

Annex 7 Areas of Special Character

Definition

Characteristics of an Area of Special Character - conforming with 1. below and at least two of the other criteria:

1. Localised - i.e. distinct within the settlement or district and consisting of a distinct built environment.
2. Consisting of a coherent group of desirable buildings or man-made features.
3. A group of buildings or man-made features which exhibit spatial consistency.
4. A group of buildings or man-made features which together have architectural merit.
5. Valued buildings or man-made features because of the historic context.
6. Necessary to preserve the vernacular.

Location

Areas of Special Character in Mevagissey Parish are defined on maps in Annex 1.

Discussion follows:

- Chapel Point - meeting all the conditions above.

The three buildings were designed and built under the supervision of one man, John Campbell in the 1930s. Trees and landscaping have enhanced the scene, which remains one of the most picturesque isolated groupings in Cornwall.

- Chapel Point Lane, both sides of the road (one site deep) from the junction with the Portmellon coastal road to Long Point - meeting conditions 1,3,4.

The buildings either side of Chapel Point Lane exhibit consistent spacing and form a distinct group which provides for ample gardens which complement the landscape and allow the coastline to dominate.

- Penwarne Lane to the Rising Sun public house (two sites deep) and including Steep House and The Paddock - meeting conditions 1,2,5.

The historic context here comes from the use of The Paddock for refuge during the cholera outbreak of 1849. Development since then has seen The Paddock protected from further development and the adjoining land used for large houses and gardens.

- School Hill, east side of the road to include the area between Polstreath House and Pentillie House - meeting conditions 1,3,4,5.

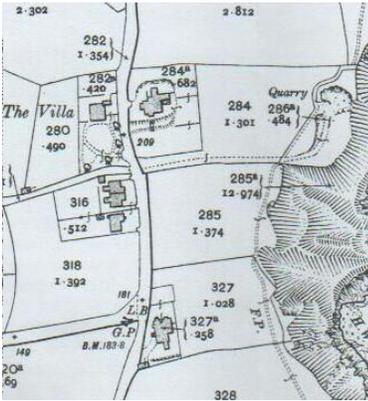
The two main buildings at either end of this group (referred to above) are late 19th century and built in a similar Victorian style. The additional six buildings have retained the [spatial consistency](#) of the originals. All buildings are set in mature grounds.

Sample illustrations

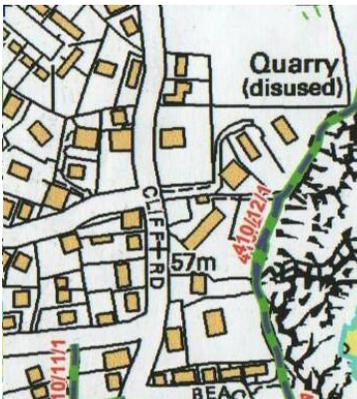
The first set of illustrations come from around the turn of the 19th/20th Century.

They show the land use on School Hill and depict the street scene at that time.

The second set represent the current situation.



Extract from Ordnance Survey map 1894-1905



Above: Street Scene dated 1904



Policy HC2 is intended to retain the density of building in Areas of Special Character, so that they continue to be appreciated in their original context.