

SALTASH NEIGHBOURHOOD DEVELOPMENT PLAN

LISTING OF BUILDINGS OF LOCAL ARCHITECTURAL OR HISTORIC INTEREST



SALTASH LOCAL LISTING REPORT

INTRODUCTION. As part of the process of developing the saltash Neighbourhood Development Plan it was noted that several notable local buildings and structures ('heritage assets') were not protected by a formal 'listing' as Buildings of Special Architectural or Historic Interest.

It was therefore agreed by the Steering Group that available resources should be used to assess these buildings and others, to see if they merited 'local listing' and protection under a policy built in to the forthcoming Neighbourhood Plan.

PROPOSED POLICY WORDING. The proposed draft policy wording is as follows:

POLICY ENV4 - LOCAL LISTING OF NON-DESIGNATED HERITAGE ASSETS IN THE TOWN CENTRE AND CONSERVATION AREAS

The following buildings and grounds are locally listed as being of architectural significance, local distinctiveness, character and historic importance:

Proposals impacting on these buildings and grounds will be considered under CLP Policy 24 'Historic environment'.

From time to time additional sites may be locally listed, in which case NDP Policy ENV4 and CLP Policy 24 will apply to them.

IDENTIFICATION OF CANDIDATE ASSETS. A list of candidates for inclusion on the Local List was created by drawing from the Saltash CSUS Report¹, from 'The Buildings of England: Cornwall' 2014² a perambulation of the town and outlying villages, suggestions by Saltash Heritage and from Steering Group members. The full list was as follows:

- Jubilee Green
- Brunel Green
- Warfelton Field
- Longstone Park
- Tincome
- Churchtown Farm (Cottage and Land)
- Ellwell Woods (Celtic Cross)
- Victoria Gardens, Pen Symons monument and Maurice Huggins Room
- Waterside slipway and Ashtorre Centre with mural
- Saltash Guildhall
- Saltash Station Building
- Saltash Town Quay

¹ Cornwall & Scilly Urban Survey: Historic characterisation for regeneration 2005. (HES REPORT NO. 2005R073)

² 'The Buildings of England: Cornwall' Beacham P and Pevsner N, 2014.

- Saltash Library Building
- St Barnabas Community Hospital
- Bishop Cornish Education Centre
- Tamar Road Bridge
- Port View Villas
- Boundary walls and gateway Walls to Kingsleigh House
- Royal Albert Railway Bridge
- Drill Hall - Historical association with cadets
- Old Police Station (still with bars), Station Road
- Apple Tree Cott. Burraton
- Old Wheatsheaf, Public House
- Union Inn (Blue Plaque - William Odgers VC) Murals
- Two Bridges public house
- Just Be (formerly Boatman/Passagehouse Inn)
- Saltash Heritage Museum & Local History Centre
- Dunheved House
- Tamar House
- War Memorials Old St Stephens School with Foundation stone
- Current St Stephens School (former Grammar School)
- Blue Plaque buildings - Boisdale House. North Road (Admiral Sir Henry Jackson/ Admiral Gordon Campbell)
 - Essa Club building (site of old Saltash Guildhall) (Ferdinand 'Nandie' Keast)
 - 55 Old Ferry Road - home of artist John Henry Martin
 - 25 Culver Road once home of Lt Colonel William Price Drury
- Groups of attractive historic terraced houses - Windsor Terrace, St Stephens Road and Maristow Terrace, North Road
- Maurice Huggins Room, Victoria Park

INITIAL SIEVE

An initial assessment identified that several of the sites were more suitable for inclusion in a list of local green spaces to be protected under NPPF paragraphs 76 and 77, or as strategic open spaces.

These were:

- Longstone Park
- Tincome
- Churchtown Farm (Land)
- Ellwell Woods (Celtic Cross)
- Victoria Gardens

Others were already formally Listed Buildings. These were:

- Apple Tree Cottage, Burraton (actually part of Buller alms-houses LB group).
- Churchtown Farm (Cottage)
- Saltash Guildhall
- Boundary walls and gateway Walls to Kingsleigh House
- Royal Albert Railway Bridge
- Just Be (formerly Boatman/Passagehouse Inn)
- Pen Symons Memorial

FINAL LIST OF CANDIDATE ASSETS FOR ASSESSMENT.

Having removed sites that could be covered under other NDP policy approaches, or because they were already listed, the following list of candidate sites was assessed in more detail.

1. Bishop Cornish Education Centre
2. Blue Plaque buildings –
 - i. Boisdale House. North Road (Admiral Sir Henry Jackson/ Admiral Gordon Campbell)
 - ii. 25 Culver Road once home of Lt Colonel William Price Drury
 - iii. 55 Old Ferry Road - home of artist John Henry Martin
3. Current St Stephens School (former Grammar School)
4. Drill Hall
5. Dunheved House
6. Groups of attractive historic terraced houses - Windsor Terrace, St Stephens Road, Maristow Terrace, North Rd, and Essa Road.
7. Old Police Station, Station Road
8. Old Wheatsheaf, Public House
9. Port View Villas
10. Maurice Huggins Room
11. Eliot's Shop, Lower Fore Street
12. Saltash Library Building
13. Saltash Station Building
14. Saltash Town Quay
15. St Barnabas Community Hospital
16. Tamar House
17. Tamar Road Bridge
18. Two Bridges public house
19. Union Inn
20. War Memorials
21. Waterside slipway and Ashtorre Centre with mural

ASSESSMENT OF CANDIDATE ASSETS. Each of the candidates identified was assessed using the following criteria:

Criterion	Description
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics
Aesthetic Interest	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
Historical Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.
Designed Landscape Interest	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.
Social and Communal Value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the ‘collective memory’ of a place.

Source: Local Heritage Listing Historic England Advice Note 7. Historic England 2016

Appendix A includes the assessment sheet for each candidate asset considered.


RECOMMENDED CANDIDATE ASSETS. The proposed Local List includes the following properties:

- a. Saltash Station Building
- b. Saltash Town Quay
- c. Saltash Library Building

- d. St Barnabas Community Hospital
- e. Bishop Cornish Education Centre
- f. Tamar Road Bridge
- g. St Stephens School (Former Grammar School)
- h. Saltash Drill Hall
- i. Old Saltash Police Station
- j. Old Wheatsheaf Public House
- k. Maurice Huggins Room
- l. Elliott's Store
- m. Two Bridges Public House
- n. Union Inn
- o. War Memorial, St Stephens
- p. Waterside Ferry Slipway

APPENDIX A – ASSESSMENT OF CANDIDATE ASSETS

Candidate Site 1	Bishop Cornish Education Centre, Lynher Drive
Criterion	Description
Age	Completed 2009.
Rarity	Arco2's Martin Penk design is an unusual example of a highly sustainable building which deploys new technology, in the post 1945 tradition of experiment in the design of school buildings designs. It is one of the first designs to incorporate straw bale and natural sheep's wool within a timber frame construction, green roof and solar heating and lighting. Is also unusual in that the design was evolved with a considerable level of community participation. The building is also unusual in that a very high proportion of materials used in its construction were locally and sustainably sourced, including the wool and straw, timber, marble, and roof tiles made from recycled tyres and bottles.
Aesthetic Interest	<p>A striking 280m2 post and beam building built in response to the extended schools in initiative. In the form of an open plan flexible space with activity zones, the main space opens to an elevated, suspended covered teaching and play area within the canopy of the surrounding trees. Beacham/Pevsner 2014 says that 'its hillside site is skilfully deployed to lead from a relatively low-key entrance through the interior spaces to a gracefully curved veranda and terrace on stilts with views out over the town'.</p> <p>Awards include winner of RICS SW Awards 2010 –Community Benefit Category, & National Green Apple Gold Award for best educational establishment.</p>
Group Value	None.

Archaeological Interest	None.
Archival Interest	Recorded in Beacham/Pevsner 2014.
Historical Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.
Designed Landscape Interest	None.
Landmark Status	As a school building used as a music facility, for before and after school care, nursery provision and also provision of facilities for community use, especially for music, education and charity work, it is likely to become an iconic building locally through its communal associations and striking aesthetic value.
Social and Communal Value	See above 
Conclusions	Clearly of rarity and aesthetic value, and a local landmark.
RECOMMENDATION	INCLUDE IN LOCAL LISTING.

Candidate Site 2 (i)	Boisdale House. North Road (Admiral Sir Henry Jackson/ Admiral Gordon Campbell)
Criterion	Description

Age	Dating from the 1890s, developed with the growth of suburban villas in saltash following the establishment of the railway into Plymouth.
Rarity	Identified as an 'other significant building' in the Saltash CSUS 2005, but not of any special rarity.
Aesthetic Interest	Substantial two-storey grey/brown brick-built structure which is a little unusual in Saltash. Large rendered extension to W elevation. Natural slate roofs. Original building features brick arch window openings with plastic windows of no heritage value, and ugly external foul water piping that was fitted when the building was converted to a care home. Recently PP has been granted for conversion to 9 residential units, not involving any significant changes to appearance.
Group Value	No grouping value
Archaeological Interest	None
Archival Interest	None.
Historical Association	<p>Was the home (1895 to 1897) of Admiral Sir Henry Jackson as a young RN Commander i/c the torpedo training school ship HMS Defiance at Wearde Quay, where he was a pioneer of ship to ship wireless. In this time he associated with Marconi, who later experimented with long range radio communications at Poldhu, Cornwall. For more information see the Saltash Heritage page on Sir Henry.</p> <p>The house was later occupied by Admiral Gordon Cambell VC (1915 to 1918). He was an aggressive commander of a 'Q Boats', which were essentially warships disguised as merchant shops, intended to flush out and destroy German U-Boats. Cambell sank 3 U-boats and seriously damaged a fourth, gaining the VC for his first action. For more information see the Saltash Heritage page on Admiral Campbell.</p>
Designed Landscape Interest	None.
Landmark Status	None.
Social and Communal Value	No value other than as noted above under historical associations, but these are not at all central to the social and developmental history of Saltash.




Conclusion	Although with historical associations, is not otherwise of particular significance or quality.
RECOMMENDATION	DO NOT INCLUDE IN LOCAL LISTING


Candidate Site 2 (ii)	25 Culver Road once home of Lt Colonel William Price Drury
Criterion	Description
Age	Edwardian Villa fairly typical of Saltash.
Rarity	Similar to many such villas in the general area.
Aesthetic Interest	Attractive two storey villa with rendered façade, with central entrance flanked by reception windows and three symmetrical windows at first floor. Windows look to be sliding sash in original format. Slate roof. Original outrigger extension to W rear left to take advantage of corner plot.
Group Value	Similar dwellings nearby, but no specific group value.
Archaeological Interest	None
Archival Interest	None recorded.
Historical Association	The dwelling was the residence (1927 to 1949) of soldier, author and dramatist William Price Jury. He wrote many books and plays. Some of his historical novels had locations in Saltash and the surrounding parishes. For more information see the Saltash Heritage page on William Price Jury .
Designed Landscape Interest	None
Landmark Status	None

Social and Communal Value	<p>None other than the historical link described above.</p> 
Conclusion.	Although with an historical association, is typical of many other villas in the area and not otherwise of value.
RECOMMENDATION	DO NOT INCLUDE IN LOCAL LISTING

Candidate Site 2 (iii)	55 Old Ferry Road - home of artist John Henry Martin (formerly 5 Brunel Terrace)
Criterion	Description
Age	Later Victorian
Rarity	Typical of late C 19 th terraced cottages in the area.
Aesthetic Interest	As notes above, the building contains no real distinctive features. Has also been modified from original form. Mid terrace, door on left of façade, two windows above. Downstairs window has been extended into a bay, with balcony above, accessed by window that has had cill dropped and glass door inserted. String course painted over and false keystone above windows emphasised. Roof light added. To rear is left hand outrigger and long rear garden.
Group Value	None, most similar dwellings in terrace have been modified and now have very ad hoc appearance.
Archaeological Interest	None

Archival Interest	Was the home of artist John Henry Martin, a precursor of the Newlyn School, at the end of his life. Several of his later paintings feature Saltash street scenes including one of nearby Silver Street, and the Old Town Hall and Gaol. For more information see here .
Historical Association	See above
Designed Landscape Interest	None
Landmark Status	None
Social and Communal Value	Nothing of significance. 
Conclusions	Important historical association, but not a notable a building in any way.
RECOMMENDATION	DO NOT INCLUDE IN LOCAL LISTING

Candidate Site 3	Current St Stephens School (former Grammar School)
Criterion	Description
Age	Opened 1927 as Saltash County Grammar School. Still in education use as St Stephens Primary.

Rarity	Fairly typical of the buildings that emerged in the expansion of education that resulted from Balfour's 1902 Education Act, which created LEAs with the power to build and operate new schools, but the other education building of any age and historical connections (the Board School) was lost to the construction of Saltash Tunnel.
Aesthetic Interest	Attractive school building with decorative blockwork and render walls and slate roofing in a complex hipped format. Modernised with plastic windows but these have a reasonable pane layout and do not detract. 'Handed' Classroom wings to left and right of main façade, and hall to rear. Overall a well-balanced and imposing building.
Group Value	None
Archaeological Interest	None
Archival Interest	None
Historical Association	None other than as noted in social and community value below
Designed Landscape Interest	None
Landmark Status	None
Social and Communal Value	<p>The Grammar School transferred to Wearde in 1965, and the St Stephens premises became a High School along with the town centre located Secondary Modern. Shortly after the three merged as Saltash Comprehensive, with the St Stephens site serving as the location for the younger pupils, and then from 1977 becoming the 6th form centre. In 1984 all secondary education transferred to Wearde, and the St Stephens site was converted to a new primary school. Thus, as a site where many thousands of local children received elementary education it must contribute to the 'collective memory' and sense of place associated with Saltash.</p> 

Conclusions	Fairly standard 1920s school building but of considerable significance to generations of Essanians and worthy of local listing from that angle.
RECOMMENDATION	INCLUDE IN LOCAL LISTING

Candidate Site 4	Saltash Drill Hall (Cadet Centre)
Criterion	Description
Age	Late Victorian.
Rarity	Drill Halls are of increasing heritage interest, especially those from the pre-1900 period of which Historic England estimate 150 may survive out of around 350 built. The Saltash Drill Hall appears to be from the 1880 to 1914 phase of building, so it may have some rarity value from that aspect. Locally is unique. For more information see: https://content.historicengland.org.uk/images-books/publications/iha-drill-halls/heag055-drill-halls-iha.pdf
Aesthetic Interest	The drill hall appears to be from the post 1880 period when such buildings were more strongly influenced by War Office regulation to contain administrative space for offices, stores and armoury, a large open hall, and rooms that could be used for accommodation of a caretaker or drill instructor. The Hall fronts on to the stub of Elwell Road (which originally led direct into the town centre before the road bridge and tunnel were built) with an imposing façade. This features 3 stacked pilasters with patterned bands and plain capitals, with stucco rendered brickwork walls between and a dentil course running across above. The pilasters are spaced 2:1 with the two right hand pilasters enclose a mid-height blind segmented arch over the main entrance. Inset is a rendition of the shield (containing the 15 roundels) from the Cornish Crest, over the scrolled motto, set on a chequered black and white background. Under this is a square transom and modern doorway with concrete lintel. A gable roof end tops this side of the elevation. To the rear is the hall proper, with a very utilitarian appearance in red brick.
Group Value	None
Archaeological Interest	None
Archival Interest	None
Historical Association	Little other than broad association with wider national events.
Designed Landscape Interest	None
Landmark Status	The frontage of the drill hall, presenting onto Elwell Gardens and the Site of the Cornish Cross, with the road bridge and tunnel entrance nearby contributes to the unusual setting of the Cross.
Social and Communal Value	Many Saltash families will have had relatives who were (and some still are) members of the reserve and cadet forces that have used the Drill Hall over time, and its continued presence contributes to the appreciation of local and national history.



Conclusions	Interesting building with increasing heritage value and good community value and associations.
RECOMMENDATION	INCLUDE IN LOCAL LISTING

Candidate Site 5	Dunheved House
Criterion	Description
Age	Built before 1864 (was occupied by Langford Frost on 1864/5 electoral roll for Saltash), following opening of Cornwall Railway connection with Plymouth.
Rarity	Built at same period as Port View villas, of a style fairly common in this phase of development around Plymouth.
Aesthetic Interest	Typical of the period of build, but un-symmetrical (as a result of extension?). Quoins to stucco façade and string course at first floor height. Windows with segmental arch and rendered cills; the two on left have been blocked in and the remainder with plastic replacements. Triple hipped roof pattern in slate, three chimney stacks with corbels and modern pipes.
Group Value	None
Archaeological Interest	None
Archival Interest	None
Historical Association	The original occupant, Capt. Langford Frost, retired here after service with the 57 th (West Middlesex) Regiment of Foot in the 'East Indies'. In the 20 th Century the grounds were sold off for development, leading to the creation of Dunheved Road. This illustrates the ongoing attraction of Saltash, with its picturesque views and milder climate, to the retired and wealthy.
Designed Landscape Interest	None
Landmark Status	None
Social and Communal Value	None



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Conclusions	Fairly typical building of its period in the area, with limited historical and community value.
RECOMMENDATION	DO NOT INCLUDE IN LOCAL LISTING

Candidate Site 6	Groups of attractive historic terraced houses – eg Windsor Terrace, St Stephens Road and Maristow Terrace, North Road and etc
Criterion	Description
Age	Late 1890s and early 1900s large terrace developments, following on from the detached villas of the previous phase of expansion in Saltash.
Rarity	Typical of middle-class Edwardian expansion areas around Plymouth.
Aesthetic Interest	The vast majority of these quite large terraced buildings share the typical late Victorian/early twentieth century pattern book style of pitched slate roof, regular rendered façade with two-storey bay windows, sometimes with rooms in the roof space as maid’s accommodation and storage, small front garden, long back garden and discreet decorative features such as crested ridge tiles or terracotta finials. Most also featured generous rear ‘outriggers’ with pyramid hipped roofs, and a few included Queen Anne style front canopies and balustraded balconies. Many have now had further dormer windows inserted into the roofs and are frequently converted into flats. Identified in CSUS report as ‘other significant buildings’, they are an important part of the character of the central areas of Saltash.
Group Value	As terraces, often on land situated above the road level, they have good group value, setting the character of the street scene.
Archaeological Interest	None
Archival Interest	None


Historical Association	None
Designed Landscape Interest	None
Landmark Status	None
Social and Communal Value	None 
Conclusions	Of some aesthetic interest as examples of a particular phase and design in the growth of Saltash (and indeed nearby Plymouth) but too extensive to list as one. Policy ENV 1, Design in Character Areas, is sufficient to protect them.
RECOMMENDATION	DO NOT INCLUDE IN LOCAL LISTING
Candidate Site 7	Old Police Station (still with bars), Station Road
Criterion	Description

Age	1891.
Rarity	The building was the first purpose-built police station in Cornwall. Also Unusual for its interesting roof line and use of brickwork arches for the windows in stone block facades, and of course for being a Police Station.
Aesthetic Interest	As noted above, has architectural interest through its projecting cross gabled slate roof, red brick window arches and surrounds set in a random stone block façade, matching brick quoins and stone plinth which is topped by read-bricks and follows the slope in Albert Road with 4 equal steps. To the rear, along Station Road, are further buildings in the same style, presumably the policeman's dwellings, linked to the frontage by the cell-block, in which the iron bars are still present. Unfortunately, these buildings have been harmed by the insertion of plastic windows of incorrect proportions and pane form, and the painting of some of the red brick work in white.
Group Value	Despite the alterations, the buildings make a good group of uniformly interesting deign.
Archaeological Interest	In the area of the original medieval street pattern from the de Valletort C 12 th settlement.
None	None
Historical Association	None
Designed Landscape Interest	None
Landmark Status	Has landmark value though its unusual appearance and value as part of the historical setting of Saltash
Social and Communal Value	Saltash Police Station, in the time when it was located here in near to the Guildhall, shops, pubs and Railway Station, with a full time 24H presence, would have been a central element of the communities perception of the town centre as a busy and safe place, so the buildings have some social and community value as a nostalgic reminder of the towns historic local identity, distinctiveness, social interaction and coherence, forming part of the 'collective memory' of Saltash. Note that Historic England have considered these premises for formal listing but found them not to be of sufficient merit.



Conclusions	Has rarity, aesthetic, landmark and social/community value and worthy of protection from unsympathetic development.
RECOMMENDATION	INCLUDE IN LOCAL LISTING

Candidate Site 8	Old Wheatsheaf, Public House
Criterion	Description
Age	Late C 18 th .
Rarity	Was a notable building. However, nothing of historic or architectural value on the ground floor, the internal walls have been moved/removed, so the original layout, along with any historic features of interest have been lost. The 18th century staircase is

	still present although in poor condition and there is a small section of 18th century plaster cornice on the first floor with some timber panelling. All original timber windows and doors have been lost and the windows replaced with upvc. The roof structure is the only element that remains intact. However, It is one of the few remaining historic properties still in existence in the Waterside area.
Aesthetic Interest	Other than as described above, none.
Group Value	None
Archaeological Interest	On the site of an artillery battery operated by Royalist troops during the Civil War
Archival Interest	See below.
Historical Association	The building is linked to a unique element of English legal history. From circa 1870 until his death in 1883, Henry Goodman was the licensee of the Wheatsheaf Inn. He was also a fisherman and was the principal defendant in the Saltash Oystering case. This lengthy dispute between Saltash oyster-dredgers and Saltash Corporation began in 1876, and finally reached the House of Lords in August 1882. The result was a victory for the fishermen. The case of 'Goodman versus Mayor of Saltash' is cited in law manuals as establishing a principle of law regarding 'profits by custom'. To commemorate this historic event, Saltash Town Council arranged for an inscribed plaque to be fixed to the front of the building. It was ceremonially unveiled in August 1982. (Following the closure of the Waterside Inn the plaque was removed but is in safekeeping.) From this perspective the building does have historic merit and local importance and can be classified as a heritage asset under the NPPF.
Designed Landscape Interest	None
Landmark Status	See Historical Association above. Much of its landmark value has been lost through dilapidation.
Social and Communal Value	See Historical Association above. 

Conclusions	Has clear historical associations and some remaining rarity value as part of the Waterfront area. However, PP was granted in 2013 for demolition, and a further application is currently being considered. It will be important that any development which does eventually take place is a landmark b building of quality that complements the historic character of the waterfront and properly recalls the premises and events associated with them.
RECOMMENDATION	INCLUDE IN LOCAL LISTING to ensure that future development is cognizant of the sites important historic past.

Candidate Site 9	Port View Villas
Criterion	Description
Age	From c.1850
Rarity	Port View was laid out as a gated community of villas set in their own grounds and attracted wealthy merchants, businessmen and retired military officers. In addition to the houses the mini estate included a cottage hospital, St Barnabas' built in 1889, and a Roman Catholic Franciscan Friary converted in the same year from an earlier house called Vinelands.
Aesthetic Interest	The villas were built in a variety of styles ranging from simple classical detailing to full-blown Italianate, with campanile-style towers, Venetian windows and classical detailing, to Arts and Crafts and Gothic. Also featured are gable ended slate roofs, rendered facades, bay windows, decorative features such as crested ridge tiles, carved barge-boards and terracotta finials. The original local stone walls were built with Plymouth limestone gate piers, intermediate piers and plinth tops complemented by mature planting. The essence of the original planned development still remains and even the gate piers from the original entrance gates still survive.
Group Value	As a whole, although the estates original tennis courts have mostly been built on, and there has been further infilling, the group value of the villas remains.
Archaeological Interest	None
Archival Interest	None
Historical Association	None
Designed Landscape Interest	As a designed estate of villas Port View is an early example of a planned development which has now fully matured. Its well cultivated gardens with mature trees form an important 'green ring' around the densely developed Saltash town centre.
Landmark Status	The whole area has a distinctive built environment richness such that it stands out from other part of the town as a distinct neighbourhood.
Social and Communal Value	The above factors provide the area or Port View with a clear identity of its own, providing an important part of the sense of Saltash as a distinctive place.



<p>Conclusions</p>	<p>The Port View Villas are important and as a group form a unique example of a planned development surviving from the 1850s. The threat to the areas integrity comes from the continued loss of large gardens to sub-division, damage and loss to the garden walls and outbuildings from incremental alterations and demolition, and unsympathetic modernisations and adaptations. Maintaining the character of the area in face of these issues will come from intelligent use of planning policies such as NDP ENV1, H3 and H5., rather than local listing. However, listing of key examples of the differing styles of villas within the area may be justified, if appropriate evidence can be found to support such an approach through more detailed study of the area.</p>
<p>RECOMMENDATION</p>	<p>THAT THE PORT VIEW VILLAS ARE NOT INCLUDED IN THE LOCAL LISTING AT THIS TIME AND A FURTHER DETAILED STUDY BE CARRIED OUT IN DUE COURSE TO IDENTIFY KEY EXAMPLES OF THE DIFFERING STYLES OF VILLAS IN THE AREA.</p>

<p>Candidate Site 10</p>	<p>Maurice Huggins Room</p>
<p>Criterion</p>	<p>Description</p>
<p>Age</p>	<p>Victoria Gardens were built to commemorate Queen Victoria's Jubilee and to house the memorial to William Penn. Circa 1900. The Maurice Huggins Room was built by former Mayor Maurice Huggins and opened on 23 Jan 1967</p>

Rarity	Locally these are the only formal Victorian gardens and rest room in Saltash.
Aesthetic Interest	Limited. The building is a rectangular flat roofed structure with render and stone blockwork walls, with large wooden windows facing out over the Park.
Group Value	None
Archaeological Interest	None
Archival Interest	None
Historical Association	The Maurice Huggins Room was conceived as “Old Peoples Haven” where the elderly of the town could rest after shopping. The name was quickly changed to “Old peoples Rest Room”. Maurice Huggins was instrumental in pushing the project forward using money from the loss of the Ferry rights which happened when he was Mayor. Plans were drawn and a quote of £1667-11s-6p received. The council donated £1500 with rest coming from public donations. It became a charity on 18 March 1974 It was refurbished in 2007 and opened by Viscount Boyd (Ince Castle) 11 May 2007.
Designed Landscape Interest	Set in Victoria Gardens, alongside a large monkey puzzle tree and a very large Cypress. There are scrubs, bushes and an area of planting done by SEA (Saltash Environmental Action), these include bee friendly plants and herbs available for the people of Saltash to use.
Landmark Status	Dominates the top of Fore St in Saltash. Seen as being at the centre of the town a place to rest, enjoy the sun and the trees and flowers.
Social and Communal Value	The neglected building has been transformed into a vibrant meeting place for young and old, a place to relax and a centre for inspiring arts and crafts. When not being used by the Saltash Creative Space arts project) it is available for public hire as a meeting room with kitchen facilities.



Conclusions

Although of no architectural value the building has historical connections and is well liked by the community.

RECOMMENDATION


INCLUDE IN LOCAL LISTING

Candidate Site 11	Elliott's Store, 27/29 Lower Fore street
Criterion	Description
Age	Pre 1880. Originally butchers shop, converted to Grocers in 1880.
Rarity	Very well-preserved traditional shop front, of which but a few remain in Saltash.
Aesthetic Interest	Traditional shop front and rooms above, comprising late Victorian features: Full width fascia with traditional painted proprietors name, atop side pilasters on stepped plinths, with short stallriser below plate glass windows (the latter being the only modern aspect). Double doors in centre, set back from frontage, with fanlight over, on laid is the lettering "ELLIOTT'S STORE'. Cornice follows profile of bay window at first floor level, which is fenestrated with traditional sliding sash windows. Above that, at second floor level are two further window set in rendered façade, the windows also being traditional but set inside raised surround with false keystone. Shop front side pilasters extend up to roof but painted in same colour as render.
Group Value	Sits nicely in row of 2-3 storey shops of similar period, many of which have unfortunately had unsympathetic modern shop fronts installed.
Archaeological Interest	In the area of the original medieval street pattern from the de Valletort C 12 th settlement.
Archival Interest	Elliott's store is well recorded by Saltash Heritage .
Historical Association	The Elliott family took over the store in 1902. The original proprietor, Harry Elliot maintained the store until his son Frank took over. In the 1970's Frank disagreed with decimalisation and the introduction of the business rate and closed the shop. He decided that, to avoid the introduction of the Business Rate, his father's store should be preserved as a museum. The matter went to Court a number of times until, in his nineties, Frank won the day and the Store was declared a museum. It is now managed by the Tamar Protection Society, and is open as an exhibition of an old time grocery.
Designed Landscape Interest	None
Landmark Status	The well preserved building stands as an excellent example of a Victorian building and shop front, which can be used as an excellent reference for the design of new shop fronts in the vicinity. The museum element is also a fine example of a 1950's/1960's grocery shop and stands out as a 'time capsule'.
Social and Communal Value	Frank Elliot and the Store building are now part of the 'folklore' of Saltash and an educational resource.

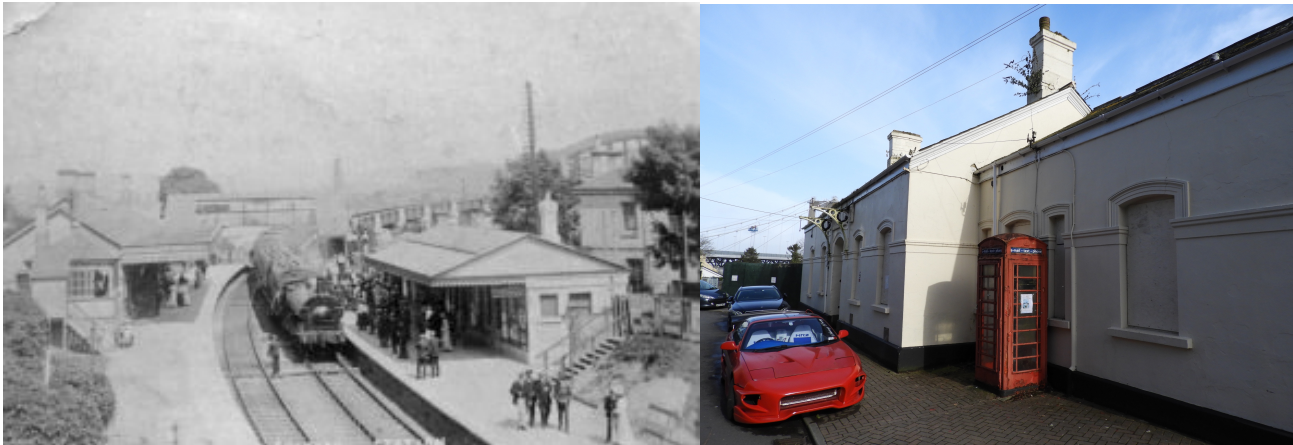


Conclusions	As noted above, Elliott's Store is now part of the folklore of Saltash as well as being of interest in terms of the architectural and social/economic history of saltash.
RECOMMENDATION	INCLUDE IN LOCAL LISTING


Candidate Site 12	Saltash Library Building
Criterion	Description
Age	1963, by Royston Summers of Cornwall County Architects dept.
Rarity	Unique
Aesthetic Interest	Described in Beacham/Pevsner 2014 as 'one of the Most innovative of the county architects postwar oeuvre, worth comparing with the different but equally striking library at St Austell, a powerful presence among later mediocre public buildings, the roof sweeping steeply up to the entrance front two double height from the low rear, fully glazed entrance screen and hall gallery to rear. The design is based on the proportions of the human figure of little Corbusier's modular system. Extended at the rear but not in any way that spoils the impact of the original.'
Group Value	None
Archaeological Interest	None
Archival Interest	Royston Summers later gained renown as the designer of the North Severn housing development in the late 1960s. This brought Scandinavian-style Modernism to Blackheath in South London. North Severn garnered national publicity when it was completed in 1968 because it was hailed as

	a social experiment in co-operative living in Modernist brown brick boxes with distinctive double-height glass façades cheek by jowl with the Georgian townhouses for which Blackheath is famous.
Historical Association	None
Designed Landscape Interest	None
Landmark Status	A landmark because of its striking aesthetic value.
Social and Communal Value	Its unique characteristics and its role as a public library ensure that the building is well recognised in the local community. 
Conclusions	An architectural statement and iconic building in Saltash.
RECOMMENDATION	INCLUDE IN LOCAL LISTING

Candidate Site 13	Saltash Station Building
Criterion	Description
Age	The station opened with the Cornwall Railway on 4 May 1859
Rarity	The only railway station for Saltash. The station building was sold by Network Rail in the 1990s and sold on by STC to a developer later. In 2017 it was acquired by STC to avoid further deterioration of the building.
Aesthetic Interest	Although formal listing was rejected by Historic England in 2015, the building is of some merit. It was first built in 1858/59 with the opening of the Cornwall Railway, built to a design originating in I. K. Brunel's Architecture Office. It was substantially rebuilt in 1880 following the takeover of the


	<p>Cornwall Railway by the GWR, and again in 1906, and has lost its platform canopy, but it still retains its most handsome features and essential Great Western Railway character. Located on the 'up' platform, the single-storey building is constructed of brick with slate roofs and stucco walls. It has a symmetrical five-bay front and the central entrance has the cast-iron brackets of a former hood. There are flanking recessed bays to both sides. To the left (north-east) a further two bays are also recessed. The elevations have moulded banding at higher level, incorporating moulded stone dressings to the segmental-arched openings. The windows are timber sashes with stone cills. There are two brick ridge stack to the main block and a further stack to the north bay. Currently under restoration by Saltash Town Council at present</p>
Group Value	<p>Forms an integral part of the setting for the Grade 1 Listed Royal Albert Bridge (indeed, it is really a key part of that structure's historic railway footprint), and the Grade 2 Listed building at 28 Albert Road, which overlooks the station forecourt.</p>
Archaeological Interest	<p>As an original Cornwall Railway site, there may well be material of great interest in the infrastructure and grounds around the building.</p>
Archival Interest	<p>It was described in 1959 as being "at the head of that town. It consists of an arrival and departure station, both being stone buildings, and possessing all requisite offices for the accommodation of the traffic. New and convenient approaches are likely to be made to that station by the corporation and the owners of adjoining property, which will prove a great public benefit/ Wikipedia</p>
Historical Association	<p>Situated by Brunel Railway Bridge</p>
Designed Landscape Interest	<p>None in traditional sense but together the station and nearby Royal Albert Bridge form and their setting make a very distinctive and memorable landscape</p>
Landmark Status	<p>The first or last railway station in Cornwall. An iconic landmark for visitors to Saltash town centre and the Waterside.</p>
Social and Communal Value	<p>The Cornwall Railway was amalgamated into the Great Western Railway on 1 July 1889. To counter competition from electric trams, the Great Western Railway opened several small stations in Plymouth and began to operate an intensive service of local trains between Saltash, Plymouth and Plympton in July 1904. Saltash station and this building had a central role in the late Victorian and 20th Century growth of Saltash, and important links with the agricultural economy of the Tamar Valley. It also has social associations for many in the community, for whom the station was the main route to school and work for generations. The services were vastly reduced after the Tamar road bridge opened in 1961.</p>
	

Conclusions	The retention and preservation of the building is considered to be important in view of its contribution to the economic and social heritage of Saltash, its relationship with nearby Listed Buildings, and its own value as an example of the essential character of the original GWR
RECOMMENDATION	INCLUDE IN LOCAL LISTING


Candidate Site 14	Saltash Town Quay
Criterion	Description
Age	One of the oldest structures in Saltash is Town Quay, the main part of this stone block construction dating from the Elizabethan period c 1586, and may have existed prior to that.
Rarity	Structures of this age are very rare in the area, the others being Mary Newmans's Cottage and Just Be (aka The Boatman).
Aesthetic Interest	Not significant, other than the presence of C 16 th stone block construction
Group Value	Has value when taken with the waterfront area as a whole, which despite 1960's redevelopment does retain some of the earlier character of the busy river frontage (see below).
Archaeological Interest	Initially the quay was used to unload barges carrying sea-sand to dress the arable land. During the eighteenth century the quay area developed to include a boat building yard. The area was accessed by a road from the southern waterside area and a track that led to Salt Mill Creek in the north. During the early nineteenth century the ferry area was developed in order to compete with the new ferry at Torpoint, and the industrial character of the area developed alongside its traditional river-based one. Fishing and boat building still revolved around Town Quay, but to the south were a gasworks, brass and iron foundry and a builder's and coal merchants. The streets which followed the contours of the slopes were lined with two- and three storey houses, many with shops on the ground floor selling the local shellfish.
Archival Interest	None
Historical Association	None
Designed Landscape Interest	None
Landmark Status	None
Social and Communal Value	The quay is a longstanding element in the development of saltash from the earliest days and has supported the economy of the town up until modern times.  <p>cc-by-sa.2.0 - Town Quay, Saltash by N Chadwick - geograph.org.uk/p/4961159</p>

Conclusions	As one of the oldest structures, and an essential part of its developmental history, albeit not visually striking, the quay is worthy of local listing.
RECOMMENDATION	INCLUDE IN LOCAL LIST


Candidate Site 15	St Barnabas Community Hospital
Criterion	Description
Age	Built in 1887 by GH Fellowes Prynne.
Rarity	First cottage hospital in the town and provided as part of the planned Port View Estate.
Aesthetic Interest	Hospital in domestic style with the appearance of the country house. Red brick with stone facing decorative tile work and timber verandas to the first and second floors of the main elevation. Small apsidal first-floor chapel is intimate and colourful, typical of Fellowes-Prynne's style, arranged so that all patients in the wards could hear the service. It also has external staircase access.
Group Value	Fits in well with other constituent parts of the Port View Estate, including impressive Victorian villas.
Archaeological Interest	None
Archival Interest	Fellowes-Prynne, born in Plymouth, started his career as a pioneer settler in the American West, but disliking that life moved to Canada where he developed skills as an architect. He returned to the UK and completed his training, setting up his own practice in 1880. Thereafter he designed many parish churches in England, mostly in the southeast and southwest, on a grand scale of high church Gothic Revival architecture. He is said to have been involved in over 200 buildings.
Historical Association	Put under the charge of the nursing sisters of St Mary's Wantage.
Designed Landscape Interest	None
Landmark Status	An iconic building in an historically important area of Saltash. Always considered to be the up-market area for Saltash citizens to aspire to. In the past it has been considered for status as a historically sensitive area.
Social and Communal Value	For many years the cottage hospital for the town and districts around Saltash, and now an important part of modern health provision.

	
Conclusions	An important building recognised in Beacham/Pevsner 2014 for its quality, and an important location in the history and experience of the community in Saltash.
RECOMMENDATION	INCLUDE IN LOCAL LISTING


Candidate Site 16	Tamar House
Criterion	Description
Age	C 19 th , pre-dating early C 20 th terraces alongside.
Rarity	
Aesthetic Interest	Much extended square Victorian farmhouse (or villa?) in random stonework, red brick surrounds to windows, and rough stone quoins. Pyramidal hipped slate roof with dormer windows to front and rear roof planes. Rear gable, which now faces on to North Road, has been blocked in and small wings added to create a single stepped gable wall appearance. Evidence of some windows blocked in and other openings made. Extension to S facing on to North Road may have been barn or shippen, now incorporated into main building and fitted with red/brown roof tiles. Large modern extension built in garden for care home bedrooms.
Group Value	None
Archaeological Interest	None
Archival Interest	None
Historical Association	None.

Designed Landscape Interest	None
Landmark Status	The odd single stepped gable catches the eye when passing, but otherwise no outstanding value.
Social and Communal Value	Has been a care home for many year. 
Conclusions	An odd building of no particular merit or historical and community associations.
RECOMMENDATION	DO NOT INCLUDE IN LOCAL LISTING

Candidate Site 17	Tamar Road Bridge
Criterion	Description
Age	July 1959 to 1961
Rarity	Unique in this part of the SW Peninsula
Aesthetic Interest	A graceful medium scale suspension bridge in steel and concrete construction. Main span is 335 m with side spans of 114 m, and pylon height of 67 m. Orthotropic cantilevered extensions inserted 1999 to 2002 either side of the bridge, intended to increase its capacity, have marginally impacted on its aesthetic value.
Group Value	The bridge has group value alongside its elder companion crossing, the Royal albert Railway Bridge of 1959.
Archaeological Interest	None

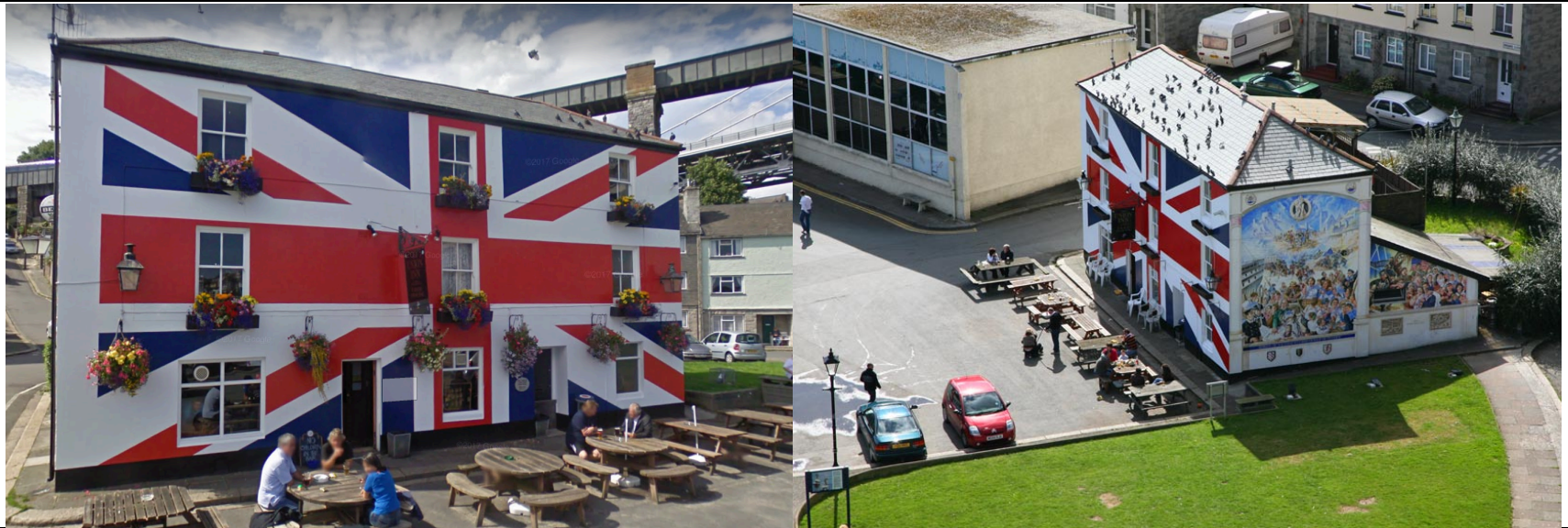
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
Historical Association	None
Designed Landscape Interest	None
Landmark Status	Huge importance as a local and national landmark (see below)
Social and Communal Value	<p>The two bridges have become a strongly recognisable symbol of the local area and of Cornwall's separation from 'mainland' Britain, the presence of the Cornish Crest on the Cornwall side tower of the road bridge having great significance to Cornish folk returning to the county. Locally the two bridges have importance as the physical manifestation behind the concept of Saltash as 'Gateway to Cornwall' imparting a very distinctive sense of place to the locality. They also mark an initial destination point for many thousands of holiday-makers entering Cornwall, signifying their arrival in a special place.</p> 
Conclusions	A landmark, and of great significance to the communities of Saltash and Cornwall, and to holiday makers.
RECOMMENDATION	INCLUDE IN LOCAL LISTING

Candidate Site 18	Two Bridges public house
Criterion	Description

Age	Mid to late Victorian.
Rarity	Small scale edge of town centre Public House, now a species under dire threat due to economic circumstances.
Aesthetic Interest	Three storey white stucco rendered PH located on steeply sloping road. Central doorway flanked by plain pilasters with further pilasters at edges of the frontage. These are topped by an abbreviated fascia and cornice above which are console brackets. Pilasters are mounted on a stepped plinth to accommodate steep slope. Pub sign is a neat hanging sign with discrete external lighting. Windows have been replaced in plastic but design does pay regard to original sliding-sash four pane format. Lengthwise gable roof and various rear extensions and out building with beer garden.
Group Value	Neatly matched to the dwelling above it to the west.
Archaeological Interest	In the area of the original medieval street pattern from the de Valletort C 12 th settlement.
Archival Interest	None.
Historical Association	None
Designed Landscape Interest	None
Landmark Status	None
Social and Communal Value	<p>Closest pub to the station, so likely to have/had a role as a refreshment place for rail travellers over the years</p> 


Conclusions	Neat frontage with interesting presentation of original features.
RECOMMENDATION	INCLUDE IN LOCAL LISTING

Candidate Site 19	Union Inn, Tamar Street.
Criterion	Description
Age	Late C 19th
Rarity	Riverside pubs are not common on the Tamar.
Aesthetic Interest	A nineteenth century building with a strong three bay façade, and original sash windows at 1st and 2nd floor level. Its bulky proportions are at present obscured by the mural of the Union flag which covers the main façade, and the extensive mural on the N flank of the building facing out into the Green. The flag and mural have become a widely accepted feature. Hipped longitudinal roof in slate.
Group Value	None
Archaeological Interest	In the area of the original medieval street pattern from the de Valletort C 12 th settlement. In later years this area was a bustling and economically vibrant riverside settlement.
Archival Interest	None
Historical Association	<p>The area around Town Quay was by the C 19th packed with buildings. Westcott's shipyard stood on the site of the current boy's club; there were three large public houses including The Union, which also served patrons from the nearby ferry service across the Tamar. The Waterside in many respects developed its own identity and this was reinforced by the founding of the Saltash Regatta in 1835, which quickly became established as an important community event. Today the area is both a pleasant residential location and a busy recreational space.</p> <p>The innkeeper of the pub from 1868 to 1873 was one William Odgers VC, a hero of the Maori wars in New Zealand. More details can be found here.</p>
Designed Landscape Interest	None
Landmark Status	Already well known, the painting of a large flag and murals on the Union Inn has brought the area to the attention of many local people and travellers on the railway line above.
Social and Communal Value	The Union Inn has made a significant contribution to the special identity of this area.



Conclusions	A local landmark and notable building in itself, with local historical associations.
RECOMMENDATION	INCLUDE IN LOCAL LISTING

Candidate Site 20	War Memorials- St Stephens Church
Criterion	Description
Age	Post WW1
Rarity	There are two memorials in Saltash, here and at St Nicholas Church in the town centre, which has been listed under Historic England's current drive to register war memorials.
Aesthetic Interest	An unusual War Memorial in the form of a huge granite block with the names of the fallen inscribed, surrounded by four plain Tuscan (or Roman Doric) columns in each quadrant, atop a stepped square pedestals, with round capitals supporting a massive granite slab on which sits a central granite finial.
Group Value	None.
Archaeological Interest	None
Archival Interest	None
Historical Association	It's a War Memorial so has strong links locally.

Designed Landscape Interest	None
Landmark Status	A local landmark.
Social and Communal Value	See Historical association above. 
Conclusions	An unusual War Memorial that deserves to be listed under HEs current programme.
RECOMMENDATION	INCLUDE IN LOCAL LISTING

Candidate Site 20	Waterside ferry slipway and Ashtorre Centre
Criterion	Description
Age	Slipway – a ferry existed from Saltash for c700 years until 1961. Community Centre – modern.
Rarity	The ferry slipway is not unique as a structure but has significance locally as one of the sites from which the historic ferry service ran in its lifetime. The community centre building has no rarity value.
Aesthetic Interest	Slipway is concrete, and by its very nature has no real aesthetic interest. The community centre is a modern building. Grey slate hung walls atop a random blockwork base. Gable ended roof with slate finish. Projecting box bay window on façade facing inland, façade facing river includes balcony and sitting area.
Group Value	None
Archaeological Interest	A ferry existed at Saltash from C 13 th , and for most of that time the landing point was in the vicinity of the Waterfront area as we know it today. Ashtorre Rock is a reference to the outcropping of rock that the foot of the railway bridge support was built into, the name also being shared with the former wharf area to the north of the bridge.
Archival Interest	None

Historical Association	The slipway at Ashtorre was in use before 1831 but was adjusted after that date to accommodate a new steam ferry designed by the famous engineer James Rendel. The ferry continued to ply from that location until 1961.
Designed Landscape Interest	None
Landmark Status	None
Social and Communal Value	<p>The ferry was the <i>raison d'être</i> for the existence of the early settlement at this point on the river, and for 700 years was one of the towns chief functions. Over time the role of the waterfront area has changed to a more passive one, but the ferry slipway serves as an important reminder of this history. Today the slipway is still used for boat launching.</p> 
Conclusions	Although the Ashtorre Rock community centre is of little historic value, the ferry slipway is of great significance in the economic and developmental history of Saltash.
RECOMMENDATION	INCLUDE FERRY SLIPWAY IN LOCAL LISTING