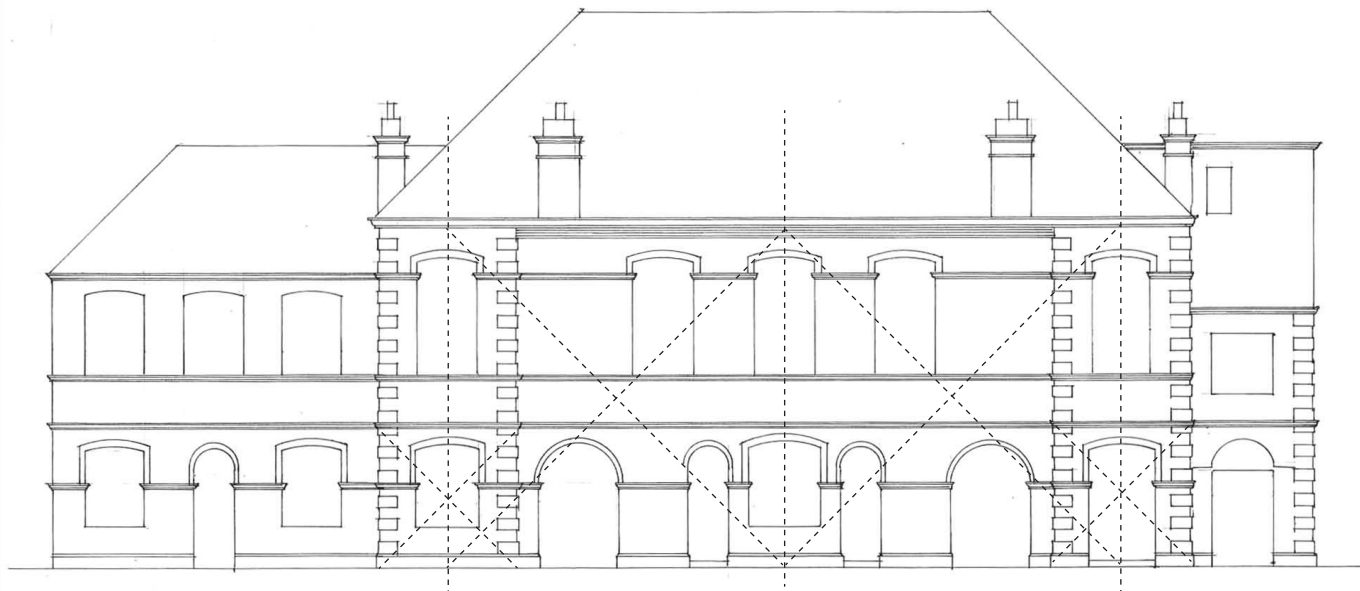
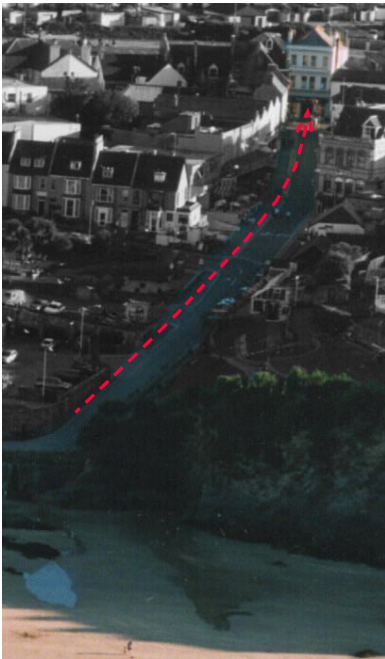
Walls
Stone (or rendered) with brick or stone quoins on corners, and decorative mouldings. Often painted clean pale colours. Signage is either cut in the stone, or surface mounted, rectilinear and normally a dark colour with simple white (or pale) writing.

Chimneys
Where present, chimneys are tall and bold in brick or rendered finish.

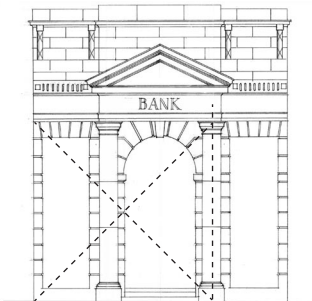


Bank

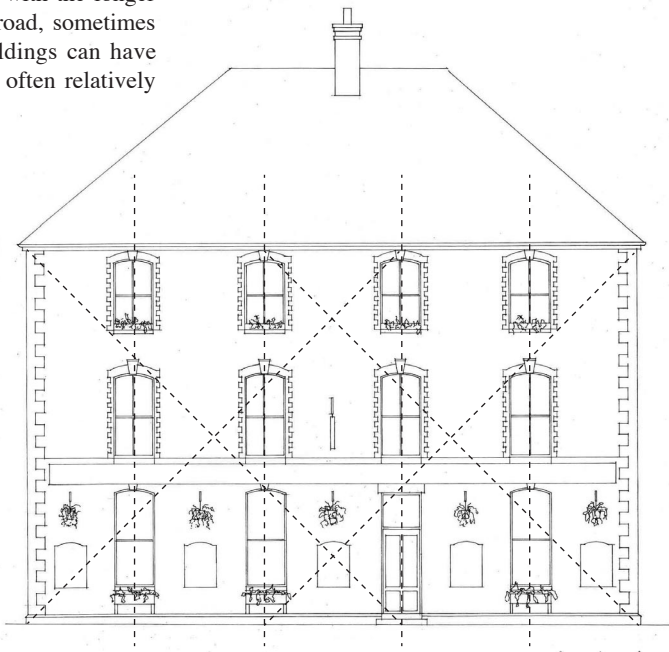
A three storey bank building given prominence at the end of a vista



Theatre (original function)



Bank



Inn



MIXED USE- PURPOSE BUILT (i) Building Type Defining Characteristics

Purpose built units using the ground floor for retail and the first floor for office or residential uses.

Grouping

Purpose Built (3C) and Modified Mixed Use (4C) buildings are arranged together in terraces of up to 17 units. Each unit is different to its neighbours.

Position

Located on the Town and Village High Streets (3B and 4B), and are particularly prominent on corners and where the road changes direction.

Spacing

Buildings are generally build boundary to boundary and are set back only at road junctions. Access routes between purpose built units are rare.

Plot width

Many cover a number of older 'residential width' plots, and while the plot width is generally expressed in the bays of the building, the overall widths can be from 6m to as much as 21m.

Plot depth

Some purpose built buildings are on infill plots and can be as shallow as 6.8m with buildings running from front to back. Where larger buildings have been built over a number of older plots, depth can be as much as 49m from road to road, with the building filling the whole plot.

Set back from road

Buildings on back of pavement

Proportions

The basic volume is a deep rectangle with gabled slate roof at the façade, with the longer axis running parallel to the road with flat roofs or numerous perpendicular gabled roofs behind. Dormers and gables are common adding a third storey.



Cast iron balustrade detail





MIXED USE- PURPOSE BUILT (ii)

Building Type Defining Characteristics

Eaves

Range typically from 6.9 to 8.3m at eaves, or up to 10.8m at a parapet, so that although the scale is larger than the adjacent residential and Modified Mixed Use buildings (4C), they are not incongruous.

Roof

Slate or tiled roofs at pitch of over 40 degrees. Mansard roofs are common to give additional space to the third storey. Flat roofs are also seen regularly in lead, concealed behind parapet walls. Decorative ridge tiles and finials are common.

Doors

Generally large and glazed at ground floor with plasters or canopies over. Doors to first floors are on the road façade again with decorative pilasters either side, and fanlights over.

Windows

Large at ground floor level with decorative surrounds in brick, stone or painted timber.

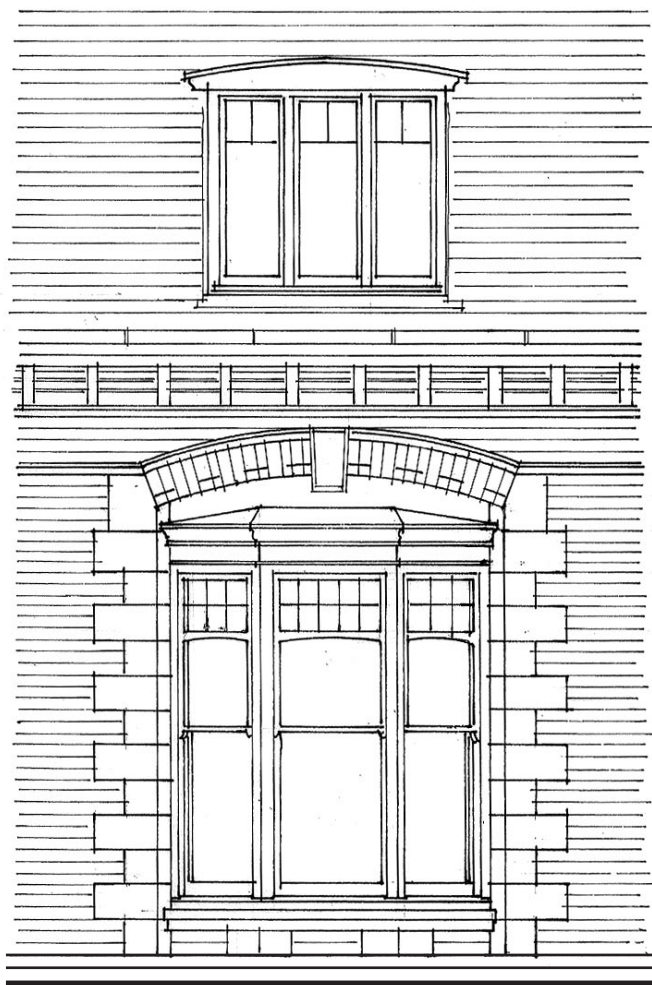
Windows cont... First floor windows are large, in softwood, with proportions often based on a diagonal of 56 degrees (1:2). They are generally sash windows, with a simple arrangement of glazing bars. Windows are most commonly in the region of 1115mm x 2100mm, surrounded by decorative mouldings, lintels and a decorated central keystone. Second floor windows are set in masonry gables with decorative stone parapets, and dormers are large square type with glazed or masonry cheeks.

Walls

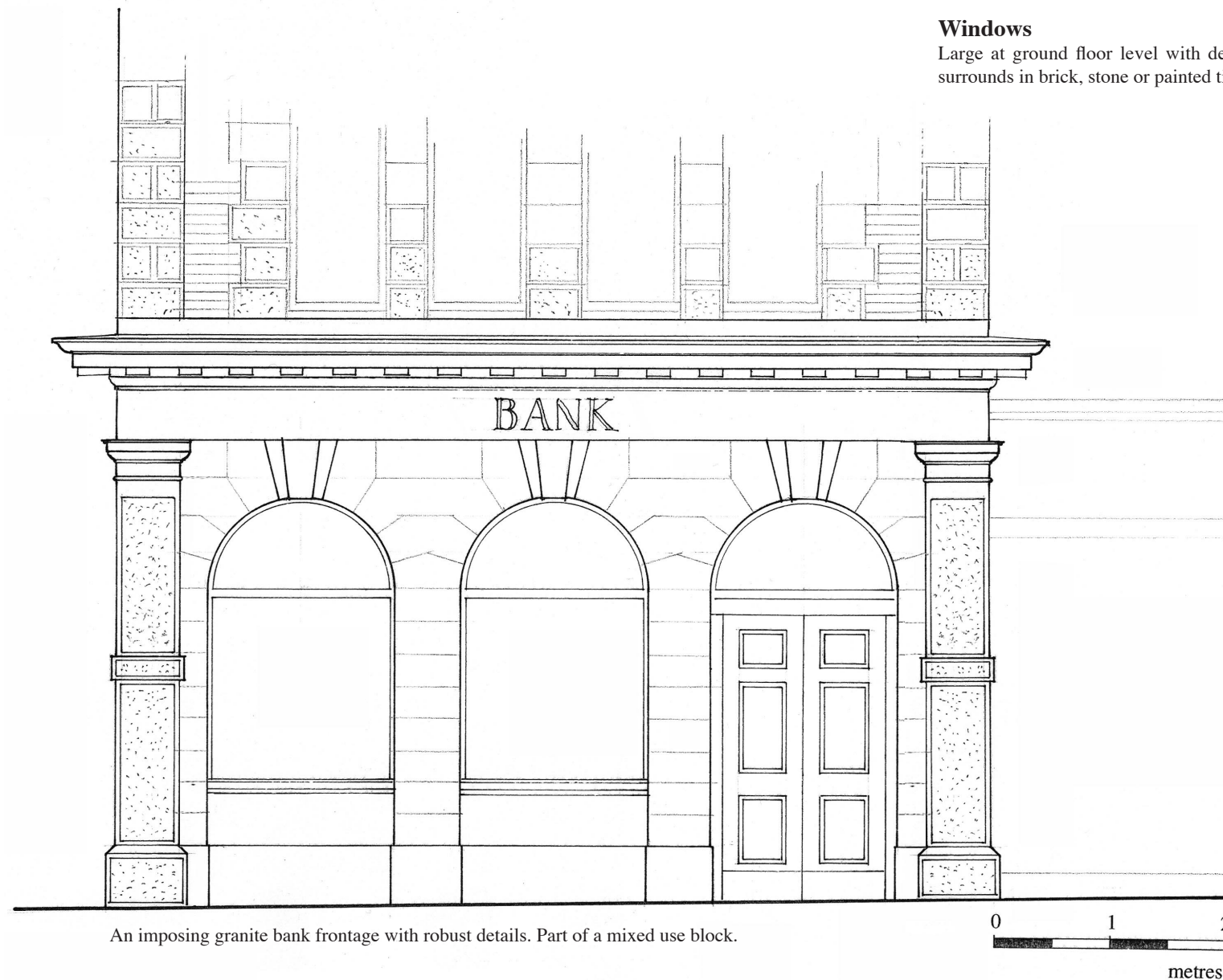
Stone, brick or rendered finish with decorative stone quoins, window surrounds and mouldings and terracotta decorative panels

Chimneys

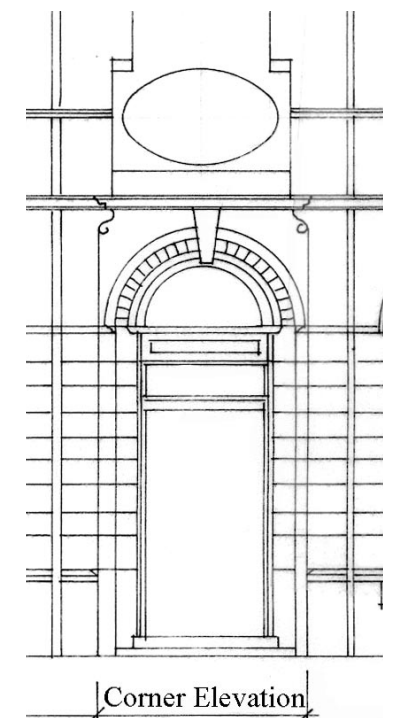
Every other party wall where present at all. Large slender chimneys with terracotta detailing and numerous terracotta pots.



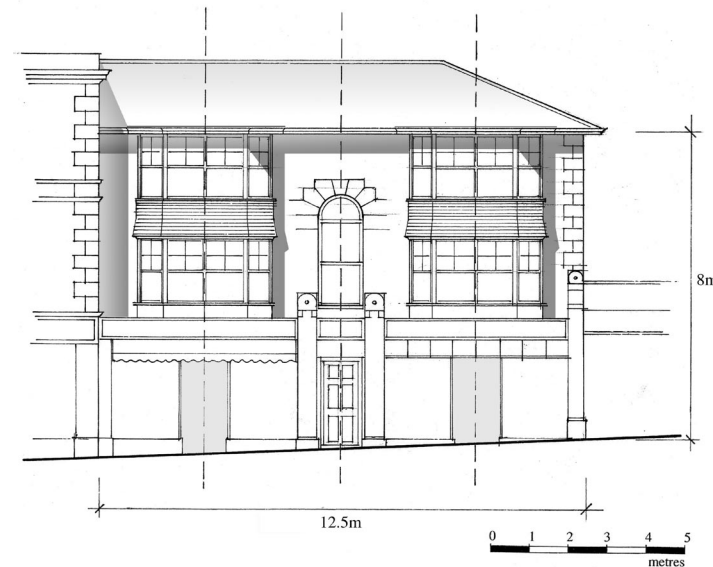
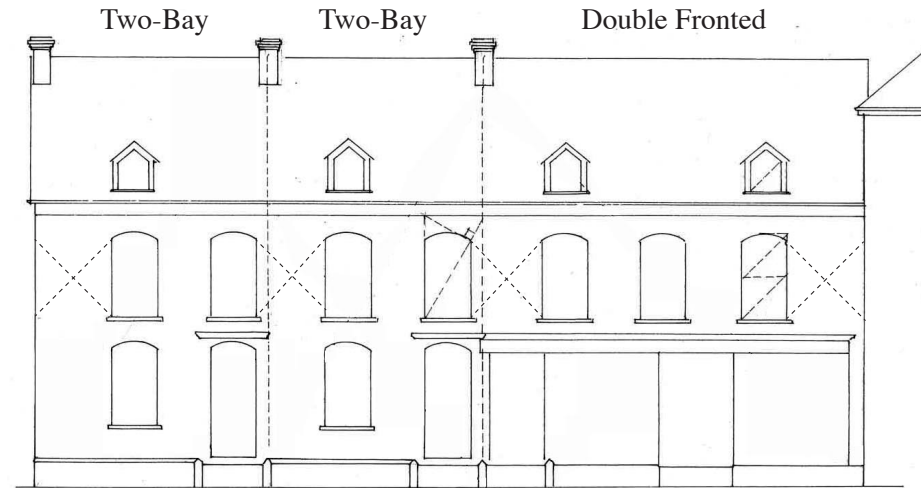
A oriel window and dormer above a shop.



An imposing granite bank frontage with robust details. Part of a mixed use block.



A sophisticated corner entrance



MIXED USE- MODIFIED Building Type Defining Characteristics

Domestic properties that have had the ground floor converted for retail.

Grouping

Typically groups of between one and three with Purpose Built Mixed Use buildings (3C) between creating long varied terraces. Each unit is different to its neighbours.

Position

Located on Town and Village High Streets (3B and 4B).

Spacing

Access to service roads and yards between terraces, typically 1.2m to 5.5m wide.

Plot width

Generally 5m to 12m wide, with buildings running from boundary to boundary.

Plot depth

Ranging from approximately 17m to 31m, with buildings often filling the plot from front to back. Rear access can be provided from a minor or service road.

Set back from road

Buildings are generally built on the back of the pavement.

Proportions

The basic volume is a simple rectangle with pitched slate roof, with the longer axis running parallel to the road. This simple shape is generally enlarged with the addition of wings to the rear and sometimes dormer windows. The scale is domestic.

Eaves

Range typically from 5.5m to 8.5m

Roof

Slate roof, often with diminishing courses, at a pitch of approximately 30 to 40 degrees.

Doors

Street front access is generally through large glazed doors. Access to upper floors is at the rear of the building, through a regular softwood door.

Windows

Ground floors are largely glazed floor to ceiling. First floor windows are often domestic in size, in softwood, with proportions based on a diagonal of 53 degrees (3:4) or 63 degrees (1:2). They are either side hung casements or sash windows, with a simple arrangement of glazing bars. Windows are generally in the region of 1135mm wide, with heights of 1425mm to 2250mm being the most common. Some retain bay windows on either one or both floors. Windows have an exposed brick or stone lintel above, most commonly arched with a decorated central keystone. Where present, dormers are small and simple with lead cheeks.

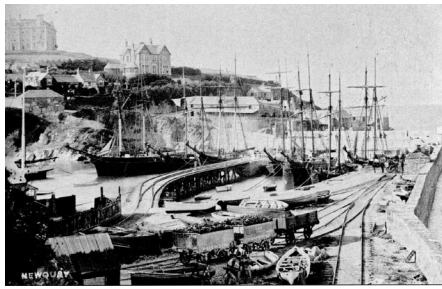
Walls

Stone or brick, often painted white or in bright colours.

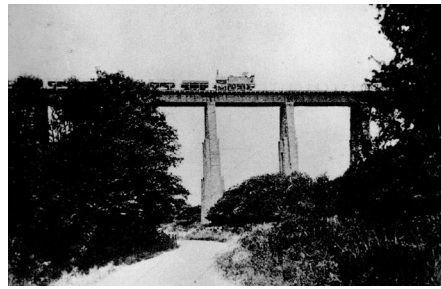
Chimneys

Usually arranged in groups along every other party wall. Simple brick type, with chunky squat proportions.





A small branch line ran from the terminus to the harbour



The viaduct prior to substantial reinforcement



A early stone built 'standard' Italianate station building with a central two storey block and a number of round arched windows.



Typical GWR signal boxes, of all timber or timber and masonry construction, with similar fenestration patterns and often slate roofs.



Newquay terminus prior to down-sizing



A small stone building flanked by canopies.



A signal box with a rubble stone plinth.

RAILWAY STATIONS

Building Type Defining Characteristics

The existing Newquay station is a terminus, today greatly reduced in size and architectural interest. The branch line buildings around Newquay display Great Western Railway characteristics and standard components but adapted with local characteristics and materials.

Grouping

The terminus is now attached to the rear of a small row of Mixed-Use Purpose Built buildings (3C) originally there was an Italianate stone station building parallel with the track.

Position

Hotels and Railway Forecourt (5B). The station is on the edge of the Town High Street (3B), close to Sea Front Streets (6B) in the band of service industries between the commercial centre and residential suburban areas.

Spacing

The station plot has a car parking area surrounded by warehouses and the police station. There are other car parking areas adjacent to the platform.

Plot width

Approximately 40m wide. The building occupied about half of this with half as car park.

Plot depth

Varies considerably depending on how many tracks there are, whether there are any goods yards, sidings etc..

Set back from road

The station and its attached shops are set back from the road forming a break in the street enclosure. This forms a gathering space for people to congregate either before or after their train journey.

Proportions

Often a simple single storey, hipped roof building, one room deep and running parallel with the track. Sometimes the single storey range is broken by a two storey, gabled building as with some of the Italianate designs.

Eaves

The station is one tall to two storey. A suitable eaves height would be 4m approx. for a single storey. Often stone cornices with cast iron gutters.

Roof

Roofs of main buildings are usually of slate, may have areas of glazing. Canopies are usually of corrugated metal with continuous areas of glazing. The edges of the canopies are hemmed with timber valances to provide additional shelter and decorative edges.

Doors

Timber panelled doors. Main doors are doubles and are located centrally.

Windows

Windows are may be of 'standard' components, large, robust and often with arched heads.

Walls

Masonry for main buildings. Smaller areas of masonry, timber and corrugated metal for subsidiary structures.

Chimneys

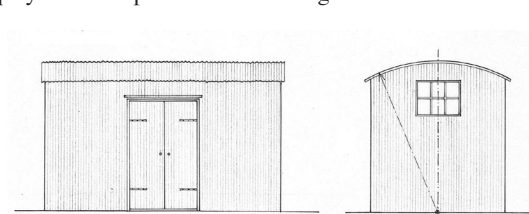
Where present are of a level of detail consistent with the ornamentation of the station as a whole.

Bondaries and Fences

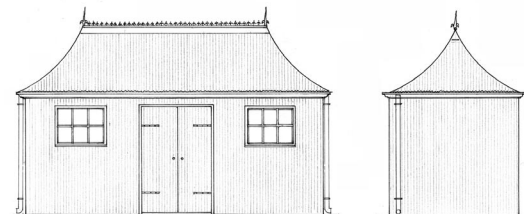
Often simple painted picket fences but also post and wire, cast iron railings and sometimes substantial rubble stone walls.

Signage and Station Fixtures

Standard GWR designs. White sans-serif raised lettering on a black background.



An iron hut found at many locations and used for purposes such as the storage of tools. Size varies.



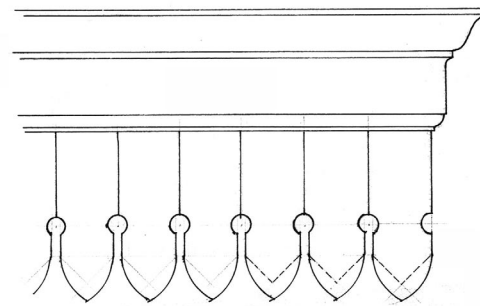
Standard 'Pagoda' hut of 'crinkly tin', used to provide additional shelter on long platforms or at unmanned halts (small stations). Depth varies.



A typical unmanned station 'halt'.

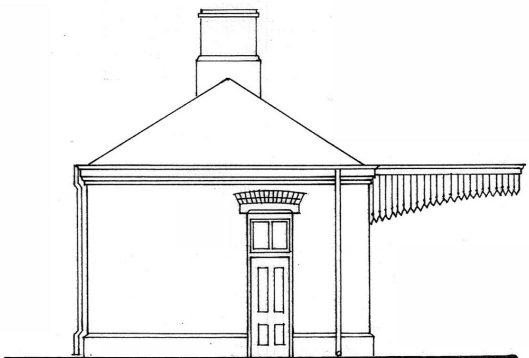


A typical GWR 'standard' station building (some components standard), brick built with stone dressings, hip roof and canopy.



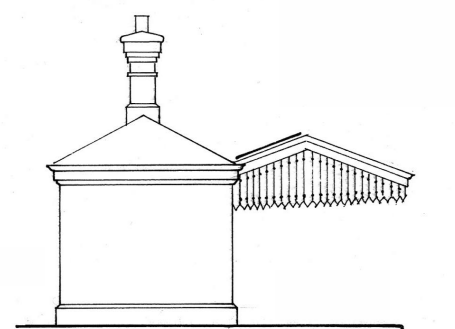
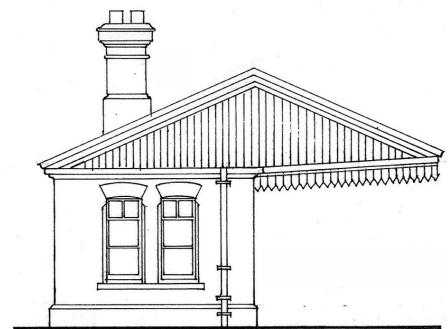
Detail of decorative timber valacancing with alternative treatment of board ends.

0 500 millimetres



0 1 2 3 4 5 metres

Alternative canopy arrangements. In some instances the canopy may be carried round one end of the building. The canopies are supported by steel brackets and trusses sometimes decorative) and where even greater projection is required intermediate cast iron columns may be used.



A cluster of cottages either side of the railway within the Growth Area.



The railway as it passes through the Growth Area towards Newquay.

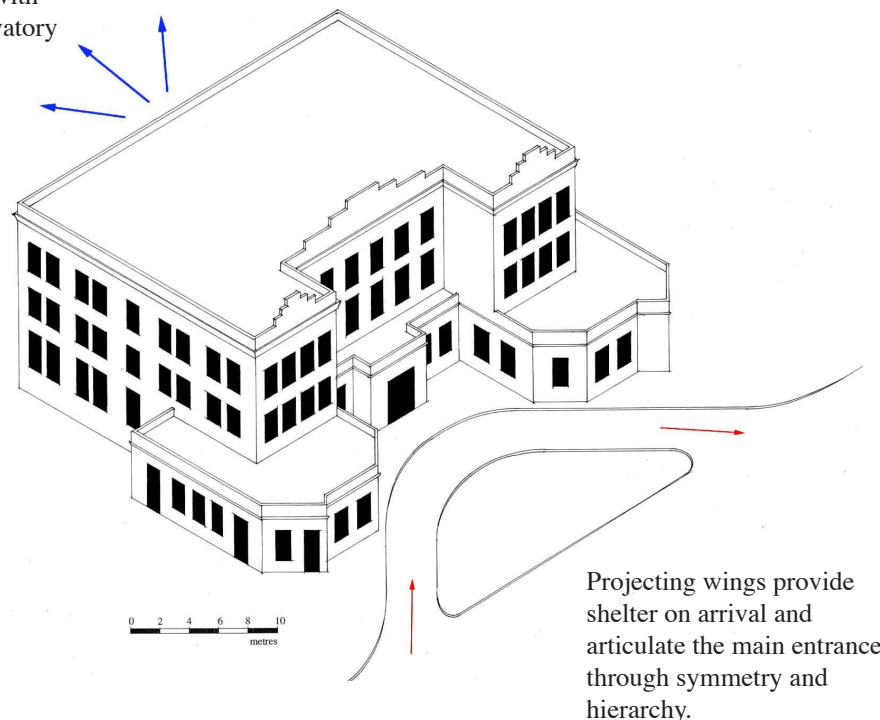
Sea views from bedrooms with often a verandah or conservatory at ground floor.



A typical large hotel, with forecourt formed by projecting wings, close to the former Great Western Railways train station.



Decorative ironwork canopy over the main entrance.



Projecting wings provide shelter on arrival and articulate the main entrance through symmetry and hierarchy.



A 'palace fronted' hotel on raised ground overlooking the golf course. Bay windows at ground floor have been connected by a partially glazed verandah.



A large hotel occupying one of the most prominent sites in the town (regretably unsympathetically altered).



Typical 'tripartite' facade, composed of three main parts: two projecting wings and an entrance bay in high relief. A glazed canopy with decorative ironwork links the two wings.

HOTELS

Building Type Defining Characteristics

*There is a wide variety of scale and detail in the town's hotels, which are often 'landmark' buildings, however there are still a number of shared characteristics. (Inns are illustrated separately under **Commercial Buildings**)*

Grouping

Smaller hotels can be attached in groups up to four, or in mixed blocks of hotels and houses. The majority however, are detached.

Position

The hotels are generally on the edge of the town centre in the band of service industries between the commercial centre and residential suburban areas.

Spacing

Detached hotels have parking to the sides, and gardens, so that the space between an urban hotel and the next building is generally from about 5m to about 25m. Attached hotels have parking to the front.

Plot width

Smaller hotels, typically 7.5m to 25m
Larger hotels, typically 50m to 225m

Plot depth

Typically From 40m to approximately 125m

Set back from road

Hotels are set back from the road forming a break in the street enclosure (See also **5B**, Hotels and Railway Forecourts). This forms a buffer zone between the busy roads and the quiet hotel lobbies, so that there is a slowing of pace as one approaches the hotel from the road. This may only be a few metres on the smaller hotels creating parking bays in front, or up to about 17m on the larger hotels.

Proportions

The basic volume is normally a rectangle or box with the longer axis running parallel to the road. This shape is added to with symmetrical protruding wings to the front and back, which can be simplified down to two "E" shapes placed back-to-back. Each wing is then decorated with gables and bays, dormers, chimneys, towers, and conservatories are often added. The roofs are typically mansard type, or of low pitch hidden behind parapet walls.



Eaves

The larger hotels typically have 3 storeys below the eaves and another one or two above. A suitable eaves height would be about 12.5m.

Roof

Slate mansard roofs or lead flats behind parapet walls. Decorative ridge tiles and finials.

Doors

Main entrances are very prominent and are located centrally, with highly decorative carved stone surrounds and sometimes a protective overhanging walkway in glass and iron. Most doors and windows have an exposed brick or stone lintel above, most commonly horizontal with a central keystone or decorative carved head moulding.

Windows

Large painted softwood windows with a common proportion of 1:2. They are sash windows, with a simple arrangement of glazing bars. Where present, dormers are large stone structures, with decorative copings to the façade or finials.

Walls

Stone or brick finish with a number of mouldings and decorative string courses.

Chimneys

Tall large brick or rendered, finished with moulding profiled capping and terracotta pots.



VILLAS

Building Type Defining Characteristics

Villas are larger 2 to 3 storey houses, often detached, on large, landscaped plots located further out of town.

Grouping
Either detached or semi detached. Pairs tend to be symmetrical.

Position
Generally on primary roads with fine views due to an elevated position and low density development.

Spacing
The building is situated in the middle of the plots with landscaping around. Spacing between buildings ranging from 3.7m to over 30m.

Plot width
From 6.5m for urban semi-detached villas up to 45m for rural detached villas

Plot depth
Typically 35m up to approximately 70m.

Set back from road
Typically 9m to 11m for urban villas and up to 45m for rural villas on larger plots, allowing a 'buffer zone' of landscaped gardens or parking areas between main road and houses.

Proportions
The basic volume is larger in scale than other residential types, in the form of a simple rectangle with pitched slate roof, with the ridge running parallel to the road, with large front bays with hipped or gabled roofs. Rear wings enlarge the size of the property.

Eaves
Typically boxed fascias, heights range from 6.2m to 6.5m

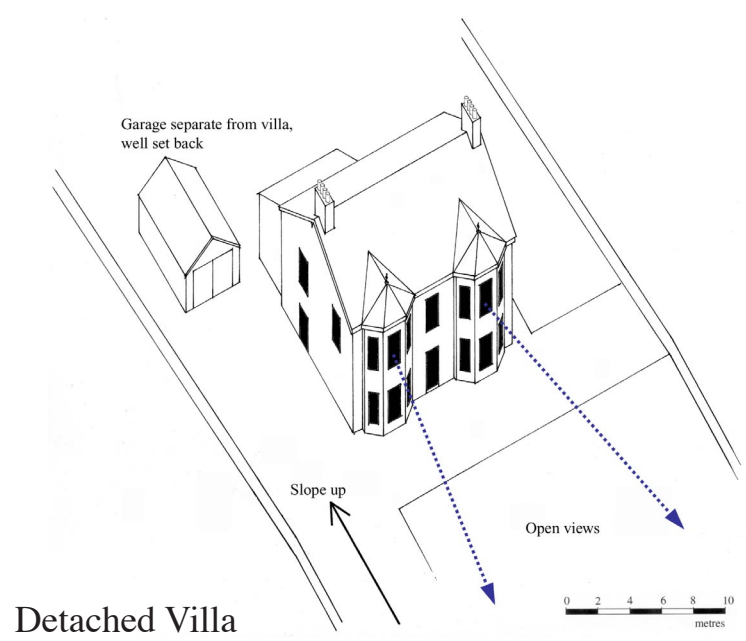
Roof
Slate roof at pitch of 40 to 45 degrees, with decorative terracotta ridge tiles.

Doors
Tall in proportion with fan lights over so that the door and window heads align horizontally.

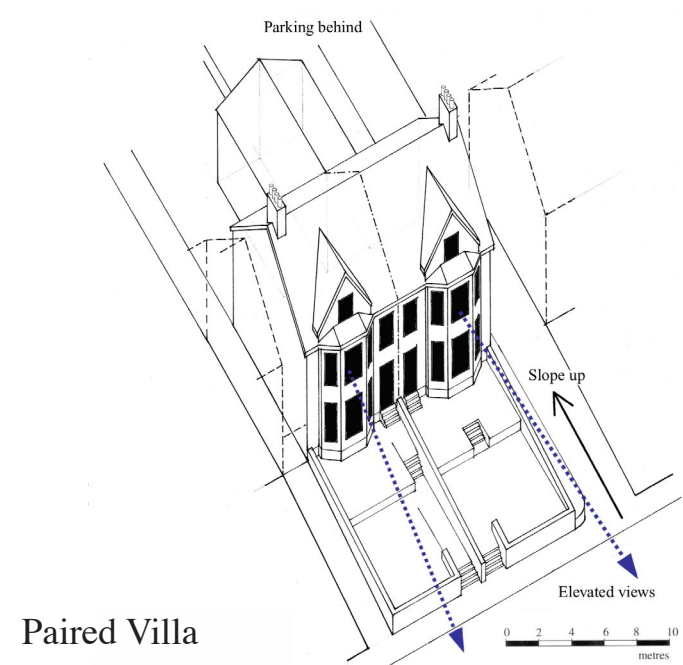
Windows
Large softwood sashes generally in a 1:2 proportion with very simple glazing bars.

Walls
Stone or sometimes rendered finish with finely cut stone quoins and often either terracotta or stone decorative panels or string courses added. Semi-detached villas have an upstanding party wall above roof line with stone coping.

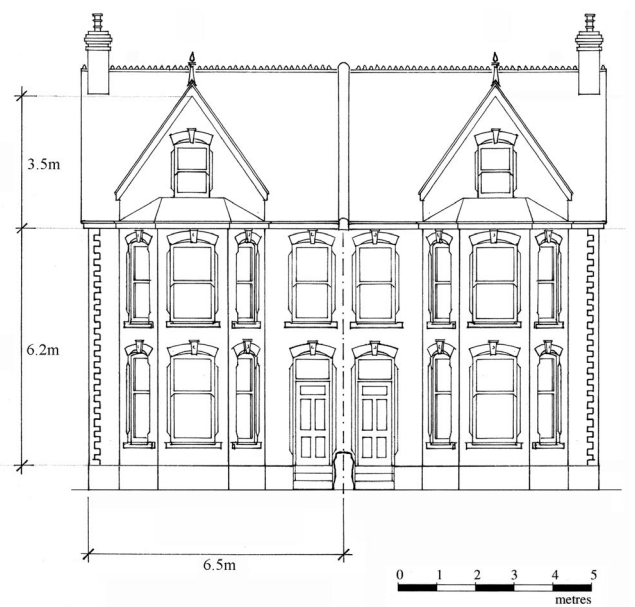
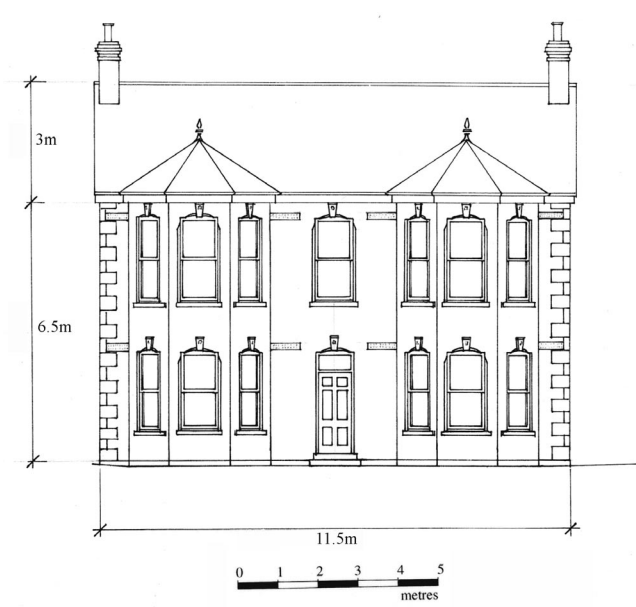
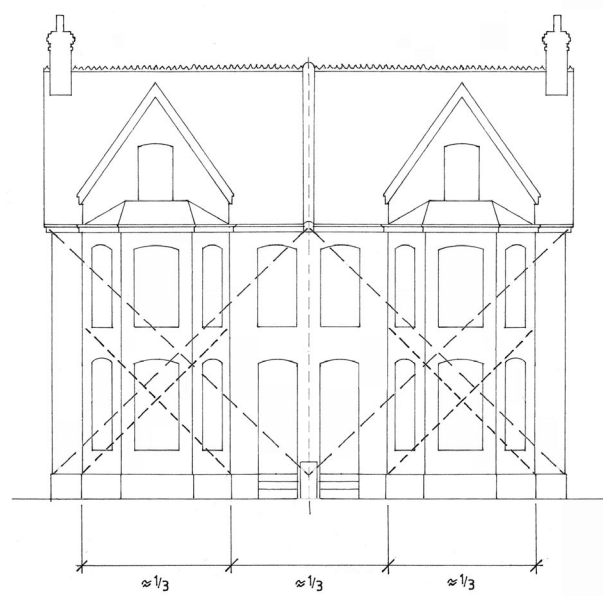
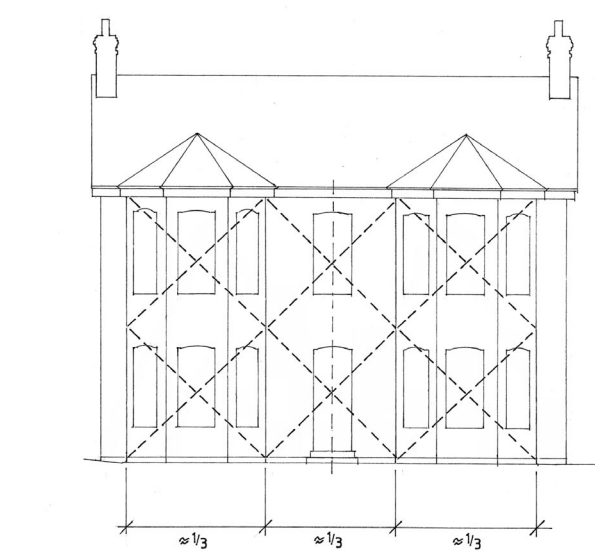
Chimneys
Tall brick chimneys with terracotta decorative courses and pots.



Detached Villa



Paired Villa



Corner Villa



'Paired Villas'



Double Fronted Villa



Rectory

BUILDINGS WITH VERANDAHS (i)

Building Type Defining Characteristics

Buildings with verandahs contribute to the resort character of the town. Verandahs form intermediate spaces between inside and outside, taking advantage of the mild climate, sea air and views.

Grouping

Detached villas (7C) or in small groups up to about 6, integrated in longer terraces of Two Bay (10C) and Double-Fronted Houses (9C). Pairs tend to be symmetrical rather than repeated.

Plot depth

Typically 26m to 40m

Set back from road

Either on the back of the pavement or beyond a small front yard of up to 3.8m wide.

Position

Sea Front Streets (6B) and Resort Residential (8B) areas, and the Village High Street (4B) where the ground floor is used for retail.

Proportions

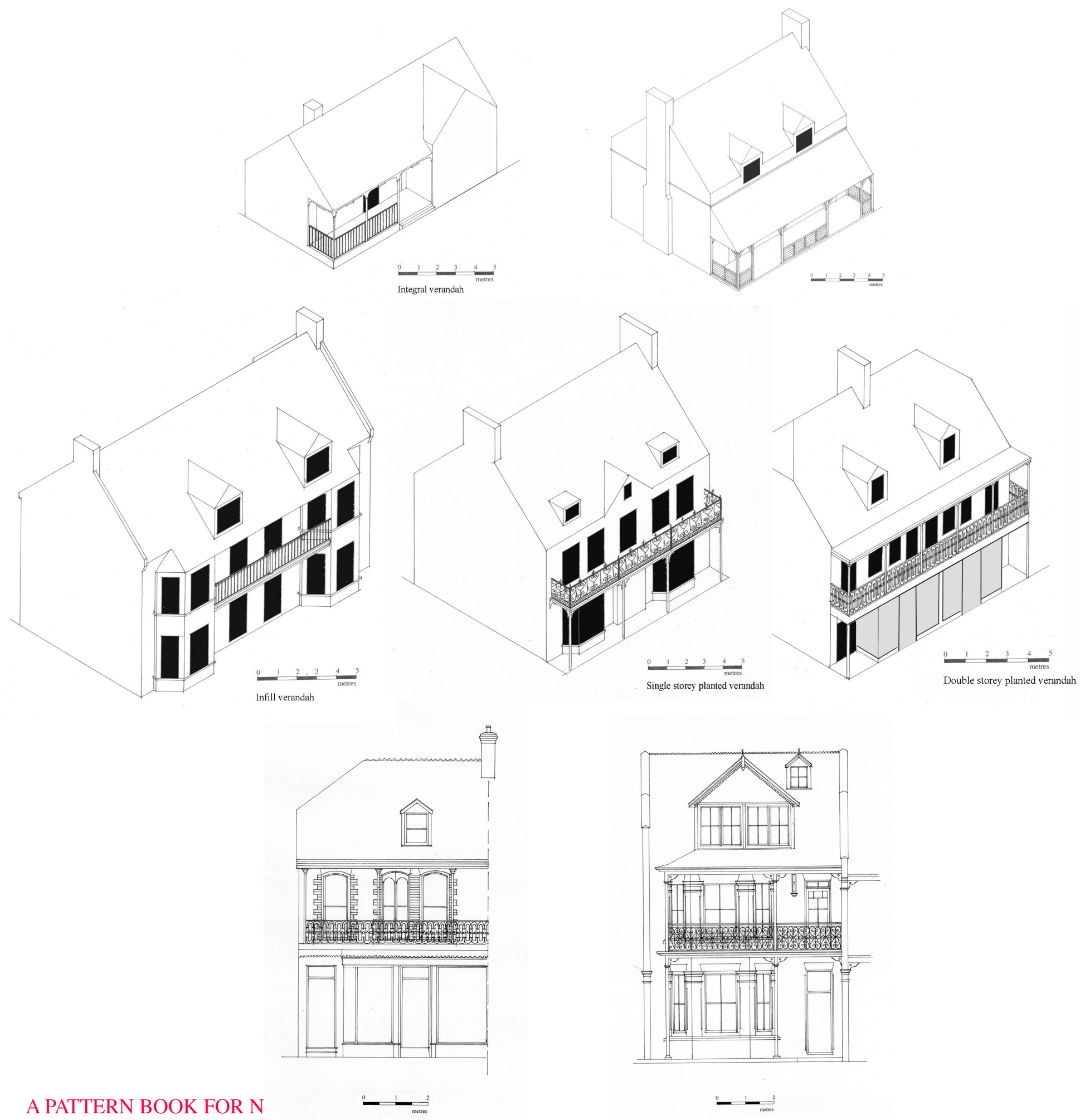
The basic volume can be a simple rectangle with either a hipped or pitched slate roof, with the longer axis running parallel to the road, and the verandah planted to the front façade with its own shallow roof. Alternatively, the verandah can be an integral part of the volume under the main roof. It may have bays within its depth. Generally these buildings are more decorative than the cottages and 2/3 bay houses, and have a slightly larger scale.

Spacing

Usually terraced properties

Plot width

Typically 4.9m to 8.4m with the building running boundary to boundary



BUILDINGS WITH VERANDAHS (ii)

Building Type Defining Characteristics

Eaves
Typically range from 5.8m to 6.6m. Eaves overhang with decorative painted softwood mouldings below.

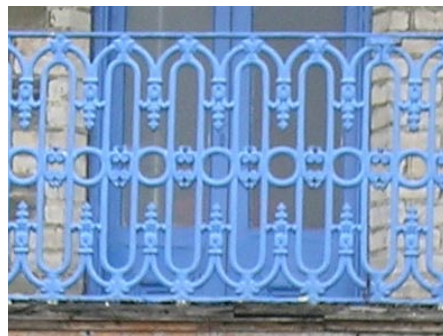
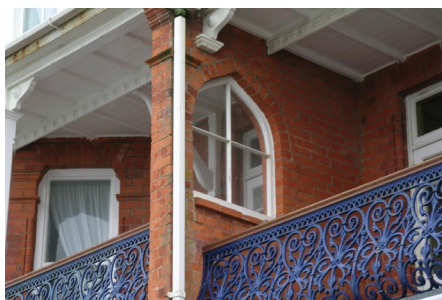
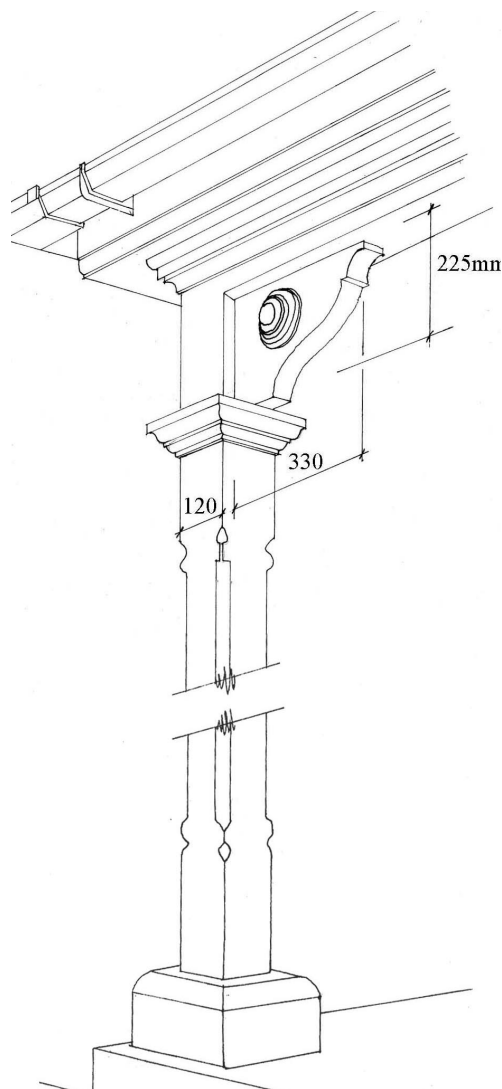
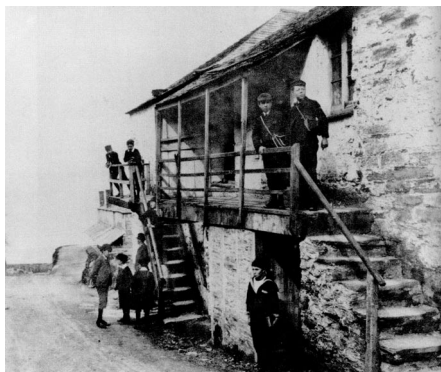
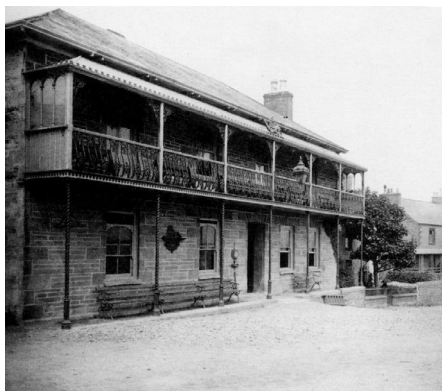
Walls
Brick or stone with special moulded brick string courses.

Roof
Slate roof of more than 40 degrees pitch with decorative terracotta ridge tiles, often becoming shallower over the verandah. Projecting party walls with stone coping run above the roof line.

Verandahs
Usually slender structure of timber or iron with simple timber or decorative iron balustrades. Often also decorative brackets and mouldings to the balcony. Verandahs generally extend between 1.2m and 1.9m from first floor level at a height of between about 2.8m and 3.5m

Doors
Panelled softwood doors are tall in proportion. 910mm wide would be appropriate with a fan light over, so that heads of windows and door align horizontally.

Windows
Large softwood sashes, typically in a 1:2 proportion, with brick or stone horizontal lintels over. Large brick built bays are common. Dormers are often slate hung with decorative barge boards.





Simple double-fronted



Double-fronted with ground floor bay windows



Double-fronted with bay windows on both floors



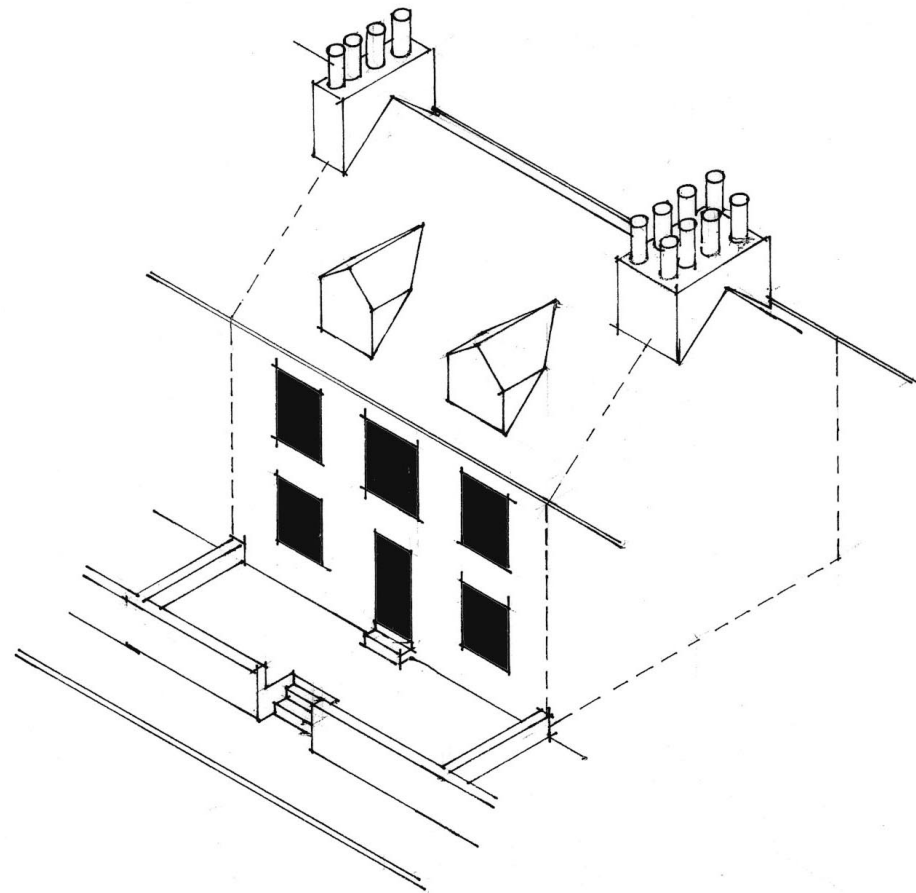
Double-fronted with bay windows on both floors and dormers above



Double-fronted with square bays connected by canopy



Double-fronted detached villa with bay windows on both floors



Simple, town-residential double-fronted house with optional dormers; part of a terrace.

DOUBLE FRONTED HOUSES (i)

Building Type Defining Characteristics

Double fronted houses have central entrances with principal rooms either side of it. They are often similar to Two Bay houses [C10] in detail but not as common, sometimes used where the site has restricted depth. They range from the functional to the more elaborate and are generally 2 to 2.5 storeys.

Grouping

Range from detached to terraces of 8, sometimes in an ABBAABBA rhythm.

Position

Interspersed with Two-Bay Houses (10C) in Town Residential (7B) and Resort Residential (8B) terraced streets. Less frequent as individual houses in Village Residential (9B) and Farmyard Clusters (13B).

Spacing

Either attached to form terrace or detached.

Plot depth

18m to 25m

Set back from road

4m to 4.5 m behind low stone boundary walls approximately 800mm to 1000mm high.

Proportions

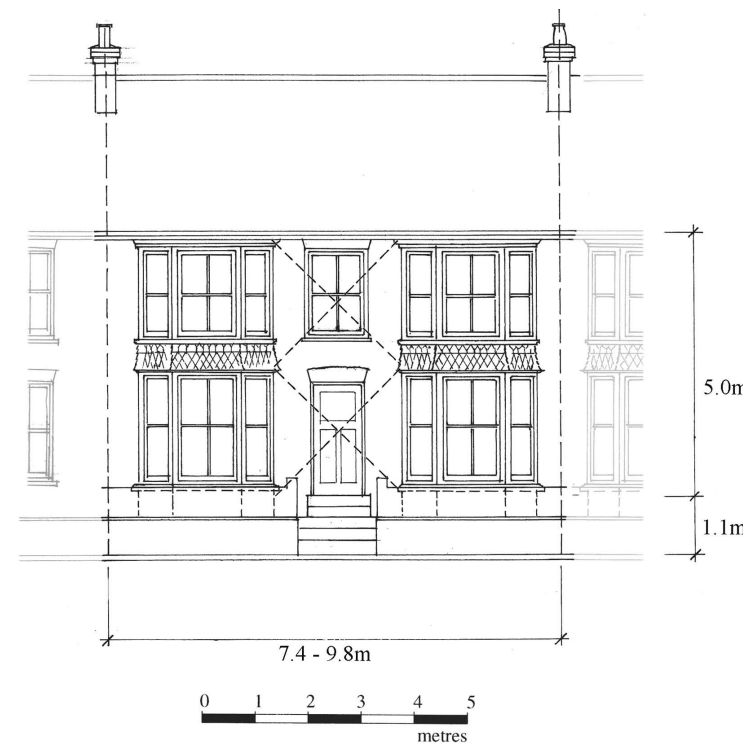
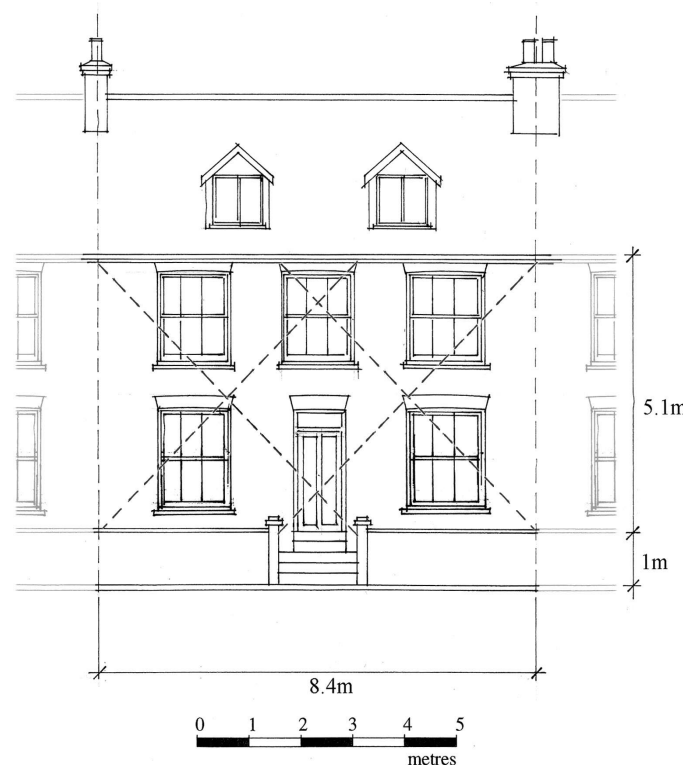
Simple symmetrical rectangular volume with façade based on a square proportion or a double diagonal of window, as shown. Roofs are generally pitched with the long axis parallel to the road. Bays are often added to the front with gabled or hipped roofs.

Plot width

6m to 10m

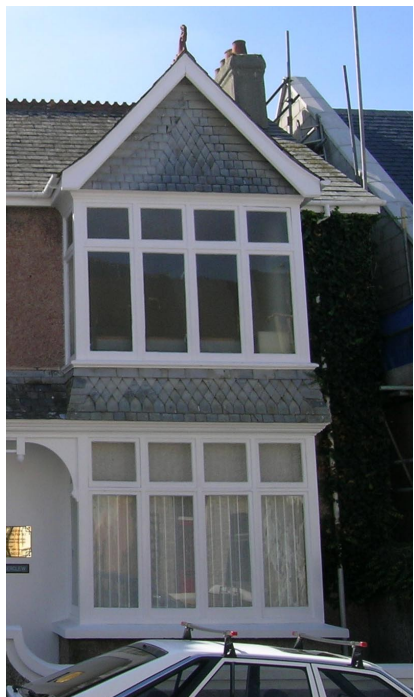


Plain, double fronted farm houses. The first floor windows are tight under the eaves. Front doors may be with or without simple, open porches. Ancillary buildings are common: subordinate in scale, made from the same materials as the main house.

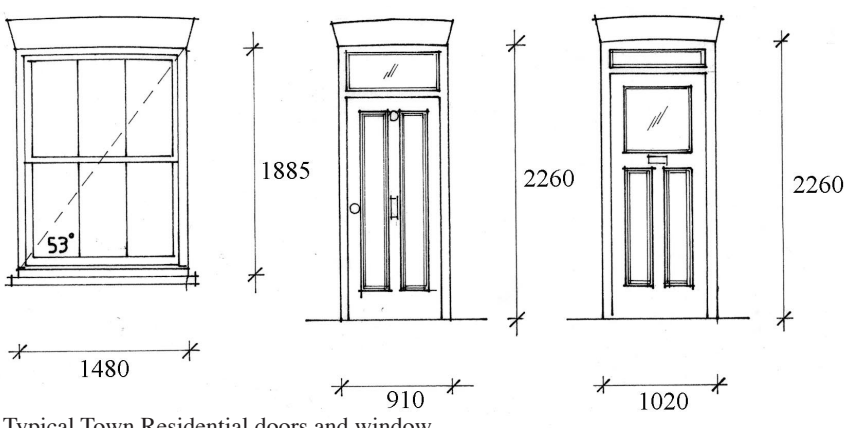
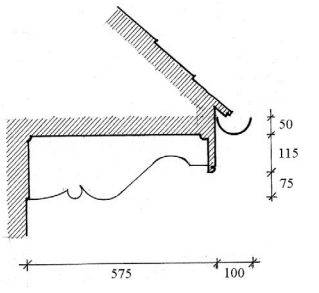




Entrance and bay details from a Resort Residential house



Unusual eaves and side window details, similar maybe found in other Town Residential typologies



Typical Town Residential doors and window

DOUBLE FRONTED HOUSES (ii)

Building Type Defining Characteristics

Eaves

Eaves are generally tight against the wall with a half round gutter supported on a timber fascia with a simple profile. Except on very sloping sites, eaves levels are continuous for a terrace with a varying number of steps up to the front door allowing for changes in ground level. (Note: level access to each will usually be required to comply with the current Building Regulations).

Roof

Low pitched slate roof at approximately 30 to 40 degrees, with terracotta ridge tiles of varying degrees of decoration

Doors

Doors are varied although panels tend to be vertical in emphasis with a profiled fielding mould. The absence of a lock rail is distinctive in some cases. Upper glazed panels, where they exist, are normally square in proportion.

Windows

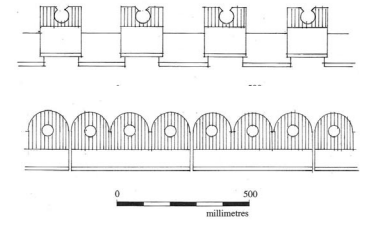
Windows are squat in proportion, with engaged sash weight boxes. Bay windows are added to increase light and volume and can be either single or double height with decorative slate hanging.

Walls

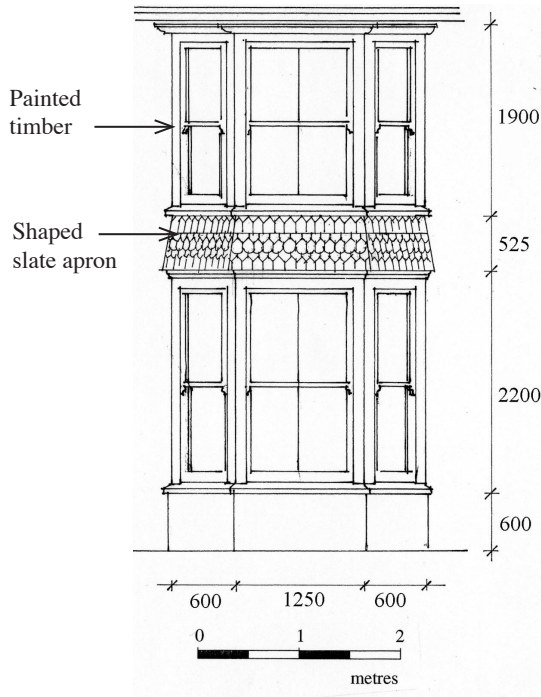
Load bearing undressed stone with irregular pointing. Sometimes the pointing can be struck, which assumes its own distinctive, orthogonal motif. For types of a higher finish, regular finely cut quoins are used at corners and edges.

Chimneys

Brick or sometimes rendered chimneys are found on either every, or every other, party wall, with corbelled courses and terracotta pots.



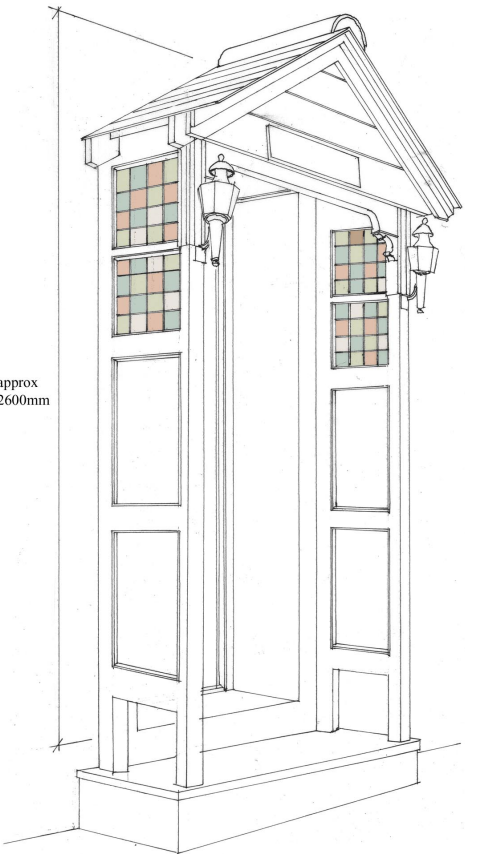
Decorative ridge tiles, also common to other Resort Residential (8 B) typologies



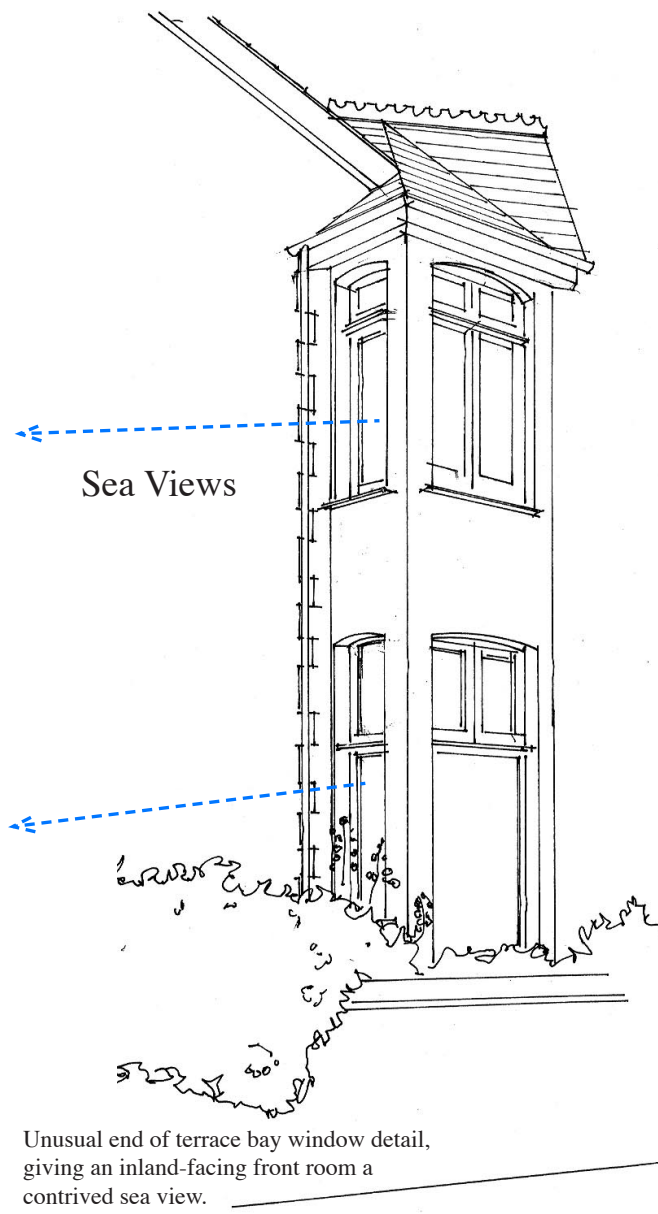
Typical Town Residential (7 B) bay window (handed)



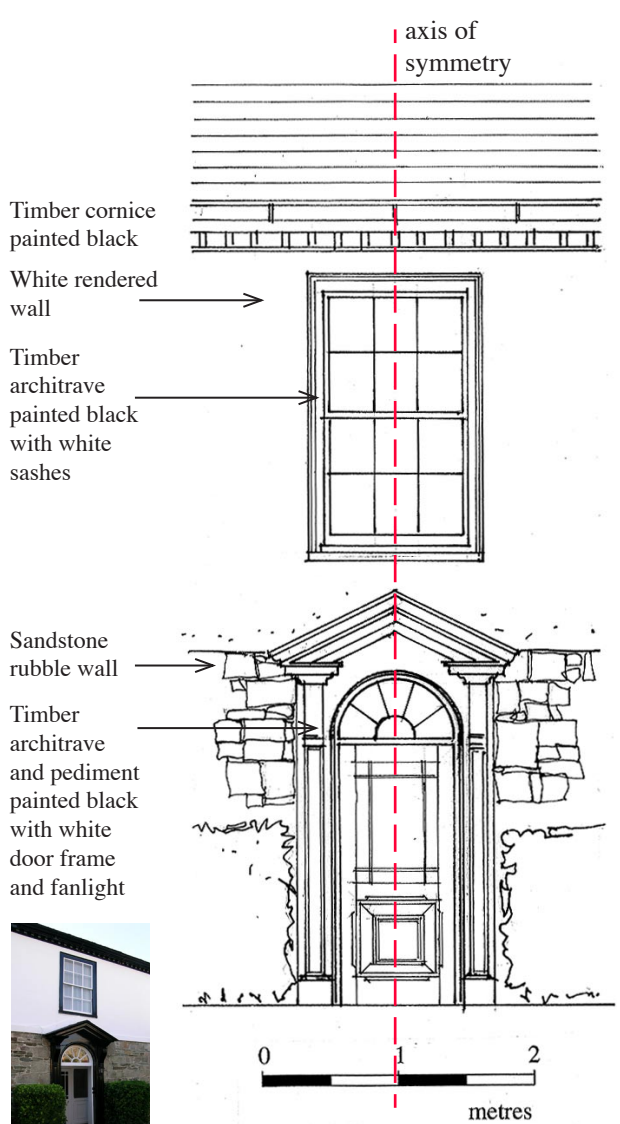
Terracotta air vents



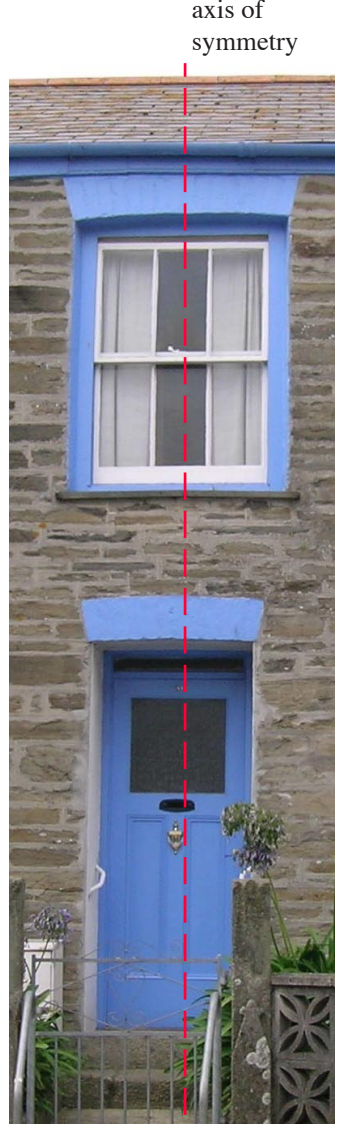
Town Residential wooden porch with coloured glass



Unusual end of terrace bay window detail, giving an inland-facing front room a contrived sea view.



Sophisticated Town Residential central bay



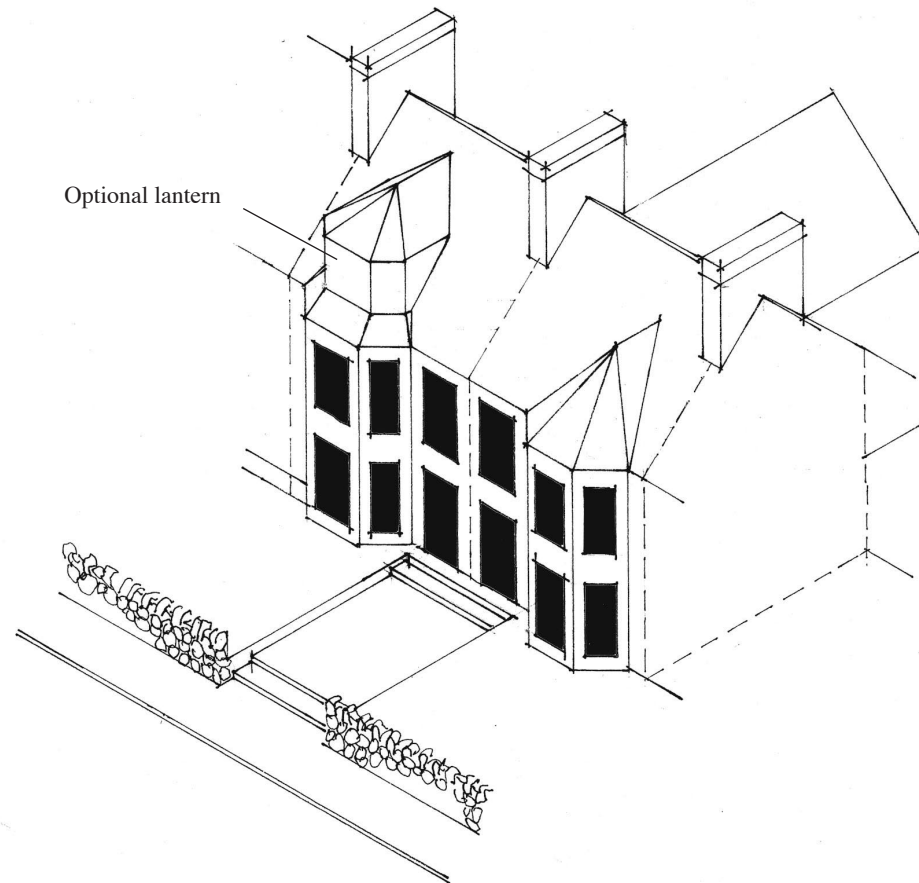
Typical Town Residential central bay



A terrace of two bay houses repeated in 'handed pairs' allowing the placement of chimneys every other party wall. This results in broad areas of blank wall between pairs.



'Handed pairs' with bay windows at ground floor linked by a canopy.



A terrace of two bay houses simply repeated, giving a consistent vertical rhythm of window and solid wall.



A terrace of two bay houses with bay windows at ground floor, simply repeated giving a balanced vertical rhythm of window and wall.

TWO BAY HOUSES (i)

Building Type Defining Characteristics

Small two-bay, 2 to 2.5 storey houses constructed in terraces and making up the majority of Town Residential (7B) and Resort Residential (8B) streets. They vary from the very functional to the more decorative.

Grouping

Repetitive terraces of up to 9, but often mixed with Double Fronted Houses (9C) to make longer rows.

Position

Town Residential (7B) and Resort Residential (8B) close to the town centre.

Spacing

Arranged in terraces

Plot width

6m to 6.5m

Plot depth

18.5m to 27m

Set back from road

4m to 4.5m behind low stone boundary walls approximately 800mm to 1000mm high.

Proportions

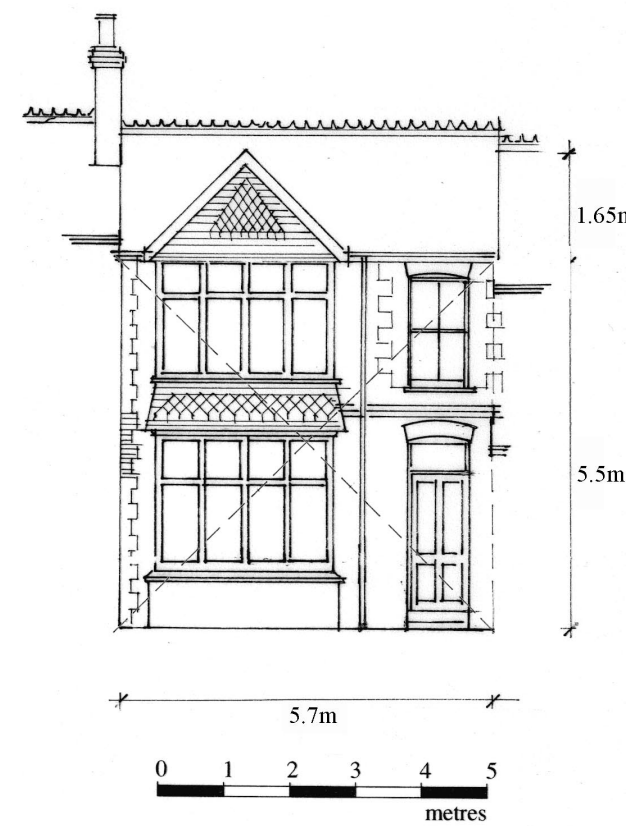
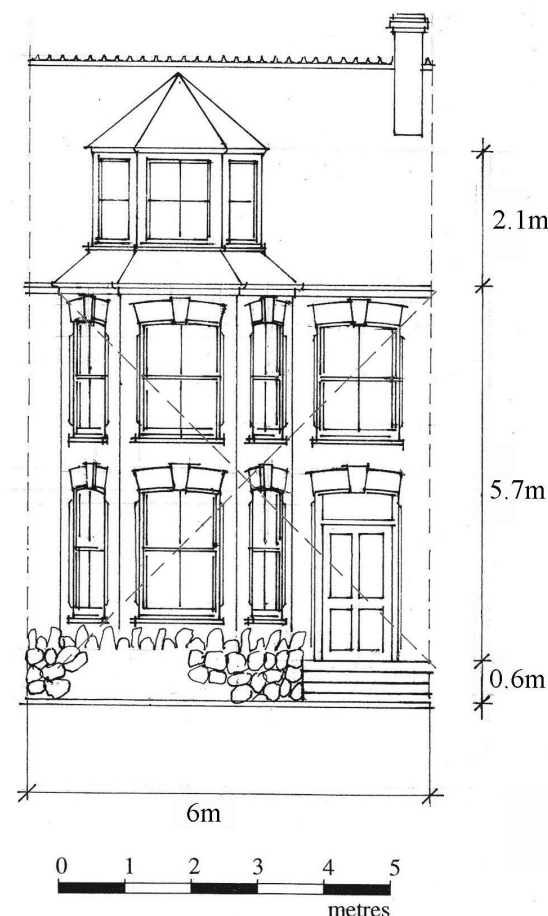
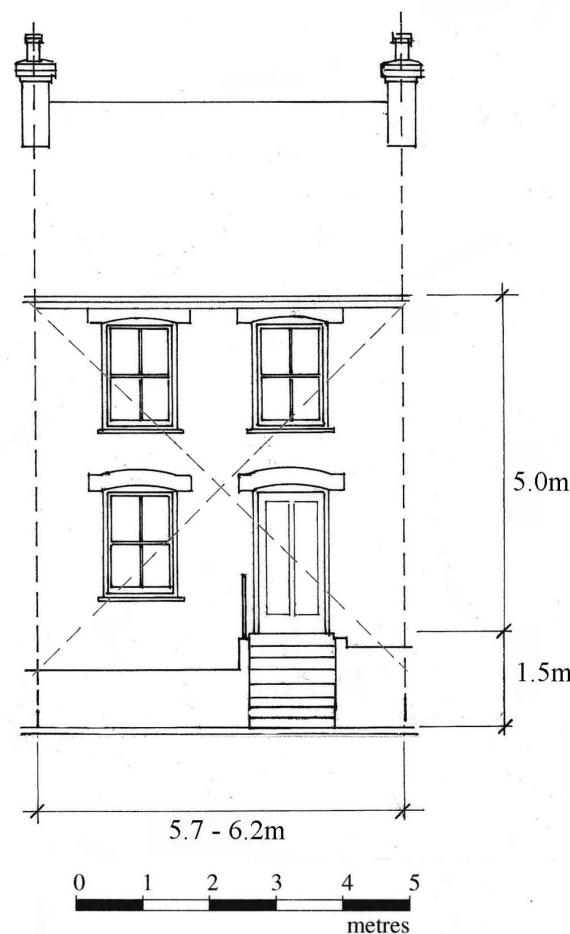
Typically a simple rectangular volume with pitched roof with ridge parallel to the road. Facades are often square in proportion and their flat appearance may be broken up with a single or double storey bay.

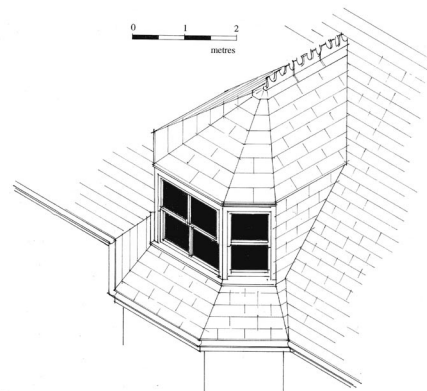


A terrace of two-bay resort-residential houses, with square bay windows, repeated in 'handed pairs.' The projecting bays are adjoining and these are linked by glazed canopies over the front doors. The reading of 'pairs' is accentuated by the breaks at eaves between each pair to accommodate street gradient.

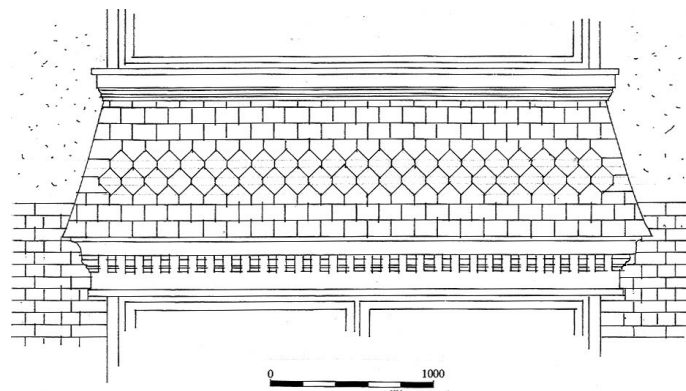


A terrace of two-bay houses, also repeated in 'handed pairs'. The terrace is stepped down a steep hill, with a break at eaves between each house, this causes the houses to read less as pairs.

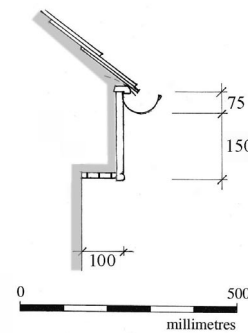




Glazed dormer over bay



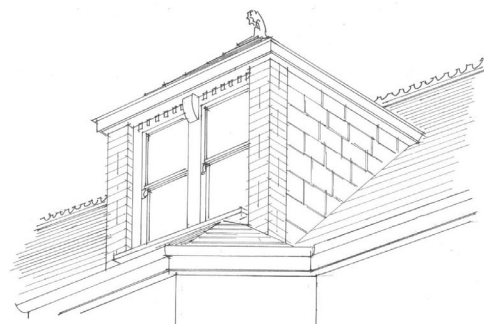
Slate-hung bay windows



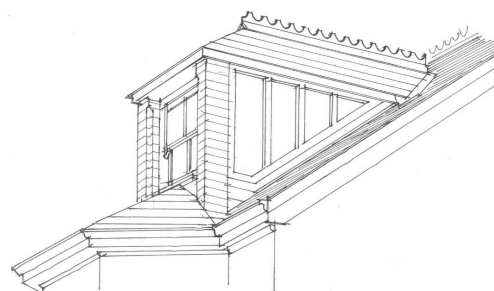
Typical timber box eaves section



Unusual glazed dormer with lantern over bay window



Square dormer with slate hung cheeks.
Decorative painted timber cornice with dentils.

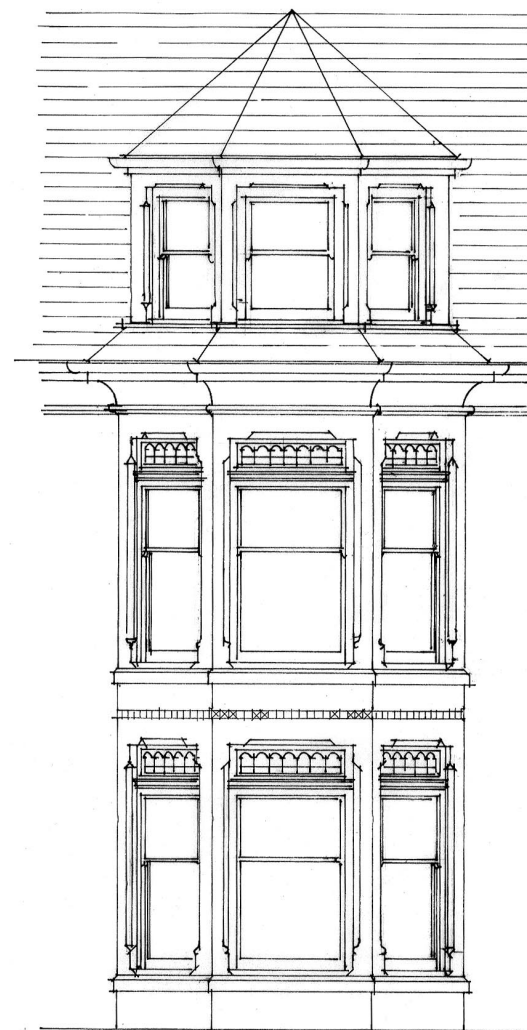


Square dormer with glazed cheeks

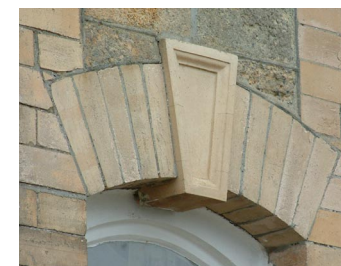


TERRACOTTA FINIALS
(Common to Resort Residential typologies)

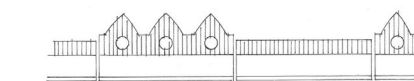
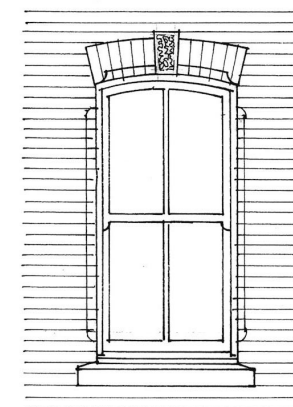
(The above dormers may be applicable to other Town and Resort Residential typologies)



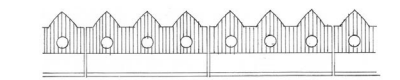
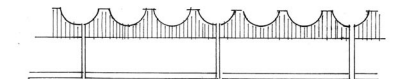
Sea Front bay window with dormer above



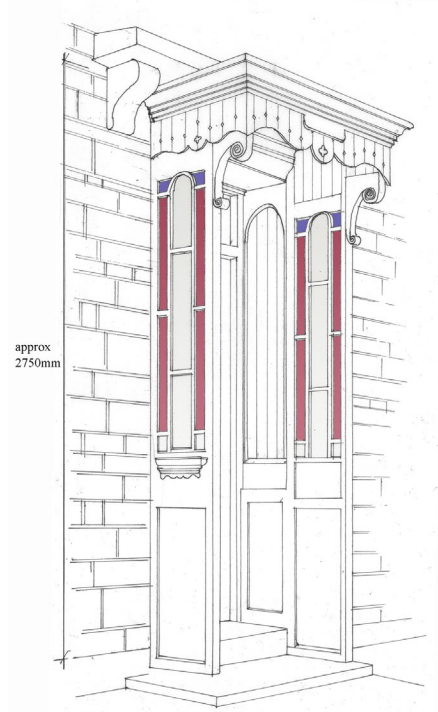
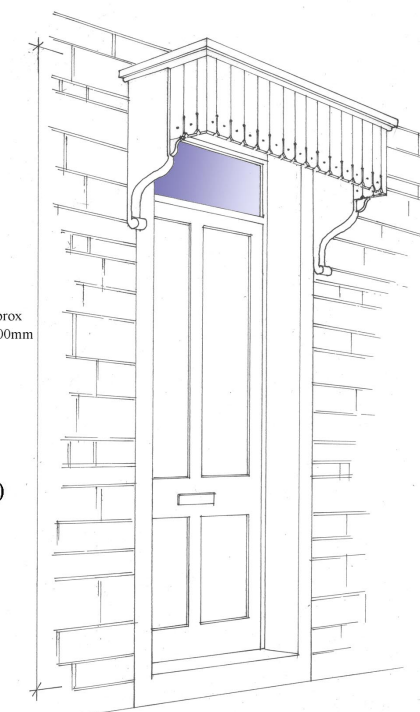
Examples of keystones common in Resort Residential typologies



Decorative ridge tiles, also common to other Resort Residential typologies



0 500 millimetres



TWO BAY HOUSES (ii) Building Type Defining Characteristics

Eaves

Small, tight eaves with a half round gutter on a simple roll moulded fascia. Except on very sloping sites, eaves levels are continuous for a terrace with a varying number of steps up to the front door allowing for changes in ground level. (Note: level access to each will be required to comply with the current Building Regulations).

Roof

Slate roofs with terracotta ridges of varying degrees of decoration.
Often decorative bargeboards with terracotta finials.

Doors

Stone lintels or brick arches over the structural openings. Some doors have fanlights and dressing to openings.

Windows

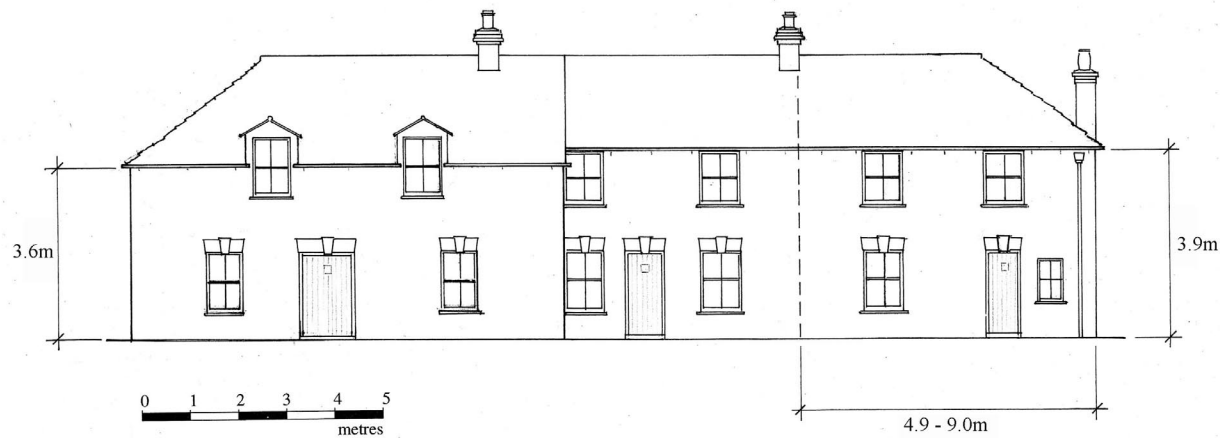
Squat proportioned timber sash windows with buried sash weight boxes rebated into stone walls.
Slate sills and often white painted reveals.
Single/double height bay windows often with ornate slate hanging.
Eccentric slate hung lantern dormers and square stone dormers.

Walls

Prominent brick/stone quoining and terracotta keystones.
Irregular sandstone walls with stone/special brick dressed openings.

Chimneys

Brick chimneys with terracotta pots at every, or every other, party wall.



An unusual cluster of cottages, originally also used as a malt house.

COTTAGES (i)

Building Type Defining Characteristic

Compact houses with a simple, vernacular character, often grouped in small clusters.

Grouping
Small two or three bay properties are arranged in groups of two, three or four, rather than in long terraces. Each property is slightly different from its neighbours.

Position
Located on the periphery of the Village High Street (4B) and throughout Town Residential (7B) and Village Residential (9B) areas in small clusters. Also isolated examples in other urban typologies.

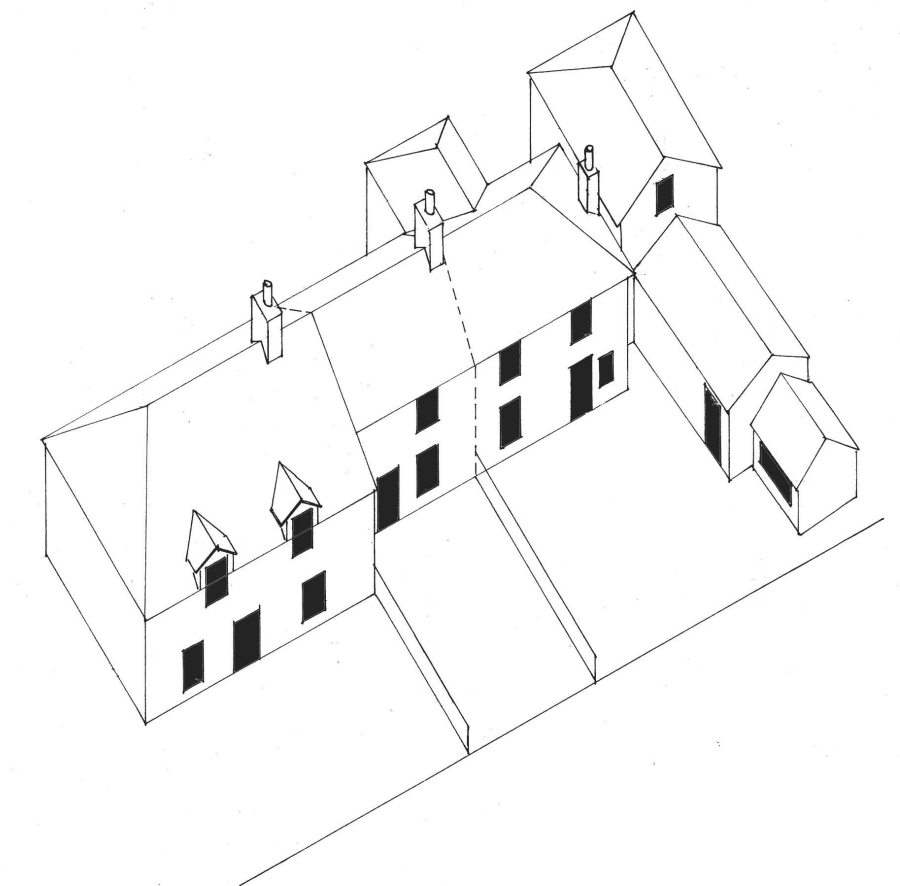
Spacing
Access to rear gardens and parking is situated between the houses typically ranging from 3.2m to 7.5m.

Plot depth
From approximately 16 to 27m.

Set back from road
The building line is staggered to create some houses with sheltered front gardens, and some on the back of the pavement with stronger street presence. Buildings can be up to 8.5m from the pavement.

Proportions
The basic volume is a simple rectangle with either a hipped or pitched slate roof, with the longer axis running parallel to the road. This simple shape can then be enlarged with the addition of planted lightweight dormers, porches or oriel windows, or a subservient smaller wing to the rear or side.

Plot width
Typically, from approximately 3.9m in the middle of a row to 11m wide at the end of the terrace where the cottage may be a larger 3-bay cottage or there may be parking areas or a garden to the side.



COTTAGES (ii)

Building Type Defining Characteristics

Eaves

Low, generally between 3.9m - 5.5m from ground level, and lower still (approximately 3.6m) when the first floor windows have their own gables. The eaves do not overhang the wall and are finished with a 150mm painted softwood fascia with a bead detail to the base, fixed against the facade and supporting a half-round or ogee gutter. The eaves line can vary in steps as the ground level undulates.

Roof

Slate with diminishing courses, at between approximately 30 and 40 degrees. Generally simple ridges. Decorative ridge tiles and finials infrequent.

Doors

Front doors are normally painted ledged and boarded type and can be given more prominence with the addition of a small porch, either open or enclosed, with a pitched slate roof. All doors and windows have an exposed brick or stone lintel above, most commonly arched with a central keystone. Doors are small, and 800-910mm by 2100mm would be appropriate.

Windows

Painted softwood windows with a proportion based on a diagonal of 60 degrees, or, more commonly, 53 degrees (3:4). They are either side hung casements or sash windows, with a simple arrangement of glazing bars. Oriel windows can also be used. Windows are generally between 797mm and 1135mm wide, with heights of 1350mm to 1500mm most common. Where present, dormers are small and simple with lead, rendered or slate hung cheeks.

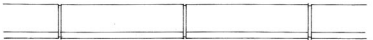
Walls

Stone (sometimes whitewashed) or rendered finish. The render is sometimes trowelled in lines to resemble shiplap boarding which can also help to control the run off of rain from the wall surface. Woodwork and render are painted white or pastel colours.

Chimneys

Simple brick type, with chunky squat proportions, finished with terracotta pots.

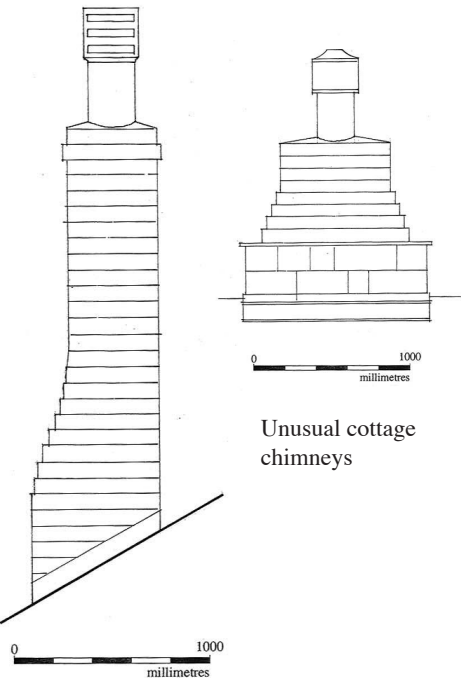
Stone ridge



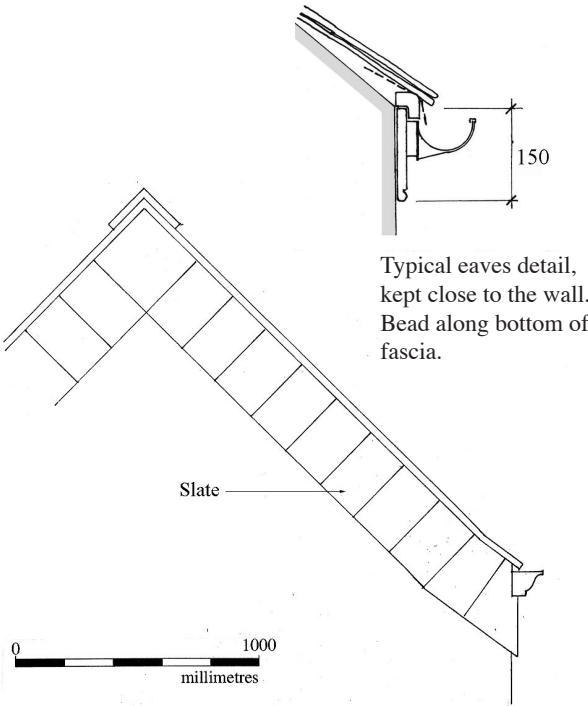
Role ridge tile



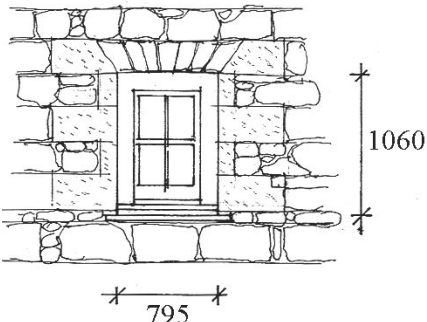
Plain ridge tile



Unusual cottage chimneys

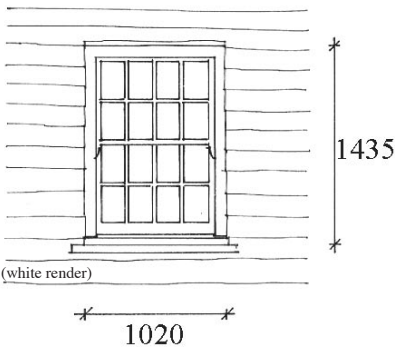


Typical eaves detail, kept close to the wall. Bead along bottom of fascia.



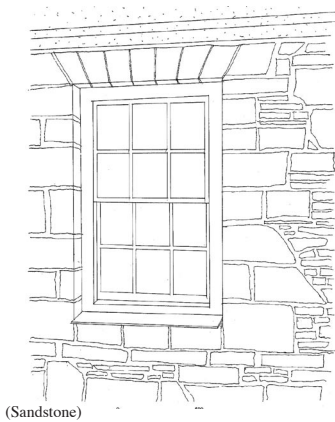
1060

795

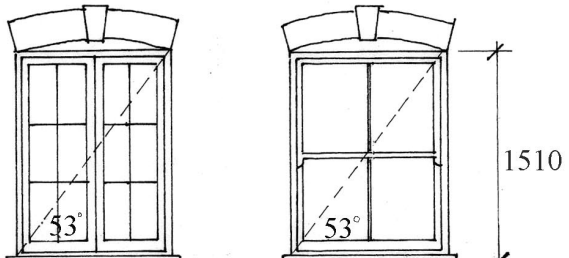


1435

1020

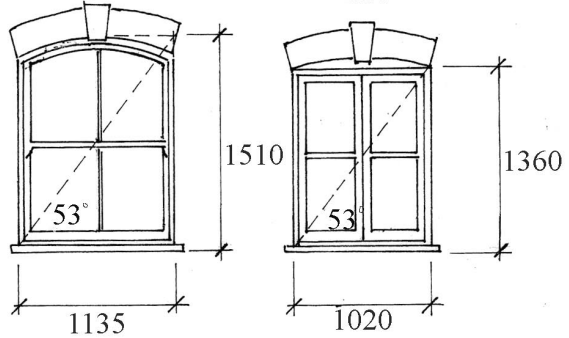


(Sandstone)



1510

1135

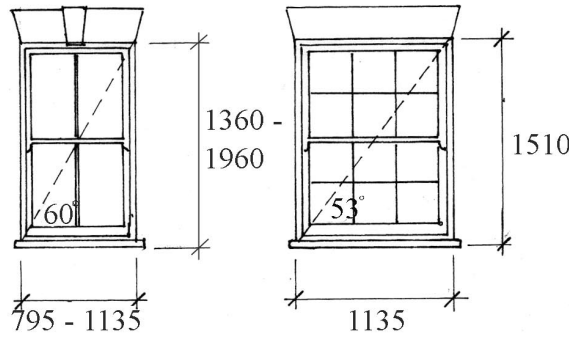


1510

1360

1135

1020



1360 - 1960

1510

795 - 1135

1135





Workshops and garages on Tor Road



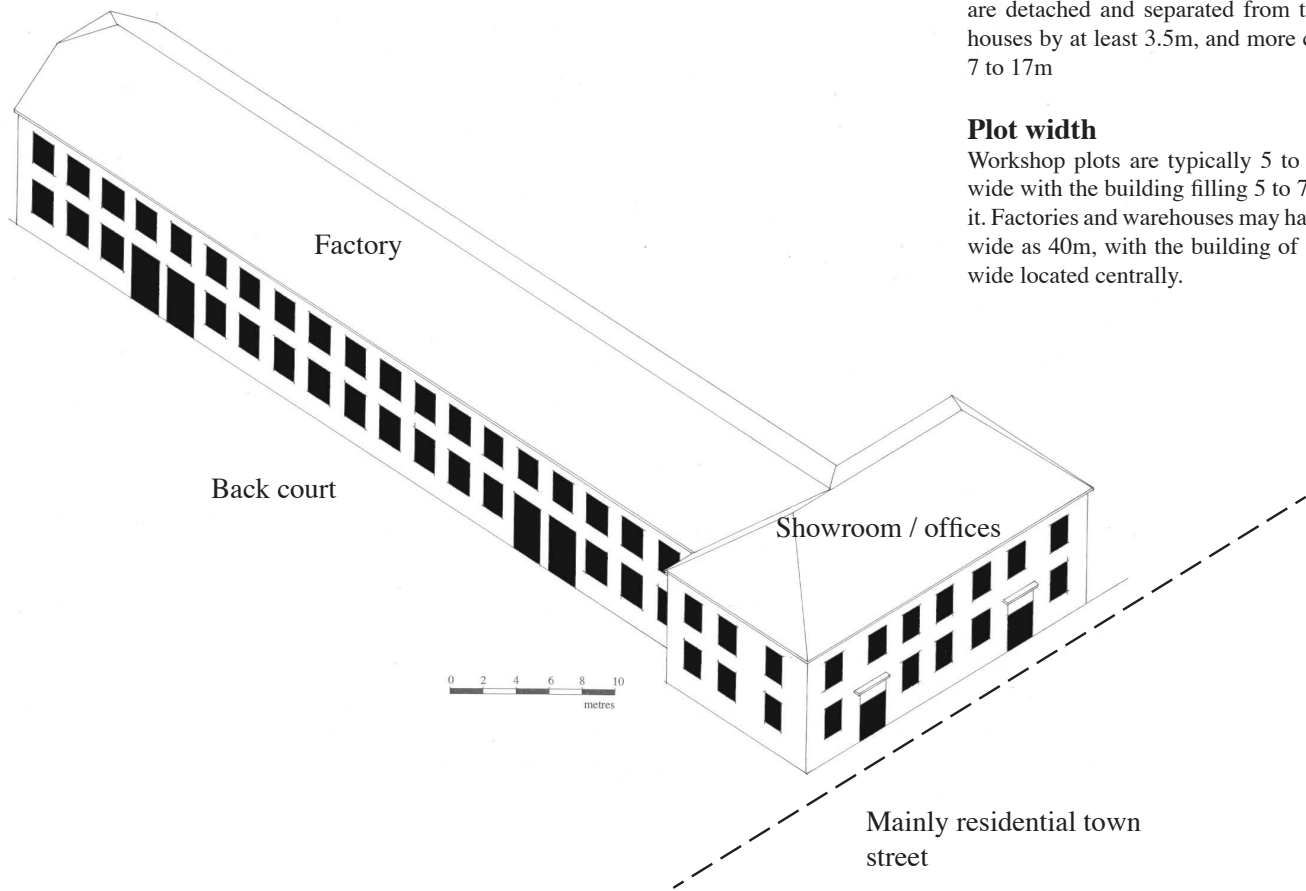
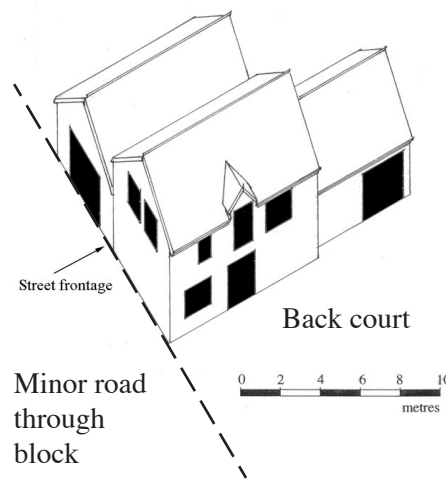
Sandstone factory building with thermal window and brick dressings



Aerial view showing the large factory building on Crantock Street. The bulk of the building is contained within a triangular residential block whilst its entrance is located on the street. Also within the block are other smaller workshops, garages and industrial units.



Tor Road



INDUSTRIAL (i)

Building Type Defining Characteristics

Industry and Residential regions are fully integrated in Newquay, so that all areas of the town are used throughout the day and night.

Grouping
Larger warehouses are detached and smaller workshops can be in groups of up to four

Position
In Back Courts (12B) and in small pockets around the Railway Station (5B) and the Harbour.

Spacing
The smallest workshops can be attached to terraces of houses, generally at the rear, although the larger warehouses and factories are detached and separated from the nearest houses by at least 3.5m, and more commonly 7 to 17m

Plot width
Workshop plots are typically 5 to 10 metres wide with the building filling 5 to 7 metres of it. Factories and warehouses may have plots as wide as 40m, with the building of 10 to 20m wide located centrally.

Plot depth
Workshops, 8.5 to 9.5m
Warehouses, 25 to 85m

Set back from road
Generally the gable end is on the back of the pavement with the main body of the building stretching into the site, accessed by a vehicular route along side it into the centre of the site.

Proportions
The basic volume is a simple rectangle building with the longer axis running perpendicular to the road. Buildings are typically single storey but may be up to 3 storeys, with a shallow pitched roof. Additional wings are generally built in line with the main building so that the eaves lines are all parallel. The buildings are long narrow units on long narrow sites.



Harbour workshop with weatherboarding

INDUSTRIAL (ii)
Building Type Defining Characteristics

Eaves
Workshops, 2.4 to 4.4m, with warehouses up to 3 storeys high. The eaves do not over hang the wall and are finished with a 150mm painted softwood fascia with a bead detail to the base, fixed against the facade and supporting a half-round gutter. The eaves line can vary in steps as the ground level undulates.

Roof
Low slate or tin roofs of 30 to 40 degrees, with no decorative elements. Occasionally gables are used to allow for larger openings at the first floor level for access and egress, with slate roofs and lead cheeks.

Doors
Doors are small scale and not necessarily on the street façade. They may be marked with head mouldings, or simply signage.

Windows
Windows are squat and functional, or varying sizes and proportions. The functional requirements have determined the size and location of the windows, leading to some unusual and quirky arrangements.

Walls
Often stone or rendered finish, with stone quoins, lintels and window openings. Lighter weight more ‘temporary’ structures are also common, particularly near the Harbour, using metal sheet cladding or slate hanging, with stone bases.

Chimneys
Uncommon, but where present are tall and robust.



Hope Terrace- chimney with granite quoins and cap.



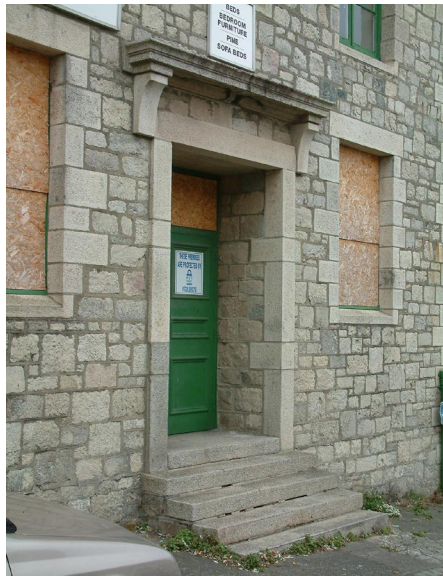
Crantock Street- large windows on a side elevation. Rubble wall with brick dressings.



Front elevation with granite dressings.



Hope Terrace- a simple and robust garage. Sandstone squared rubble with granite dressings. Framed, ledged and braced matchboarded doors.



Main entrance with granite dressings.



Granite gable springer and quoins.



Granite corbel and hood moulding above the main entrance, Crantock Street.



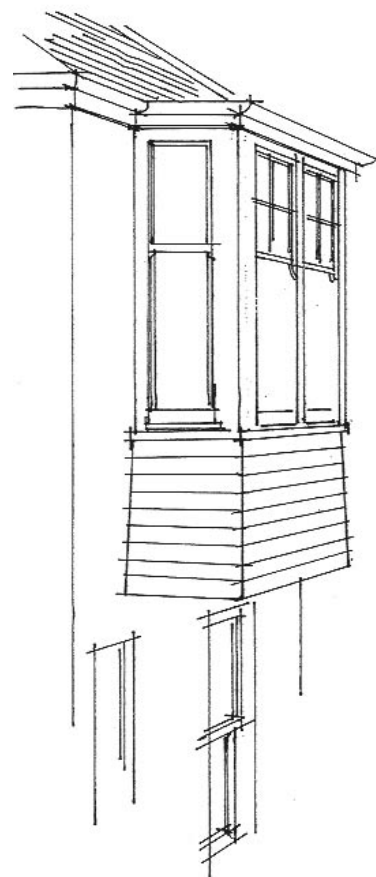
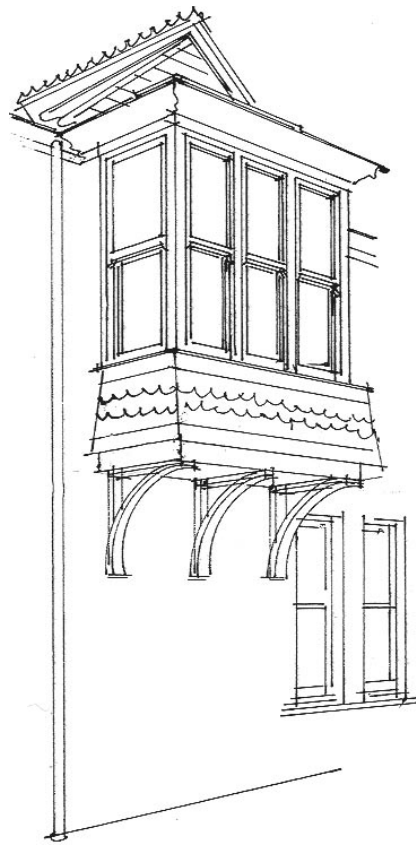
Garage at the entrance to a Backcourt with limewashed rubble walls, timber doors, a boarded gable with access hatch. Corrugated roofing with eaves kept close to the walls



Backcourt garages. Pebbledashed walls. Horizontal weatherboarding to the gable with access hatch inset. Slate roof. Cast iron ogee gutters



Brick workshop with a corrugated iron roof, enclosed by a slate-stone rubble wall.



Oriel Windows

Building Type Defining Characteristics

Oriel windows are a characteristic buiding feature in Newquay and its environs. They enable broad views (often as 'look outs' to the sea) from upper floors, whilst saving space at ground level by projecting out.

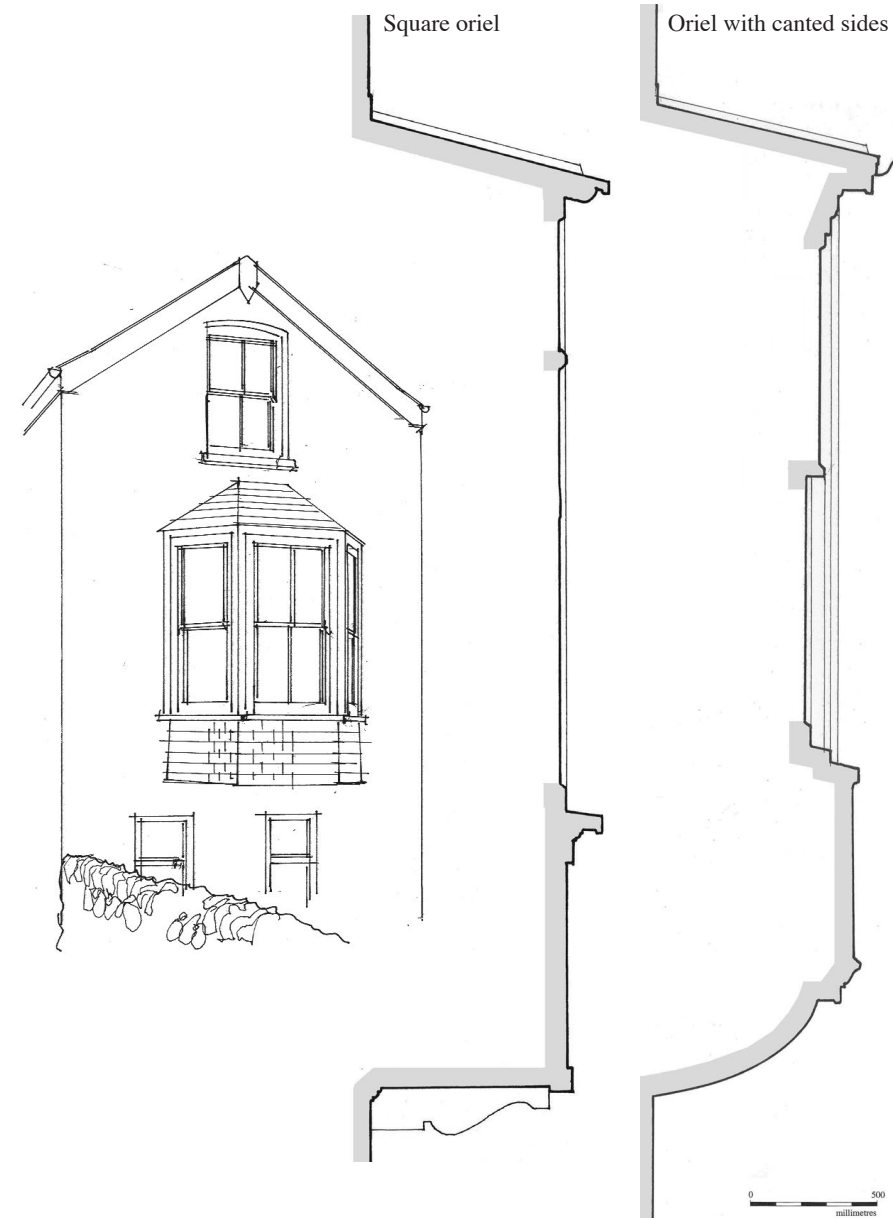
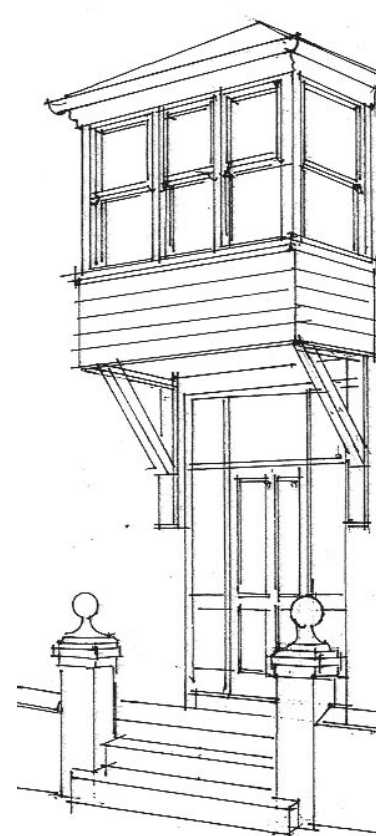
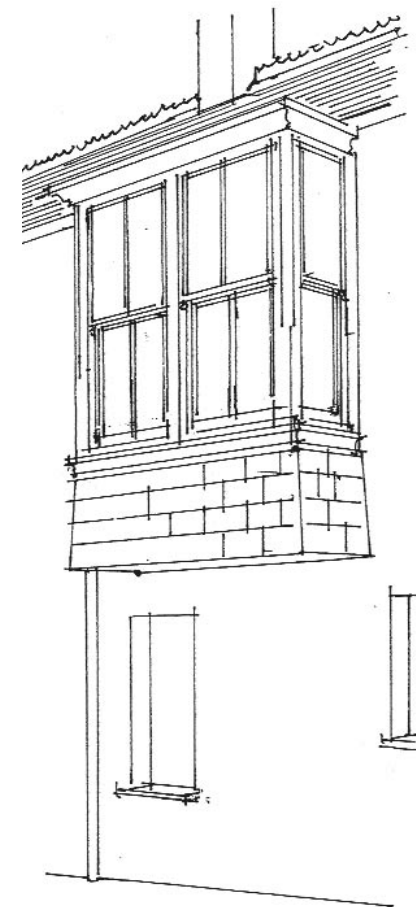
Location

They are usually associated with Town Residential (7B) and Resort Residential (8B) houses (Two Bay 10C, Double Fronted 9C and Villas 7C) but may also be found on other typologies where space is tight and views are at a premium, such as flats above shops. Oriels are rarely found at the fronts of properties, where bay windows are more common, but rather are usually located on side streets and the rears of properties where space at ground floor can more usefully be used for parking and access.

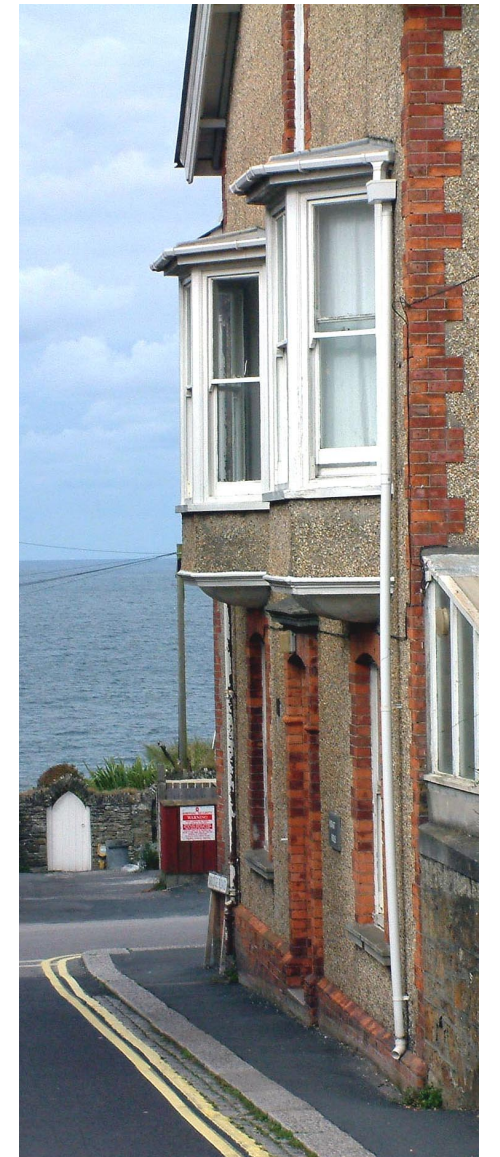
Oriels are often one-off, opportunistic add-ons, making the most of views and space. They tend to be individualistic and there is a wide range of detail.

Materials

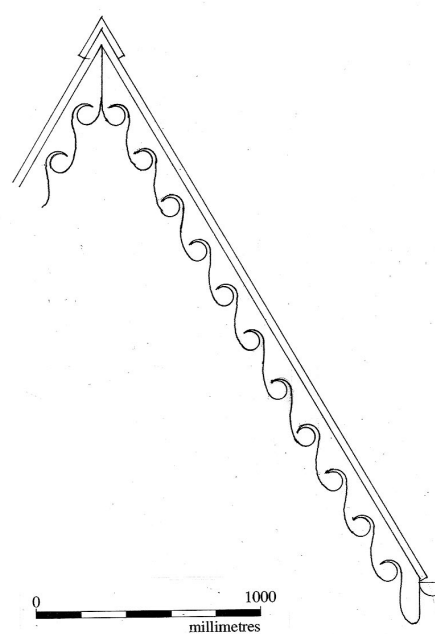
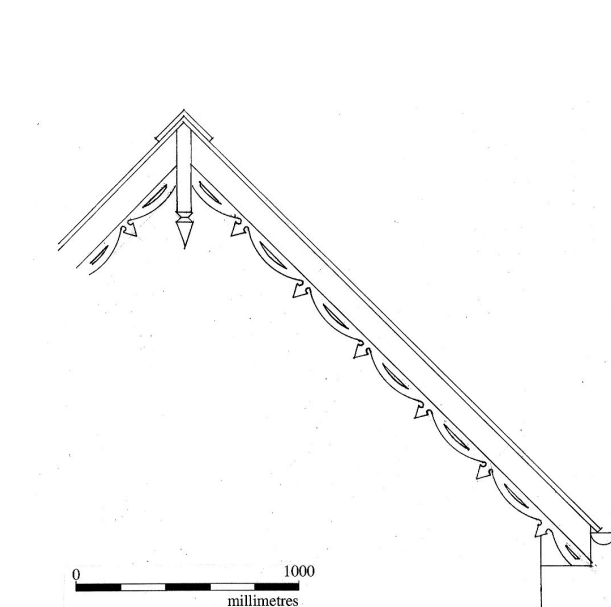
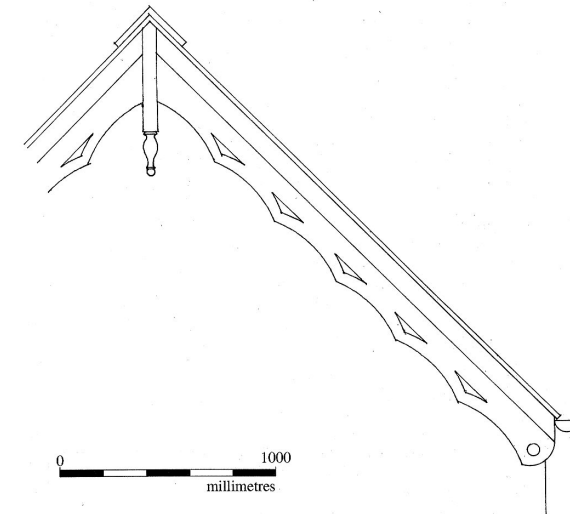
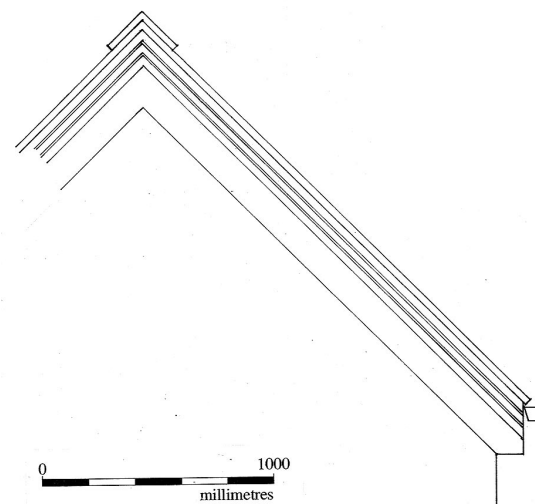
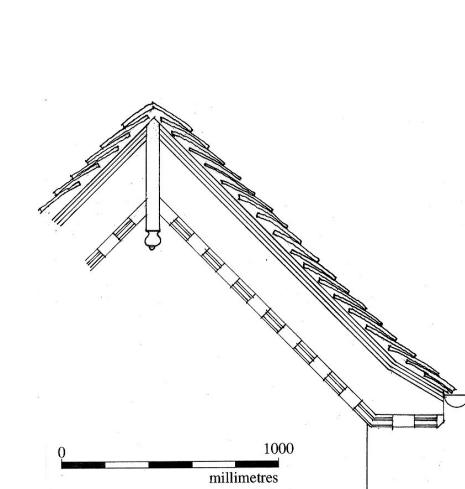
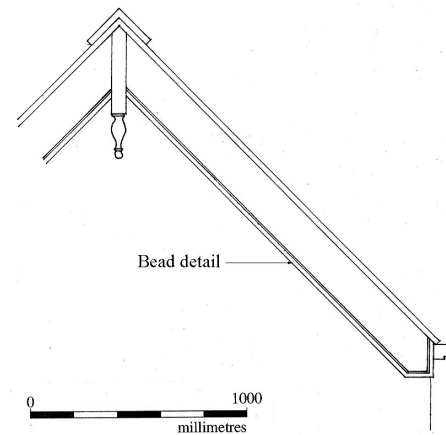
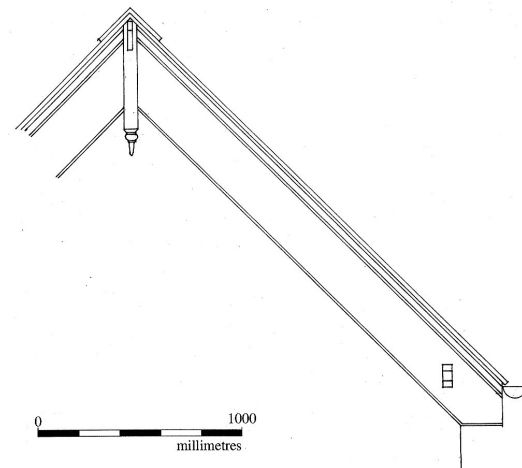
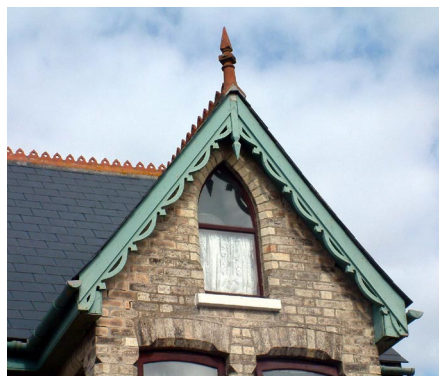
Timber framed, usually sash windows, their roofs are slate or lead. The 'valances' beneath the windows usually conceal the projecting timbers and are often clad with decorative slate or painted, vertical boarding.



Oriel window on the side gable of a sea-front verandah building that uses a number of inventive features to exploit sea views



Oriel windows giving sea views from a side elevation, oversailing the narrow pavement below.



Gables and Bargeboards

Building Type Defining Characteristics

Decorative and profiled barge-boards (or verge-boards) are not a characteristic feature of Cornwall as a whole, however in Newquay and its immediate environs they are a distinctive feature of a significant number of buildings.

Their decorative usage is in contrast to the simpler vernacular cottages and houses, where the ends of the roof timbers are commonly protected by hung slates or by plain barge-boards, kept close to the building.

Buildings with ornate barge-boards contribute to the festive, 'Riviera' character of the town and are also likely to have other decorative elements such as brick and terracotta embellishments, ironwork and stained glass.

In addition to black or white, the barge-boards may be brightly coloured. The colour and mouldings of the barge-boards are also applied to the horizontal fascia boards that run along the eaves and cover the rafter ends. Frequently the more decorative barge-boards are used on gablets over projecting square bays or dormers, and less commonly on side elevations.



BUILDING MATRIX Key for Coordination of Building Types and Materials

WALL MATERIALS												KEY
SECTION C BUILDING TYPES	Coursed granite	Coursed sandstone	Rubble sandstone	Rubble 'killas'	Brick/ Terracotta	Render	Slate hanging	Timber cladding	Metal sheets	ROOF MATERIALS	DECORATION MATERIALS	
Public Buildings 1C										Slate Lead	Stone	
Commercial Purpose Built 2C										Slate Lead	Stone	
Mixed Use Purpose Built 3C										Slate	Stone Brick/Terracotta Timber Iron	
Mixed Use Modified 4C										Slate Lead	Stone Brick/Terracotta Timber	
Train Stations 5C										Slate Metal Sheets	Stone Brick Terracotta	
Hotels 6C										Slate	Stone Brick Terracotta	
Villas 7C										Slate	Stone Brick Terracotta	
Buildings with Verandahs 8C										Slate	Stone Brick Terracotta	
Double Fronted Houses 9C										Slate	Slate Brick	
Two-Bay Houses 10C										Slate	Stone Brick	
Cottages 11C										Slate Metal Sheets	Stone	
Industrial 12C										Slate Metal Sheets		



Lightweight materials such as timber cladding and corrugated roofing used for sheds on the upper part of the beach.



A rendered surface given the appearance of weatherboarding, a technique repeated elsewhere in the area.



Walls of white painted random rubble with well laid slate roof.



Corrugated iron or "crinckly tin", arguably a local material, here used for both roof and walls of a community building.



A row of cottages built from with partially squared sandstone rubble, a common technique, giving a warm, mottled effect.



A successful contemporary application of textured render used with synthetic slates. Stone hedges help 'ground' the buildings.

PALETTE OF REGIONAL MATERIALS (i)

Cornwall is one of the most geologically rich counties in England but lacks supplies of good local timber for construction. These natural attributes have given the region's buildings some of their most distinctive characteristics.

Slate

Slate is a fine-grained metamorphic rock, formed through heat and pressure. The stone has many qualities; it is very durable, non-porous, quick drying and frost resistant. It is found locally and is still quarried at Delabole, England's largest and oldest working slate quarry. The slate may be used for roofs, walls ('slate-stone'), protection against driving rain (slate hanging) as well as details such as window-sills, paving and interior applications.

Slate Roofs

Slate widths are generally random but are also obtainable in set sizes. Slate roofs are often laid in diminishing courses with the longest slates being fixed at the eaves, diminishing to smaller slates at the ridge. This is an attractive (and environmentally friendly) method. The most characteristic roofs are finished with small slates often known as 'peggies' or 'scantle slate', which range in size from 12" to 4" long (305mm to 152mm) with random widths. However, roofs with larger slates from 24" to 10" long (610mm to 254mm) with random widths are also found, often on the larger buildings.

Slate Hanging

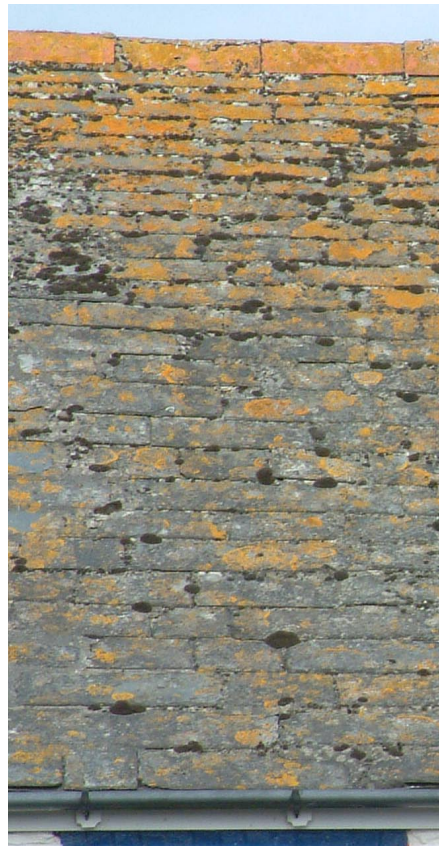
Slate hanging is essentially to provide additional protection against driven rain and the salty air but has often been turned to aesthetic advantage. The most common decorative motif is the simple fish scale or diamond but a wide variety of patterns may be used, in addition to the combination of different colours.

Slate-Stone and 'Killas'

Slate is also used in the construction of walls, both free-standing and for buildings. However, the 'slate-stone', sometimes known as 'killas', is often almost a shale. Some of the stones have iron oxide impurities giving them a rusty bloom. The natural colour variation gives an attractive mottled effect rather than uniform blue-grey. The killas is not usually squared but because of its bedding, pieces are often fairly flat, and long, left quarry faced. Plenty of mortar is required to fill the gaps because of the irregularity of the stones. Occasionally orthogonal lines are struck proud in the mortar to give a more regular appearance.



Coursed random rubble walls with granite dressings and rock-faced quoins. Massive construction common to public buildings.



A scantle slate roof with diminishing courses.



Decorative slate hanging- St Columb Major.



Plain slate hanging- St Columb Major.



A blue-grey slate wall- untypical.



Granite voussoirs set in a killas rubble wall, the larger stones are used for the higher section of wall.



Brick quoins and arched window head with a granite sill set in a killas wall with orthogonal pointing.



A killas squared rubble wall with rock-faced granite dressings that have chisel-drafted margins.



Sandstone partially-squared rubble walls.



Squared sandstone wall with brick dressings.



A cob wall with 'shilf' visible (small pieces of slate). The surface has partially disintegrated.



Attractive veining in a smooth-faced sandstone, squared rubble wall. The greater finish is appropriate to a church or public building.



Lead capping on a sandstone wall with slate behind.



Squared sandstone wall with brick dressings.



A cob wall with 'shilf' visible (small pieces of slate). The surface has partially disintegrated.



Applied surface materials- banded render and painted pebbledash.



PALETTE OF REGIONAL MATERIALS (ii)

Sandstone

The slate of the area is commonly inter-bedded with coarser-grained rocks such as mudstone and sandstone. The local sandstone tends to be rubbly but can impart warmth to a street, through its varied orangy-yellow colours, attractive weathering and suitability for lichen growth. As it is considerably softer than granite and less brittle than slate, it can be coursed relatively easily where stone sizes permit.

Granite

The use of local granite for building is a distinguishing characteristic of the area. Because of its strength and extreme durability granite is particularly useful for the most exposed elements of buildings such as quoins, door and window heads, mullions, sills, steps, plinths, string courses and other mouldings as well as street paving and setts. Some of the details such as quoins are commonly left rock-faced, which exposes its crystalline structure. Granite is not often used for entire facades, except in public buildings as it is relatively expensive, difficult to work and can be monotonous continuous ranges of buildings.

Other Stones

In addition to the principal supplies of local stone discussed above, other rarer types of stone are also found in Cornwall and may be used for specific elements and decorative details. Cataclouse, a type of basalt found only near Padstow, is mottled dark green / black and has a finer grain but is not as hard as granite, making it suitable for carving. Porphyry, prized in antiquity, is found near St. Columb Major and is used occasionally for prestigious local buildings. Serpentine and polyphant, types of Cornish marble, are also used in public buildings, churches and monuments as well as for interior finishes.

Brick and Terracotta

Brick is not very common in Cornwall but has been partially absorbed into indigenous patterns of building. One particularly useful application has been in conjunction with rubble-stone walls for the formation of quoins and shallow arched lintels, where otherwise more costly granite would be the likely alternative. In these instances a light yellow brick is most commonly used. A more prestigious alternative to this is the use of granite quoins and details with the bulk of the walls made from brick. Red brick and terracotta details, such as in chimneys and ridge tiles, are a characteristic feature of many of the Resort Residential buildings in the area.

The following URL provides a useful list of active mineral sites in Cornwall:

www.cornwall.gov.uk/Environment/Minerals/append2.htm

Cob

The walls of humbler buildings in the area such as cottages, small farm buildings and functional appendages are sometimes made from cob. In addition to mud and chopped straw, Cornish cob often uses environmentally sound 'shilf', the fragments of waste slate that are abundant in the area, to strengthen the mix. The mix is usually one part shilf to two of mud and straw. Cob will disintegrate if exposed to prolonged damp and so must be well protected by both roof and plinth. [www.cobincornwall.com]

Timber

Cornwall is not naturally endowed with wood (generally oak) suitable for framed building. Despite this, a number of mostly light-industrial and beachside buildings have horizontal timber weather boarding. Sometimes the weather boarding is painted in bright colours. Painted timber is also used for most doors and window frames and other essential building components.

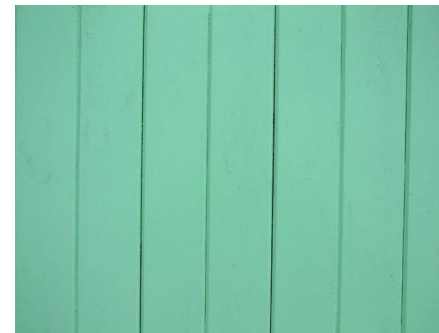
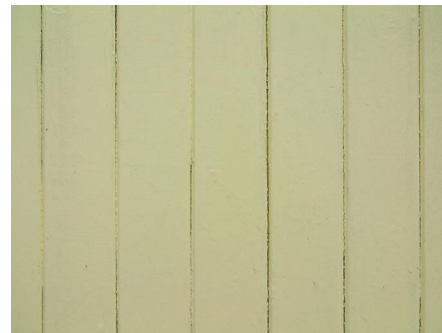
Applied Wall Finishes

The most typical applied wall finish is **limewash**, which can give porous stone, brick and mortar an extra layer of protection against the elements. It is thin enough to allow the wall material to show through. Whilst normally white it is sometimes mixed with colour pigments to pleasant effect. **Roughcast** is a thicker application of slaked lime, aggregate and latterly cement and it maybe useful where the wall materials behind are of poorer quality. It is thrown on to walls either mechanically or by trowel. Houses, from terraced cottages to detached houses, maybe **rendered**. Some are smooth finished, whilst others are given a distinctive 'weather boarding' pattern. **Pebbledash** is another familiar wall application, often coloured. Caution is needed as large areas of yellow-brown or grey pebbledash can be drab.

Sheet Metals for Roofing

Lead, as elsewhere in Britain, is the most common naturally occurring metal used for roofing (and some glazing), particularly at awkward, vulnerable junctions and nearly flat areas. It is naturally abundant, very workable, non-porous and has a long life-span. [Lead Sheet Association].

Corrugated iron or 'crinkly tin', was the first mass-produced cladding material, patented in Britain in the 1820's for use with iron and timber frames. It rapidly gained wide usage from farm sheds to nonconformist chapels. It is perhaps transitional between being a vernacular and contemporary material and through its wide use in ad hoc repairs has done much to preserve older structures, particularly on farms. [www.corrugated-iron-club.info]



USE OF COLOUR

Colour can be a simple way of giving liveliness and variety to buildings, streets and terraces. The festive and jolly effect that can be achieved through the use of colour is consistent with the character and seaside location of New Quay.

Some caution is however required in the application of colour. The happy gaiety of a colourful seaside terrace can become lurid and heavy if colours of too great an intensity are used in quantity. Certain colours may also appear dated shortly after their application and the range of chemically produced colours available today means the choice is enormous.

It is often assumed that there cannot be enough colour in buildings. In reality however, if too much pigment is used, precious light is consumed and the result can be heavy and oppressive. This is even more so further inland where there are not the reflections from sand and sea.



BY THE SEA. Beach Huts- Vibrant Colours



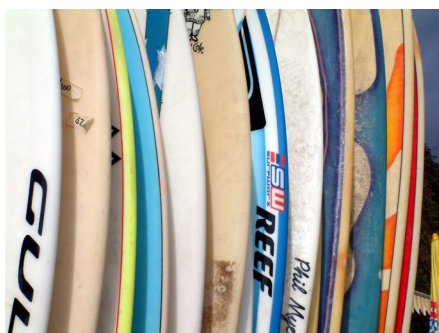
For rendered wall surfaces, in addition to predominant lime-white, colours that also achieve harmonious results for rendered wall surfaces are usually powdery yellows, blues, pinks and greens based on natural pigments. These colours can provide individuality and spontaneity whilst reflecting sufficient light back into the streets. The basic colour palette opposite is to give some idea of the distinctive range of colours characteristically applied with lime and water.

Broken colour of many different hues and shades is often found in materials such as stone, wood, tile and brick. These rich variations provide surfaces with interest and warmth and may originate from impurities and inconsistencies in manufacture, as well as weathering and the growth of lichen and moss. Machined consistency can often result in dreary blandness.

More intense, pigment rich colours can be used to strong effect through limited application in small areas. If used in large quantities the result can easily become lurid.



FURTHER INLAND. Walls- Powdery



Materials & Planting- Broken Colour



MOULDINGS- GENERAL PRINCIPLES

Function

Architectural applied mouldings serve to modulate light and soften vulnerable, untidy edges and junctions.

Scale

The size of a moulding, or the degree of its fineness with which its parts are designed, is largely dependent upon the material in which it is to be executed. Thus mouldings in stone are generally bolder than in wood.

Selection

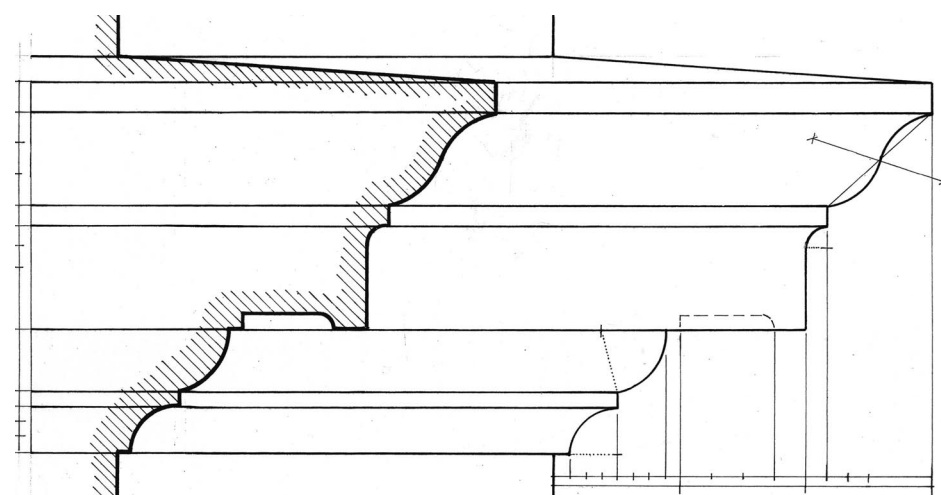
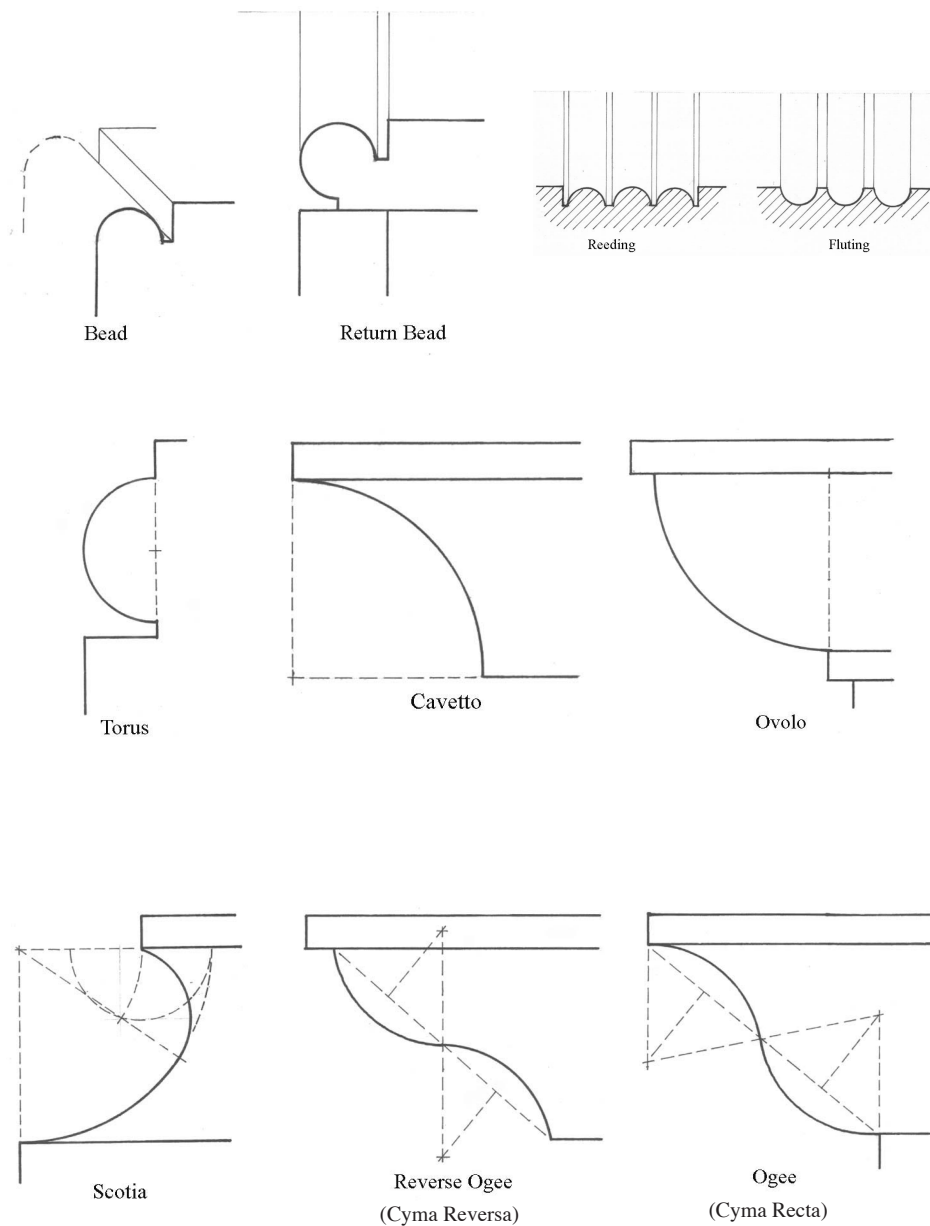
The choice of appropriate mouldings also depends on the level of embellishment consistent with the building typology; for example a cottage is likely to have fewer, and less elaborate, mouldings than a villa.

Combination

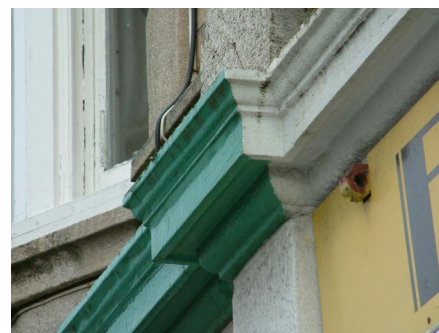
The various parts that are used together to form mouldings need to be sequenced to achieve harmonious results. Overall mouldings are generally of three or five parts. For example, from bottom, *cyma reversa-fillet-cyma recta*. Concave mouldings follow convex (or visa versa) and they are separated by fillets.

Application

The cyma recta is often used as the top moulding (for example in an external cornice or gutter) whilst the cyma reversa is commonly used as a 'bed-mould,' the lowest section of a cornice next to the wall. Fillets are used top and bottom to provide square terminations



Simple cornice combining elements from above in three principal parts





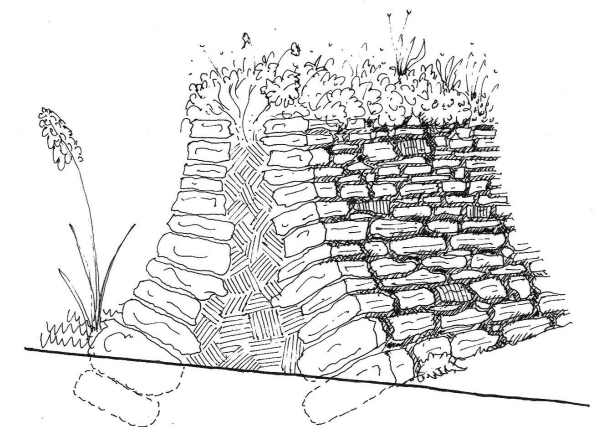
SECTION D

TOWN LANDSCAPE PATTERNS

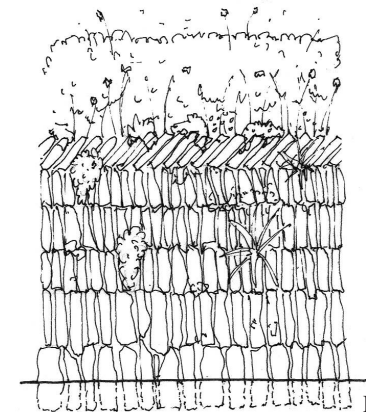
Walls and Boundaries

Newquay slopes steeply to the sea and the rivers and therefore the land is often terraced and roads are undulating. Stone walls (often retaining walls) are present at most boundaries between private and public space and line most roads or pathways. Areas of differing uses within the landscape are often defined by a change in level and / or a low retaining wall. Many of these walls are turf topped (see below) or capped with larger stones on edge, mortar (sometimes decorated with seashells) or slates.

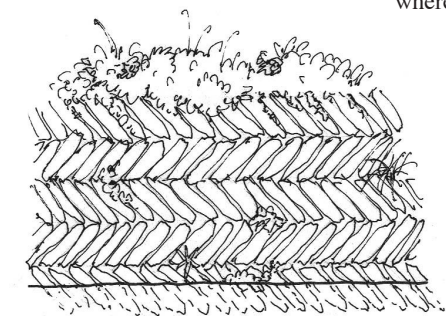
Dry stone "Cornish hedges" with earth infill are characteristic throughout Newquay and the area. The construction of these walls is as much an art as a science and there is wide variety of patterns and sizes. The quality of the wall depends largely on the skill of the waller. Walls with concave rather than straight battered sides have significantly longer lifespans. The suitable planting of the caps depends on how exposed the site is; they are considered 'tender' until vegetation is well established and may require post and wire protection during this initial period.



Typical "Cornish hedge" construction



Foundation course required where not built on rock



Examples of alternative coursing



TOWN LANDSCAPE PATTERNS

Civic Art, Street Furniture and Paving

Statues and other commemorative monuments, in addition to their aesthetic value, often serve to commemorate individual or collective achievements and provide focal points within the town, reinforcing a sense of identity. The most common place for monuments to be located is in or near the Central Square (2B).

Numerous stone crosses (usually moorland granite) are located across Cornwall, the most common of which are wayside crosses, erected to mark routes to Parish Churches (1B) from outlying farmland. Other stone crosses have served as boundary markers, memorials, and, occasionally in Cornwall, as market crosses. Some of the most elaborate examples are churchyard crosses, often erected before the main fabric of the churches, when they served to mark burial grounds and were used for congregating around. A millennial cross was erected at the Barrowfields in 2000.

Decoration is a common theme throughout the town, as seen in the ornate ridge tiles, finials, and mouldings on so many of the houses. This continues in the urban landscape in the form of iron carriage lamps, fairy lights on the High Street, hanging baskets, carved stone signs in the pavements, and shell patterns on walls.

Benches are timber and iron, durable and robust. They may incorporate civic motifs or insignia. In exposed sites they are best situated against low walls or pavilions, which buffer strong winds. Waste bins are of a similar construction.

Paving is used to differentiate between uses. Roads are generally tarmac although tertiary Villages routes and access roads into the Back Courts (12B) are typically unmade. Pavements in Residential areas are tarmac with granite edges, although key urban pedestrian routes can be granite paved and more rural paths can be compacted gravel. Many of the Village Residential (9B) roads do not have pavements, simply grassed verges. Pedestrian zones are paved in brick.



Memorial Cross, St Columb Minor



Richard Trevithick Statue, Camborne

© Charles Winpenny



Humphry Davy Statue, Penzance

© Charles Winpenny



A well established front garden with a characteristic exotics, grasses and ground cover.



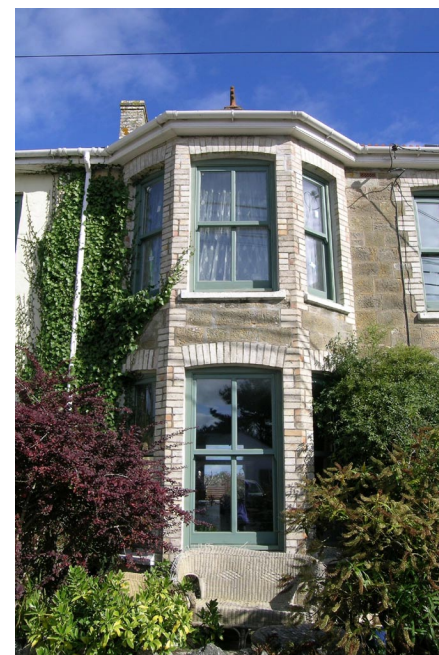
Climbers and shrubs providing shelter along a garden lane



Chamaerops humilis (European fan palm) thriving in a fairly sheltered, sunny location



A newly planted garden and stone hedge



Planting helping to soften edges

TOWN LANDSCAPE PATTERNS

Plants and Planting

The varieties of plants and forms of planting are an essential component of the overall look and feel of Newquay and should be treated with the same care as the design and detailing of its buildings. Planting should be composed rather than random, and can enhance the design of streets and buildings by reinforcing elements such as enclosure and entry. The role of planting in softening and grounding buildings in their environments can be enormous.

Gardening on the Coast

Public and private gardening on the coast is very different to any other part of the country. There are advantages and disadvantages, both in climate, soil and location. But, however challenging the site, there will be suitable plants. The lists of plants on the following three pages give some idea of suitable plants for different locations as well as of the colours available in both foliage and flower that will go towards creating a 'coastal Riviera' feel, in keeping with the locality.

Newcomers to coastal gardening

Newcomers can spend a lot of money on plants and be disappointed with the results if the effects of salt and wind are ignored. A degree of shelter is essential in the establishment of a garden. Artificial screening will filter the wind. This will help prevent scorching and blackening of leaf edges and give protection until a living shelter belt has matured. Gardens very close to the coast are also likely to be sand blasted.

Local Microclimates

It is important to observe neighbouring gardens where possible to see what grows well or badly and to note how much protection the plants require to look good. In Cornwall there is a world of difference between conditions on the wild north coast and the comparatively tame south. The crucial difference between a few wind blasted trees or shrubs and a beautiful garden is shelter from the worst of the weather. The mild coastal temperatures favour lots of exotic and interesting plants, many of which would be too tender to survive the harsher frosts further inland.

Give new plants a good start in life

Soil must be prepared well, and plants watered until established. If gales cover the plants in salt they should be hosed down afterwards. It should be remembered that small plants will establish better than large ones.

Plant defences against salt and wind:

- | | |
|------------------------------------------|----------------------------------|
| 1. Grey foliage | e.g. <i>Elaeagnus x ebbingei</i> |
| 2. Highly glossy foliage | e.g. <i>Euonymus japonicus</i> |
| 3. Tough narrow shoots instead of leaves | e.g. <i>Spartium junceum</i> |
| 4. Extra tough skin | e.g. <i>Hebes</i> |
| 5. Sticky gum | e.g. <i>Escallonia macrantha</i> |
| 6. Stunted growth | |



TOWN LANDSCAPE PATTERNS

Boundary Plants and Trees

1. Best coastal hedging plants:

Cupressus macrocarpa ‘Lutea’
Elaeagnus x ebbingei
Escallonia macrantha
Euonymus japonicus
Fuchsia
Griselinia
Hebe
Olearia
Phormium



Elaeagnus x ebbingei



Escallonia Iveyi



Euonymus japonicus



Olearia

2. Tough plants for shelter belts:

(Most will scorch on the seaward side in extreme conditions)

Arundinaria (Bamboo)
Aucuba (Spotted Laurel)
Berberis x stenophylla
Brachyglottis monroi, rotundifolius, ‘Sunshine’
Buddleia davidii
Bupleurum fruticosum
Cassinia (Cottonwood)
Cistus laurifolius
Cordyline australis (Cabbage Palm)
Elaeagnus x ebbingei
Escallonia macrantha
Euonymus japonicus
Fuchsia
Griselinia littoralis
Hebe
Hippophae
Ligustrum (Privet)
Muehlenbeckia
Olearia
Phormium tenax (New Zealand Flax)
Prunus spinosa (Blackthorn)
Rhododendron ponticum (wild Rhododendron)
Ribes (flowering Currant)
Sambucus nigra (Elder)
Spartium junceum (Spanish Broom)
Tamarix
Ulex (double and single Gorse)



Cassinia (Cottonwood)



Aucuba Sulphurea

3. Very tolerant trees:

(Most will scorch on the seaward side in extreme conditions)

Acer pseudoplatanus (Sycamore) The toughest deciduous coastal tree.
Alnus; fast growing.
Castanea sativa (Sweet chestnut)
Crataegus (Thorn)
Cupressus macrocarpa (Monterey Cypress)
Cupressus macrocarpa ‘Lutea’; very wind tolerant
Fraxininus (Ash)
Olearia traversii
Picea sitchensis (Sitka Spruce)
Pinus contorta (Lodgepole/Shore Pine)
Pinus nigra nigra (Austrian Pine)
Pinus nigra maritima (Corsican Pine)
Pinus mugo: dwarf/ground cover
Pinus muricata (Bishop Pine)
Pinus pinaster (Maritime Pine)
Pinus radiata (Monterey Pine)
Pinus thunbergii (Japanese Black Pine)
Populus alba (White Poplar); fast growing.
Populus canescens (Grey Poplar) fast growing.
Populus robusta; fast growing.
Populus serotina; fast growing.
Quercus ilex (Evergreen /Holm Oak); large evergreen, very tolerant.
Quercus cerris (Turkey Oak)
Quercus petraea
Quercus rober (English Oak)
Quercus x turneri (Turner’s Oak)
Salix (Willow) esp. alba & caprea
Sorbus aria (Whitebeam)
Sorbus aucuparia (Rowan/Mountain Ash)
Sorbus intermedia (Swedish Whitebeam)



Fraxininus 'Raywood' (Claret Ash)



Fraxininus Jaspidea (Golden Ash)



Sorbus megalocarpa



Sorbus esserteauiana

4. Trees which need more shelter:

Acacia
Cryptomeria japonica
Cupressocyparis leylandii
Eucalyptus
Prunus (Cherries)
Pyrus (Pears)
Sorbus thibetica ‘John Mitchell’
Trachycarpus fortunei (Chusan Palm)



Acacia pravissima



Trachycarpus fortunei (Chusan Palm)

5. Evergreen trees

(with approx heights):

(All need shelter except Quercus ilex)

Arbutus unedo (Strawberry Tree)
Acacia dealbata (20’)
Camellias (15’)
Ceanothus ‘Trewithen Blue’ (10’)
Cordyline australis (20’)
Cotoneaster (15’)
Elaeagnus (8-10’)
Eucalyptus (15’+)
Griselinia (15’+)
Ilex- especially Hodginsii (8-10’)
Laurus nobilis (10’)
Ligustrum lucidum (15’)
Myrtus (10’)
Piptanthus (10’)
Quercus ilex (40-75’)



Arbutus unedo (Strawberry Tree)



Ceanothus ‘Trewithen Blue’

TOWN LANDSCAPE PATTERNS

Plants for Gardens

1. Good Lookers: Plants no seaside garden should be without:

- Agapanthus
- Calceolaria integrifolia
- Camellias : acid soil only
- Ceanothus
- Convolvulus cneorum
- Correa
- Crocsmia
- Elaeagnus pungens ‘Maculata’ and varieties
- Elaeagnus x ebbingei ‘Coastal Gold’ and varieties
- Erigeron
- Erodium
- Eryngium (Sea Holly)
- Eucalyptus
- Euphorbia
- Fuchsia
- Hydrangea
- Kniphofia (Red Hot Pokers)
- Lavatera (Mallow)
- Leycesteria
- Osteospermum
- Phygellus
- Pittosporum tobira
- Sedum



Hydrangea



Lavatera 'Bredon Spring'



Lavatera maritima

2. More exotic looking:

- Abutilon
- Agave
- Aeonium
- Beschorneria yuccoides
- Chamaerops humilis (Fan Palm)
- Colutea
- Cordyline (Cabbage Palm)
- Dicksonia antarctica (Tree Fern)
- Echevera
- Echium
- Fatsia
- Fasicularia
- Geranium palmatum
- Hedychium gardnerianum (Ginger Lily)
- Metrosideros lucida
- Phormium
- Puya
- Trachycarpus fortunei (Chusan Palm)



Agave



Beschorneria yuccoides



Fasicularia

3. Best shrubs for flowers:

- Azalea; acid soil only
- Berberis darwinii
- Berberis x stenophylla
- Buddleia
- Callistemon (Bottle Brush)
- Camellia; acid soil only
- Ceanothus
- Choisya
- Cistus
- Convolvulus
- Cortaderia (Pampas Grass)
- Cytisus (Broom)
- Erica arborea (Tree Heather)
- Escallonia
- Eupatorium
- Fabiana
- Forsythia
- Fuchsia
- Genista
- Halimicistus
- Hebe
- Hydrangea
- Hypericum
- Lavandula
- Lavatera
- Leptospermum
- Leycesteria
- Lupinus arboreus (Tree Lupin)
- Myrtus
- Olearia
- Phlomis
- Phygellus
- Potentilla
- Ribes
- Roses
- Rosmarinus
- Santolina (Cotton Lavender)
- Skimmia
- Spiraea
- Ulex (Gorse)
- Viburnum tinus
- Weigela



Leptospermum 'Nana Kiwi'



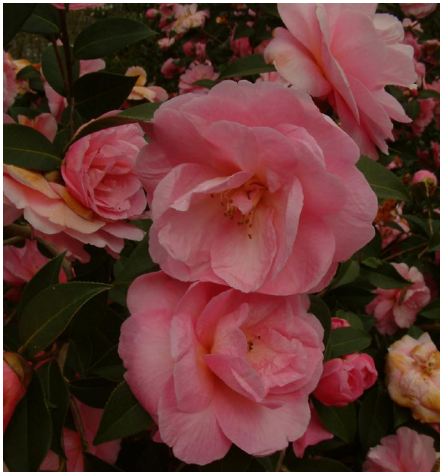
Escallonia organensis



Ulex 'Flore -Pleno'

4. Climbers and wall shrubs:

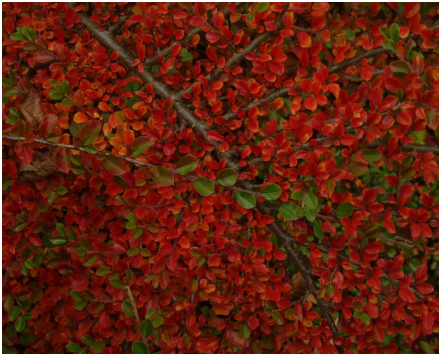
- Abutilon
- Berberidopsis corallina
- Camellia
- Campsis
- Clianthus
- Clematis flammula
- Clematis montana
- Clematis tangutica
- Fremontedendron californicum
- Garrya
- Hedera (Ivy)
- Hydrangea petiolaris
- Lonicera (Honeysuckle)
- Muehlenbeckia
- Passiflora caerulea (Passionflower)
- Plumbago capensis
- Pyracantha (Firethorn)
- Roses
- Solanum
- Sollya heterophylla
- Teucrium fruiticans
- Trachelospermum
- Vitis vinifera



Camellia 'Glenn's Orbit'

5. Ground cover shrubs and conifers:

- Brachyglottis
- Calluna vulgaris
- Cotoneaster
- Erica carnea
- Euonymus fortunei varieties
- Genista
- Hebe
- Juniper
- Lonicera pileata
- Meuhlenbeckia
- Phlomis
- Roses
- Rosmarinus
- Salix : prostrate forms
- Teucrium
- Ulex



Cotoneaster horizontalis

6. Ground cover perennials:

- Ajuga
- Alchemilla
- Armeria
- Aubretia
- Bergenia
- Campanula
- Dianthus
- Erigeron
- Erodium
- Eryngium
- Euphorbia
- Geranium
- Helianthemum
- Heuchera
- Iberis
- Lathyrus
- Limonium
- Mesembryanthemum
- Osteospermum
- Polygonum
- Potentilla
- Pulsatilla
- Salvia
- Sedum
- Stachys
- Veronica
- Vinca



Potentilla 'Red Ace'



Helianthemum 'Coppernob'

7. Perennials:

- Aconitum
- Alstromeria
- Anemone
- Arthropodium
- Aster
- Catananche
- Centranthus
- Chrysanthemum
- Crambe
- Dierama
- Echinops
- Gladiolus
- Gypsophila
- Iris
- Libertia
- Linaria
- Lychnis flos-jouis
- Mathiola
- Mimulus
- Morina
- Nepeta
- Nerine
- Oenothera
- Origanum
- Papaver
- Penstemon
- Rudbeckia
- Scabiosa
- Schizostylis
- Scrophularia
- Sempervivum
- Sisyrinchium
- Stokesia
- Watsonia
- Zantedeschia

TOWN LANDSCAPE PATTERNS

Colour, Light and Shade

1. Gold foliage:

Aucuba
Cupressus macrocarpa 'Lutea'
Elaeagnus 'Coastal Gold'
Euonymus
Grasses especially Bowle's Golden Grass
Ilex x altaclarensis 'Golden King'
Ilex x altaclarensis 'Lawsoniana'
Ligustrum ovalifolium 'Aureum' (Gold Privet)
Lonicera 'Baggesen's Gold'
Origanum aureum (Gold Marjorum)
Pittosporum
Sambucus 'Plumosa Aurea' and 'Sutherland Gold'
Spiraea



Aucuba Sulphurea



Escallonia 'Gold Ellen'



Elaeagnus 'Coastal Gold'



Sambucus 'Plumosa Aurea'

2. Red/ purple/bronze foliage:

Ajuga
Berberis thunbergii atropurpurea and 'Bagatelle'
Cordyline
Dodonea
Phormium
Pittosporum purpureum and 'Tom Thumb'
Salvia officinalis 'Purpurea'
Weigela florida 'Foliis Purpureus'



Phormium 'Maori Queen'



Phormium 'tenax atropurpureum'



Pittosporum 'Elizabeth'

3. Silver/grey/blue foliage Shrubs:

Brachyglottis
Buddleia 'Lochinch'
Elaeagnus 'Quicksilver'
Hebe 'Pagei'
Ilex aquifolium 'Silver Queen' and 'Argentea Marginata'
Lavandula
Olearia
Ozothamnus 'Silver Jubilee'
Perovskia
Phlomis
Pittosporum
Potentilla
Rosmarinus
Santolina
Teucrium fruticans



Elaeagnus 'Quicksilver'



Lavendula stoechas pedunculata

4. Silver/grey/blue foliage Perennials:

Achillea
Anaphalis
Anthemis
Artemesia
Centaurea
Convolvulus cneorum
Convolvulus mauritanicus
Eryngium
Euphorbia myrsinites
Euryops pectinatus
Helichrysum
Stachys

5. Plants which tolerate shade:

Arundinaria
Aucuba
Azalea
Berberis (evergreen varieties)
Bergenia
Camellia
Choisya
Elaeagnus
Euonymus
Fatsia
Fuchsia
Garrya
Geranium
Hedera
Hydrangea
Ilex
Iris foetidissima
Lamium
Laurus nobilis
Ligustrum
Lonicera pileata
Muehlenbeckia
Pachysandra
Rhododendron ponticum
Skimmia



Azalea 'Blue Danube'



Berberis Darwinii



Euonymus alatus compactus

6. Plants which prefer full sun:

Agapanthus
Artemesia
Berberis (deciduous varieties)
Brachyglottis
Buddleia
Callistemon
Ceanothus
Cistus
Convolvulus
Coprosma
Cordyline
Corokia
Cotoneaster
Cytisus
Forsythia
Genista
Grevillea
Halimicistus
Hebe
Helichrysum
Hypericum
Juniper
Lavandula
Lavatera
Leptospermum
Lupinus
Myrtus
Olearia
Osteospermum
Ozothamnus
Phlomis
Phygelius
Pines
Potentilla
Rhamnus
Rhaphiolepis
Ribes
Rosmarinus
Sambucus
Santolina
Spartium
Tamarix
Teucrium
Ulex
Weigela
Yucca



Callistemon citrinus splendens



Cistus ladanifer



Ozothamnus ledifolius



Yucca gloriosa ('Cornish Palm')



Grevillea 'Cranbrook Yellow'



A PATTERN BOOK FOR NEWQUAY

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