

LINKINHORNE PARISH CHARACTER ASSESSMENT



CHARACTER ASSESSMENT

THE PARISH LANDSCAPE

Linkinhorne Parish is a predominantly rural area of low rolling hills cut by steep valleys.

Much of the land is given over to pasture with some arable farming.

Most woodland is in the valleys except for hedgerows and shelter planting on high ground.

The western, upland fringe of the parish is occupied by part of Bodmin Moor introducing a contrasting character of landscape and industrial development.

Private boundaries closely follow road and path edges with public space limited to roads, footpaths, some small village greens, and to Bodmin Moor.

Roads are narrow with steep banks and hedgerows.

Roads and lanes mainly occupy ridges and descend into valleys to cross rivers.

Landmark buildings and landscape features are mainly situated on the edge of the parish or beyond its boundary.

Skyline buildings and features are limited to the stone formations and industrial ruins on the Moor.

Extensive views of the landscape are rare except from the edge of the Moor.

SETTLEMENT FORM

Settlements are small and nucleated, marking cross roads and river crossings.

Buildings outside the settlements are well dispersed along narrow lanes and in hollows.

Individual farms and houses are glimpsed through gaps in the hedgerow.

Open areas of landscape help to define the character and setting of the settlements.

MONUMENTAL BUILDINGS

The Parish has few settlements, a low population density and few public buildings.

Only Upton Cross, a model village built to support CI9 industry, contains the traditional hierarchy of school, church, theatre, chapel found in larger settlements outside the Parish.

Within the Parish monumental architectural built-form is reserved to Anglican churches, a variety of non-conformist chapels, industrial buildings on the Moor, and to neolithic monuments.

BOUNDARIES

Boundaries are strong, clearly delineating public and private space.

Hedges and hedge-banks predominate on road edges and field boundaries.

Private plots are clearly marked with walls or hedges.

CHARACTER ASSESSMENT

PUBLIC SPACE

The Parish is divided into privately owned and tenanted farms, plots and houses.

Roads and lanes are quiet but dominated by vehicles.

Public footpaths are controlled and sometimes blocked by farming activity.

Public spaces such as greens are rare in the parish, often eroded by the expansion of highway widths in the late C20 leading to the dominance of vehicular traffic.

Paths and lanes historically used for everyday travel, but unsuitable for modern vehicles, have become green lanes, public footpaths and bridleways. These minor, unadopted routes form a significant network of public space for recreation and for the revelation of landscape and heritage sites.

Bodmin Moor offers the main opportunity in the Parish for free roaming in the landscape.

Churchyards, especially at Linkinhorne, offer quiet relief from the high-banked and trafficked lanes.

BUILDING MATERIALS

The main materials traditionally used for construction of buildings and boundaries were:

Granite for walling and structural elements. Its hardness precludes complex shapes and decoration.

Slate for roof covering and vertical, hung wall cladding, often to the most weathered sides of houses.

Sandstone ranging from grey to dark brown ironstone colour, used as random rubble walling.

Lime-washed walls accumulated many layers of finish on top of the original uneven stone.

Render, wooden float for a light textured finish.

Timber was, historically, rare in useful sizes and quality for building.



CHARACTER ASSESSMENT

VERNACULAR HOUSES

Houses in the parish commonly have an unsophisticated simplicity and economical, squared-off form with a dual-pitched roof.

A limited palette of robust materials and colours is evident: stone, render, slate, granite, fieldstone, limewash. There are no arbitrary changes in materials across the building elevation.

There is a minimal use of timber in construction. Roof and lintel spans are as short as practicable. Expressed timber fascias and verge boards and other decorative features are not used.

The common, one-room-deep house achieves a narrow rectangular form with a limited roof span.

Most houses are double-fronted and symmetrical with a central entrance door and staircase.

Eaves lines are generally unbroken and are as low as possible, often coincident with the first floor window head.

Subservient mono - and dual-pitched extensions to the rear and sides add variety to the central form.

Walling predominates. Windows form a relatively small proportion of the building elevation.

Entrance doors are marked with a simple roof.

Windows are usually rectangular, portrait shape. There are few windows in end gables.

Windows are set-back with a strong reveal in stone and render work but set flush with the surface of slate hanging.

Gables are plain except for the use of slate verges, and apex chimneys.

Hipped roofs are reserved for larger individual houses and barns.

Private boundaries, even to small houses, are strongly expressed with walls and hedges.

Village houses usually front onto the public domain.

Narrow fronted building forms are used to step down slopes. Wider building forms follow contours.



CHARACTER AREAS

THE PARISH

Linkinhorne Parish lies in south-east Cornwall between the River Inny to the north-east and Bodmin Moor to the west.

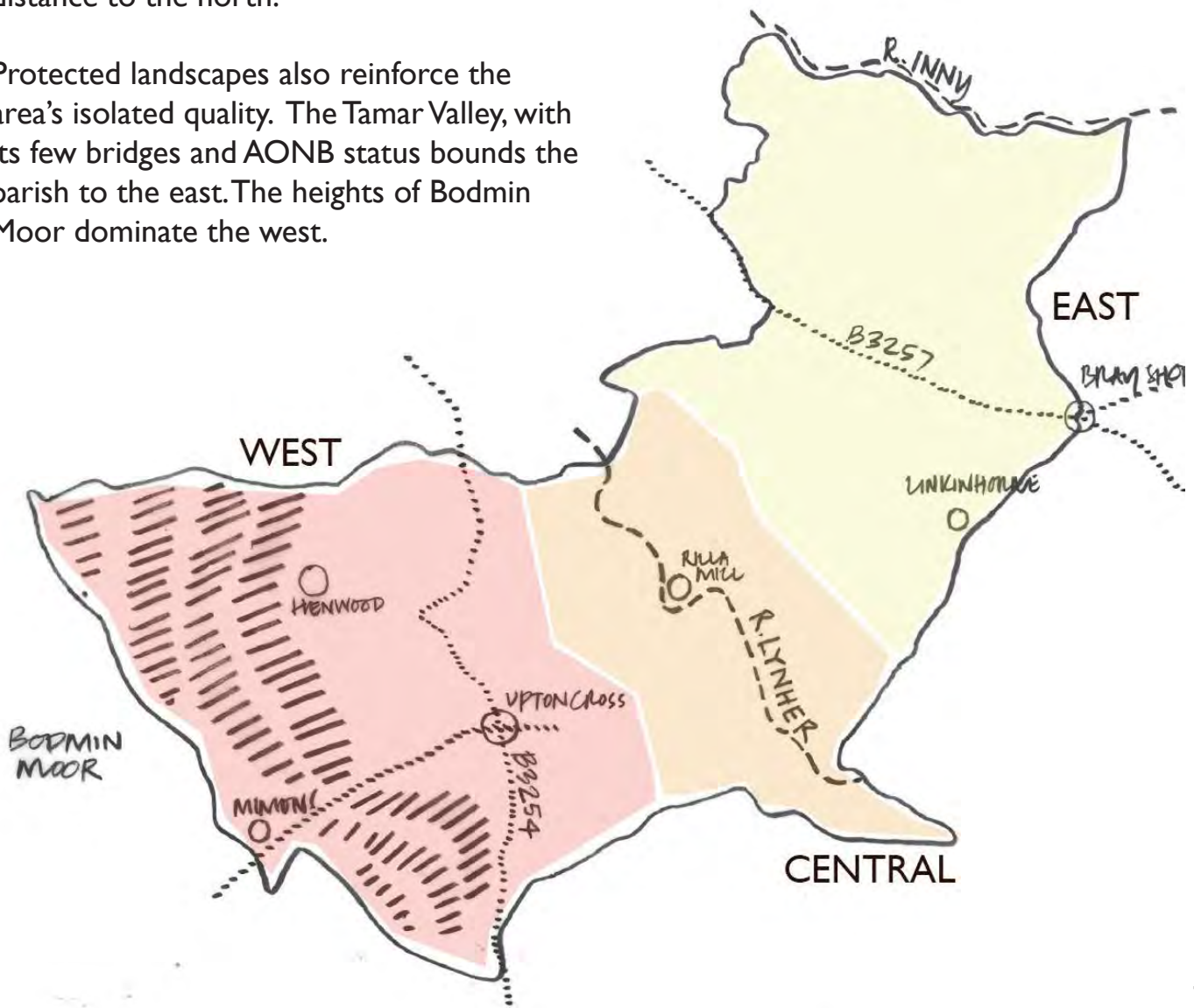
The parish is predominantly rural with rolling hills, high hedgerows and deep lanes.

To the west the ground rises into moorland.

The River Lynher divides the Parish into eastern and western halves.

The Parish is isolated from major routes between towns. The A388 from Launceston to Callington passes outside the Parish to the east. The A30 crosses the county a significant distance to the north.

Protected landscapes also reinforce the area's isolated quality. The Tamar Valley, with its few bridges and AONB status bounds the parish to the east. The heights of Bodmin Moor dominate the west.



CHARACTER AREAS

THE EAST

The eastern half of the parish from the River Lynher to the River Inny is mainly farm land divided into small fields with well established hedge boundaries.

Settlements are few and tend to mark the southern boundary of the parish.

The north-east portion of the parish beyond the B2357 feels quite remote, having no major vehicular routes.

Lanes are mainly single-track roads with high banks to each side.

Away from the main north/south route of the B2357 the lanes rise and fall in labyrinthine patterns.

The high-banked lanes prevent views out to the surrounding landscape.

Buildings are few and are usually revealed to the passer-by through gaps in hedgerows.

CENTRAL VALLEY

The valley of the River Lynher is the most significant low lying area in the Parish and marks the boundary between the mainly agricultural landscape of the east and the more mixed character of the landscape and settlements to the west.

The centre of the Parish is marked by the village of Rilla Mill at the bridge over the River Lynher.

Footpaths from the village give access to the moist, shadowy woods in the sheltered valley. From here houses and farms can be seen built on slopes and terraces, rising up to the un-treed higher ground.

Rilla Mill itself shows the importance of the river's contribution to the development of industry in the Parish.

Workers' housing and buildings for non-conformist worship augment the earlier inn and cottages.

The village has expanded in the Twentieth Century with modern infill developments. As in the rest of the Parish, the modern development is relatively small and has little impact on the rural character of the area.

CHARACTER AREAS

THE WEST

In the west, the agricultural landscape is augmented by settlements that were built to serve the mining industry on Bodmin Moor and population density is higher than in the east.

Upton Cross is the main settlement - a model village built on an important crossroads, containing communal facilities as well as the workshops, transport and storage to serve local industry.

West of Henwood the landscape gradient becomes steeper, culminating in the bare slopes and plateaus of Bodmin Moor with its stark silhouetted rock formations and abandoned industrial buildings.

The Moor forms a sharp contrast to the rolling landscape below and provides the setting for important archaeological remains from the prehistoric and modern periods.



Above: Cornish Hedges form high emabankments channeling the lane
Below: Extensive views across pastoral farm land to the moorland beyond





Above: Paths diverge in the moist woods of the Lynher Valley
Below: The transition to moorland landscape above Henwood



LANDSCAPE

VIEWS

The centre of the Parish is a deep valley.

Beyond the main roads narrow lanes flanked by high hedgerows constrain views into the landscape.

Extensive views from within the Parish are limited. Where a vantage point is found the main landmarks are at the edge of the Parish or beyond its boundary: Caradon Hill and its mast; the tower of Linkinhorne church; St Cleer church; Dartmoor.

The best views can be obtained by gaining the heights of Henwood, Minions and Bodmin Moor.



LANDSCAPE

RIVERS & STREAMS

The Parish has an extensive network of rivers and streams following the valleys and depressions of the rolling landscape.

Roads and lanes proceed from one river crossing to another.

The valleys provide a sheltered environment for trees, in contrast to the exposed higher ground.

They also reveal the remains of industrial archaeology related to the use of water and the drainage of mine workings.



LANDSCAPE

LANES & PATHS

Highways are usually single-track roads following ancient routes through the landscape.

The ubiquitous hedge boundaries limit views out from the linear space of the highway and make navigation by reference to distant landmarks almost impossible.

Buildings, particularly workers' cottages, cling to the edge of the road or form intermittent gateways to the next stretch of highway.

Often the hedge and wall boundaries combine with buildings to form long wall-like compositions.

Blank-walled agricultural buildings occupy the edge of the road reinforcing the insularity of farms.

Sometimes a gate or a gap in the hedge provides the relief of a framed, picturesque view.



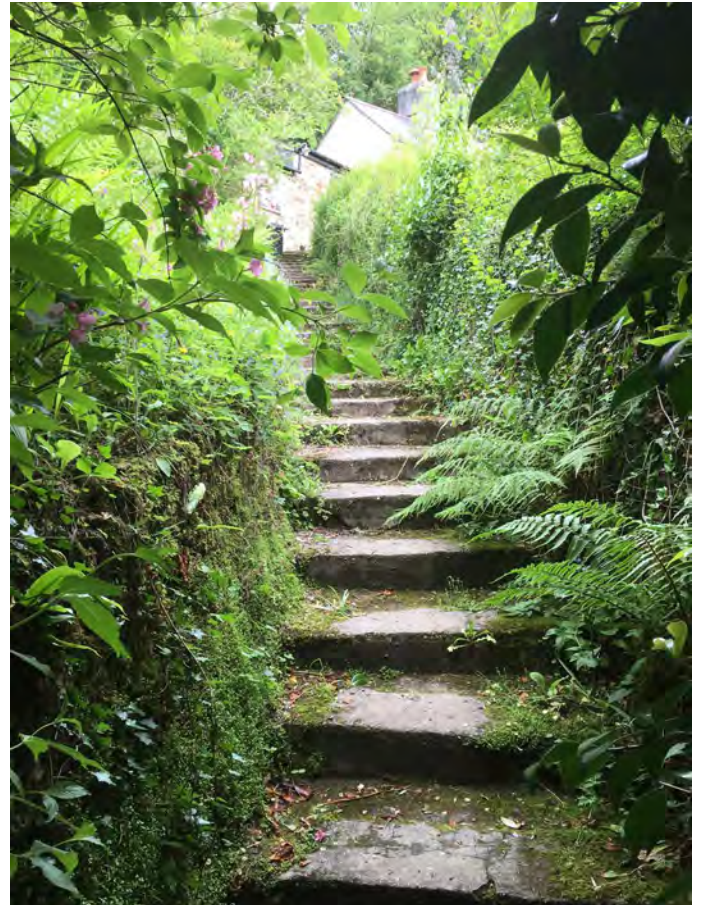
LANDSCAPE

PASTORAL FARM LAND

Stiles, gates and footpaths offer access to different experiences of the landscape away from the enclosed lanes.

Narrow ancient paths have been preserved due to their unsuitability for wheeled transport.

The open spaces of pasture offer views of the landscape and distant landmarks, and of the pattern of fields with well established green boundaries.



The Parish east of the River Lynher with the tower of Linkinhorne church

LANDSCAPE

GRANITE MOORLAND

The far west of the Parish rises into the stark landscape of Bodmin Moor.

The Moor is the source of the River Lynher and the most important influence on the industrial character of the western side of the Parish.

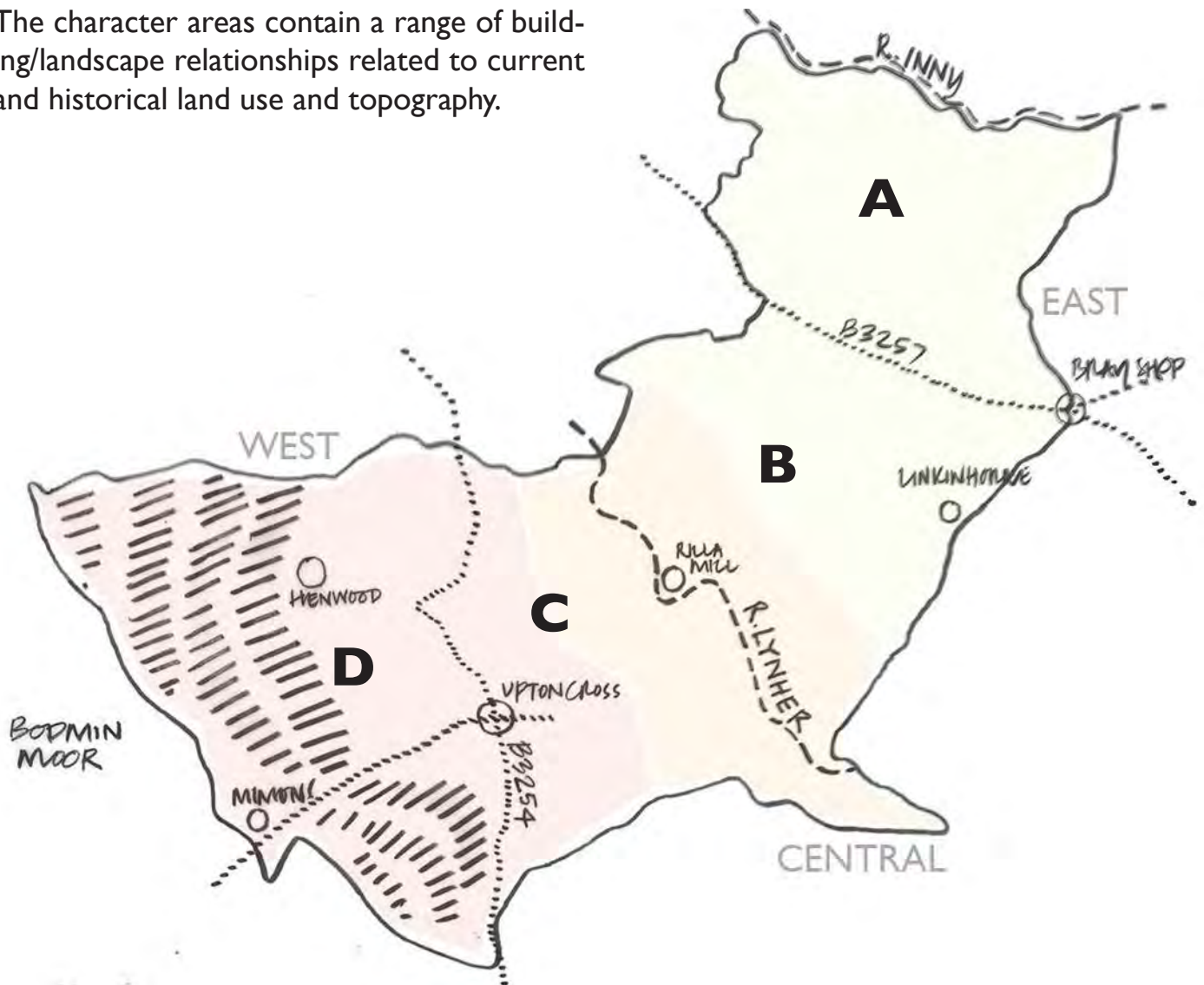
Henwood sits on the contour dividing pasture from moor.

The sculptural expression of stone in the Parish begins with the natural phenomena of the Tors and other wind-sculpted formations. These take on a figurative character and join with neolithic ritual formations and industrial remnants on the skyline,



BUILDINGS IN THE LANDSCAPE

The character areas contain a range of building/landscape relationships related to current and historical land use and topography.



Area A, between the River Inny and B3257 has the lowest population in the Parish and is characterised by isolated groups of farm buildings.

The farm groups usually form courtyard enclosures with narrow openings to a lane or to the highway.

The continuity of the hedgerow and the sense of being allowed a limited view into the farm is an important quality of these groups of buildings.



BUILDINGS IN THE LANDSCAPE

THE MODEL FARM

The farm is approached along the lane but is not visible. The landscape is structured by lanes. Buildings are small incidents along the way. The buildings do not attempt to provide landmarks for the traveller. They have an insularity that promotes security and privacy.

At the gate onto the lane the view into the farm is limited by the arrangement of buildings. This is quite different to some of the modern developments in the Parish where houses are laid out in an open, obvious way.

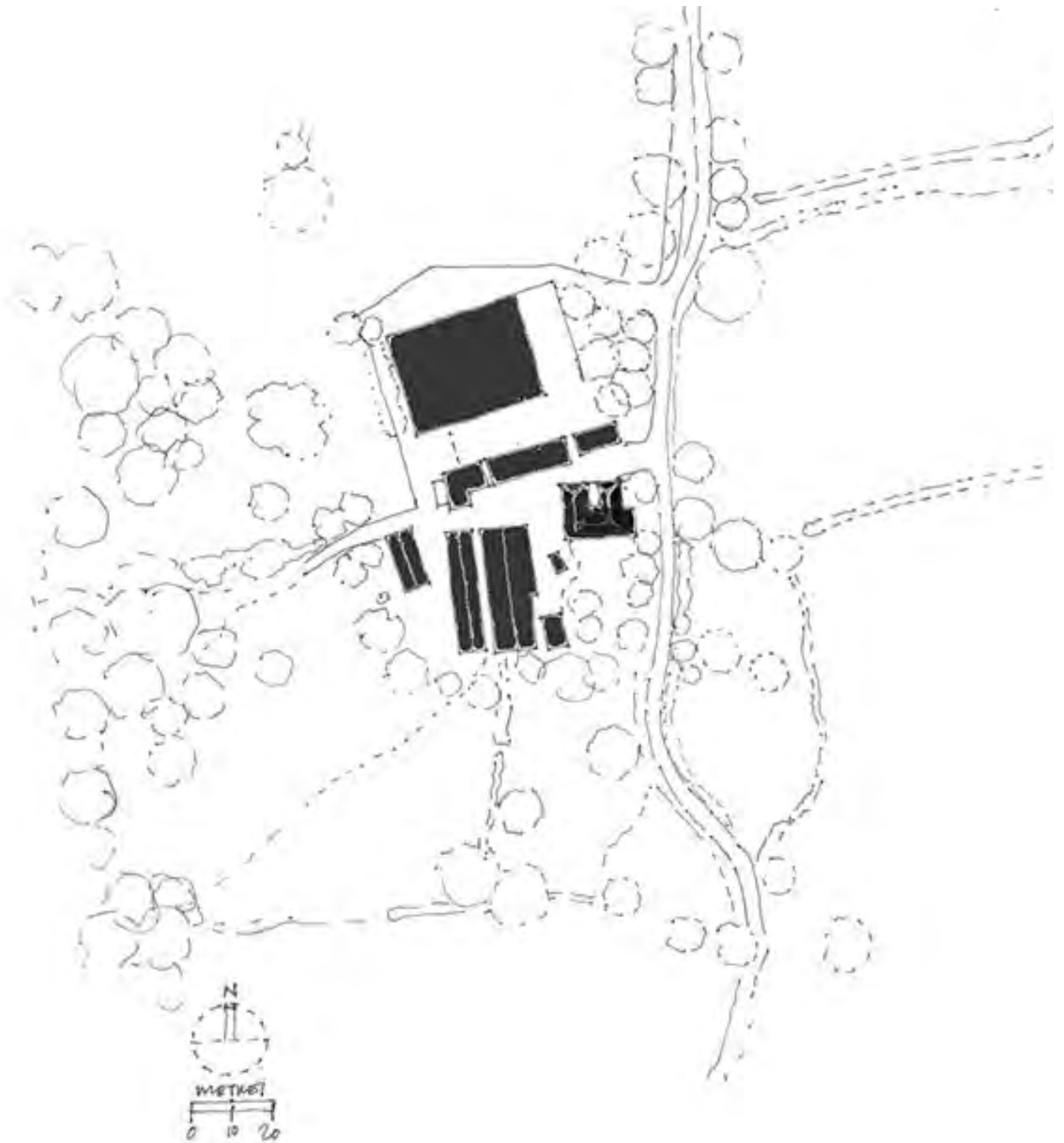
The farmhouse is the main building, guarding entry to the farm beyond. From the road it is not clear how extensive the farm is.

In this example the materials used are consistent throughout the buildings giving a unity and sense of special identity.

This example shows the character of a model farm in Area A.



BUILDINGS IN THE LANDSCAPE



The plan shows how the positioning of the farmhouse in relation to the the long range of buildings to the north attenuates the view into the group and disguises the presence of larger barn structures.

BUILDINGS IN THE LANDSCAPE

PASTORAL SETTLEMENTS

Area B, between the River Lynher and the B3257 contains the villages of Linkinhorne, Rillaton, Rilla Mill and Plusha Bridge. Deep lanes follow the low, rolling landscape between Linkinhorne and the bridges over the Lynher.

The tower of Linkinhorne church is the main landmark, high enough to rise from its low site on the edge of the Parish and be visible from higher ground.

The inn, farms and cottages gather around the church yard.

The farms give the place its architectural character by facing the church and presenting blank stone walls to the main road through the village.



Above: House and barn forming a linear range facing the church yard in Linkinhorne



BUILDINGS IN THE LANDSCAPE

Near Pengelly, agricultural buildings have been converted into dwellings. The lane approach is framed by a high hedge to one side and garden planting to the other.

The original farmhouse of buff coloured stone is framed by converted barns, viewed through a gate in the boundary wall.



Near Linkinhorne: a house with a typical gable end-on relationship to the lane. The house is purely functional and additive in form. Random coursed stone, slate and render combine pleasantly with the boundary wall and garden vegetation. The view is directed towards the tunnel of trees and the possibility of a wider view beyond.

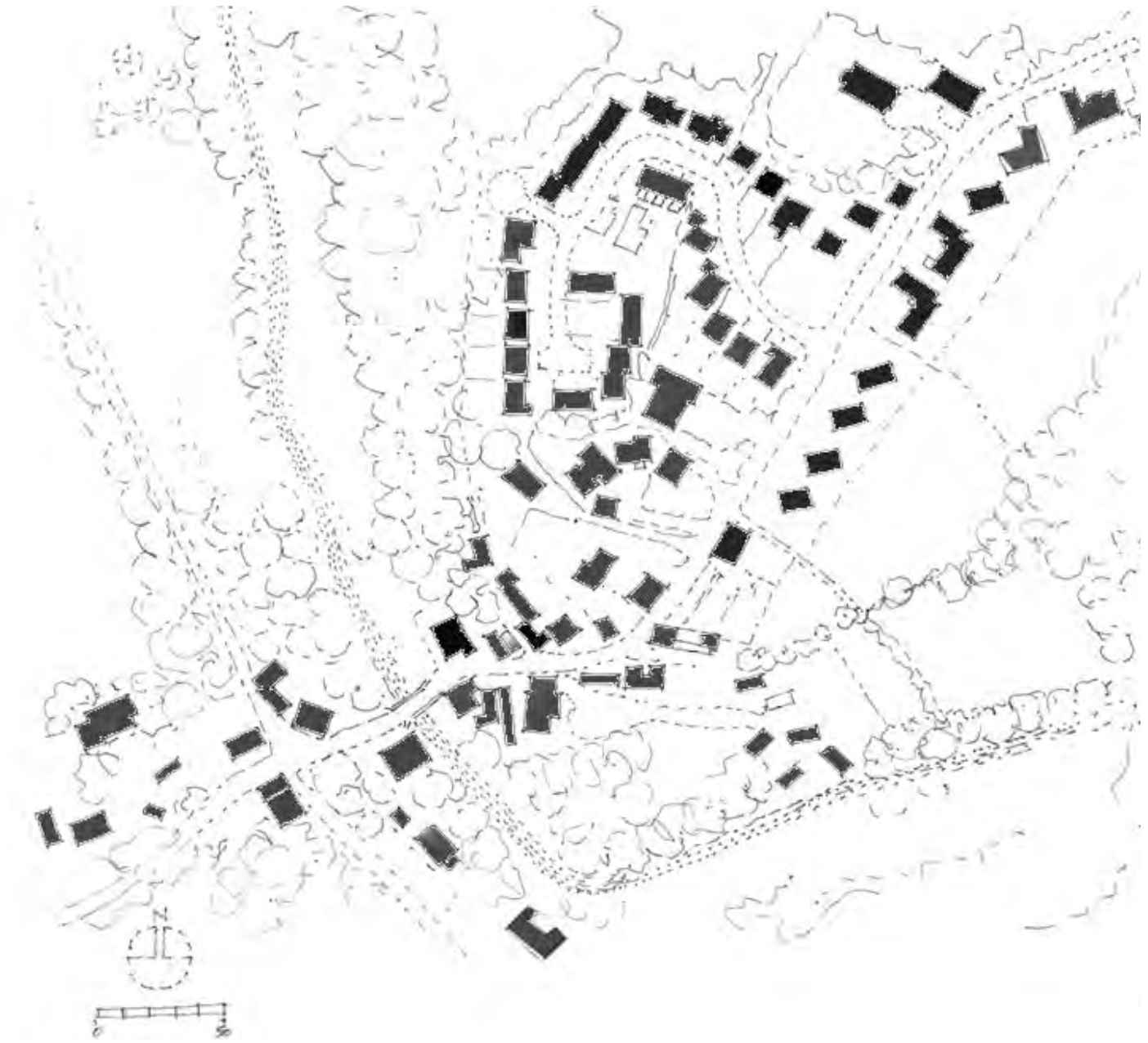


BUILDINGS IN THE LANDSCAPE

VILLAGE IN THE VALLEY

The buildings of Rilla Mill follow the road as it plunges into the valley of the Lynher.

Despite its extreme topography Rilla Mill is a densely developed village with a wide variety of building periods and types.



The river splits the village into a gently sloping meadows to the west and a densely occupied promontory to the east. The west contains larger houses, the remains of industrial buildings and farms. The east has smaller cottages, inn, chapel, and modern infill developments.

BUILDINGS IN THE LANDSCAPE

On the approach to the village terraced cottages are set on a terrace with flood plain below.



Smaller, steeper green lanes reveal the village houses as extensions of the hedgerow.



From the west a grander house dominates the junction of two lanes.

BUILDINGS IN THE LANDSCAPE



Strong linear boundaries. A large house introduces a new area of the village.



Random stone retaining wall, slate hanging & limewash.



Buildings to the village centre. Changes in scale. Hipped roofs in slate.



Larger building climbing the hill. Limewash, hipped slate roofs.



Limewashed walls with the stone texture showing through.

BUILDINGS IN THE LANDSCAPE



Pre-fabricated 'Cornish Units' creates an isolated suburban effect.



Church viewed from the main road. Occupies the rising ground and presents a symmetrical face.

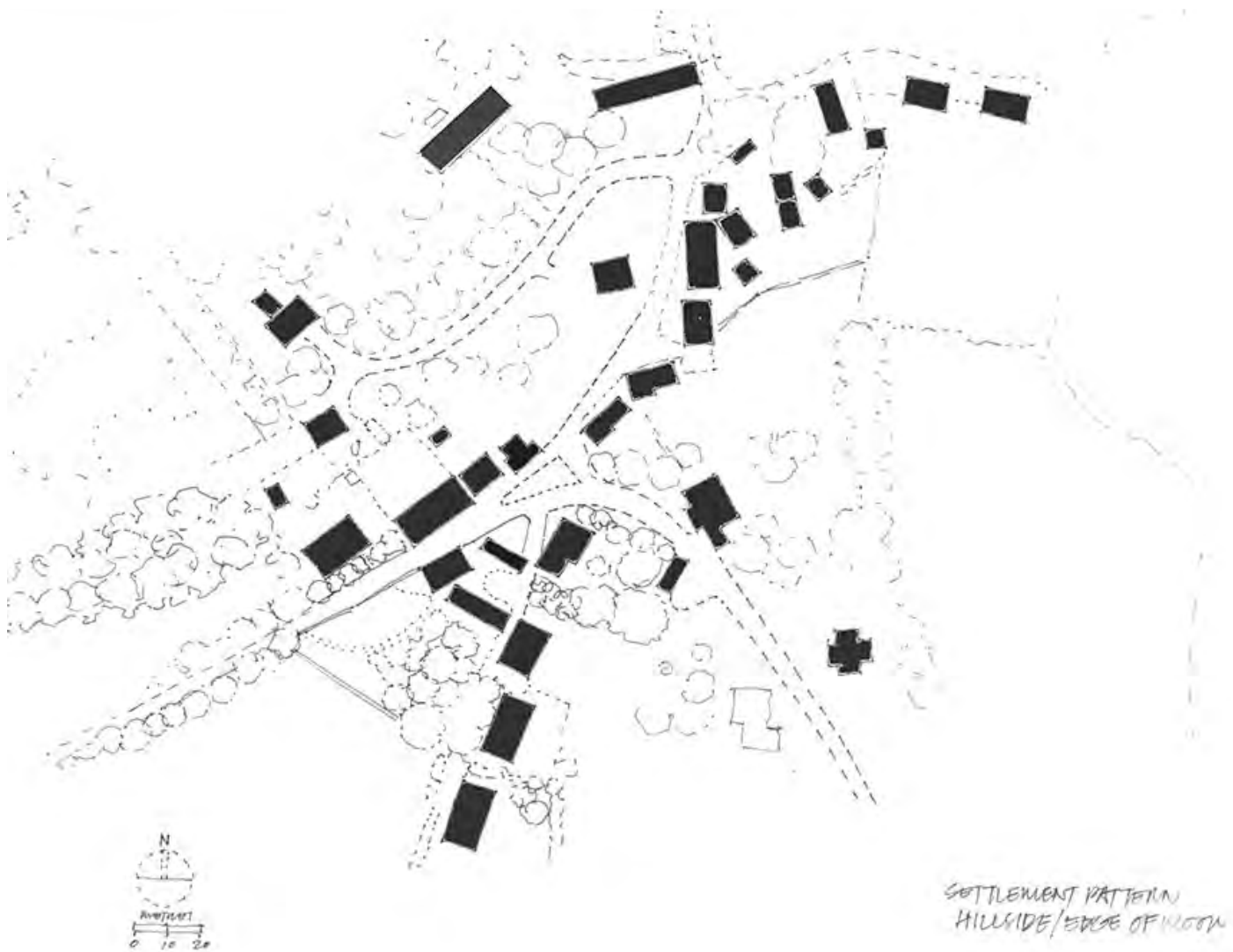


A new housing estate planned away from the road within field boundaries.

BUILDINGS IN THE LANDSCAPE

VILLAGE ON THE HILL SIDE

Henwood sits on the edge of Bodmin Moor in Area D, the far west of the parish. It retains the fertile, sheltered quality of the lower villages while affording extensive views to the east.



BUILDINGS IN THE LANDSCAPE



BUILDINGS IN THE LANDSCAPE



A former chapel occupies a ledge overlooking the landscape to the east.



A hedge built of large field and quarry stones.



Houses front the small village green.



Terraced workers' housing on top of the Moor. Linear terrace with terminating gabled house.



Houses with mono-pitch additions occupy available plots on the slope up to the Moor.



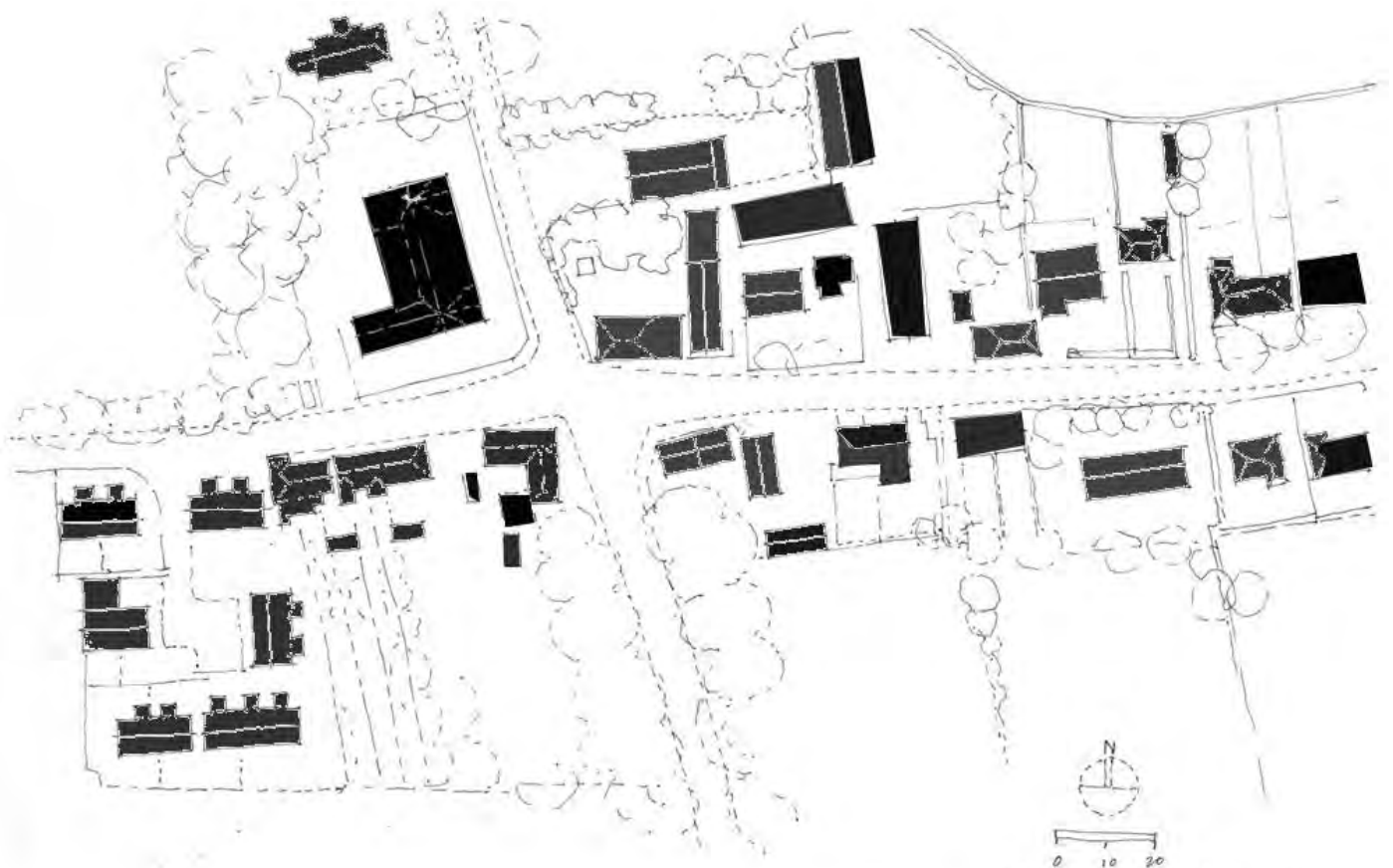
Slate hung terrace sheltered by trees on the edge of the Moor.

BUILDINGS IN THE LANDSCAPE

VILLAGE ON A CROSSROADS

Upton Cross is in Area C. It is a crossroads village, a model settlement built in the Nineteenth Century to serve industry, agriculture and its workers.

There is a distinct hierarchy of well-spaced buildings centred on a generous crossroads. School, church, post office co-exist with transport depots and workshops. Terraced housing reinforces the orderliness of the village pattern. Later additions in the form of infill development are not overbearing. The modern open-air theatre provides a unique public function attracting visitors from outside the Parish.



Upton Cross: The flattest building land is north of the main road. Church and school occupy the north-west corner. South of the road the land slopes steeply down to the river where there are the remains of quarries, mine-workings and industrial drainage schemes from the Nineteenth Century.

BUILDINGS IN THE LANDSCAPE

New housing on a sloping site in the south-west corner of the village. The development is conceived as terraced houses on a terraced landscape with car parking to the middle. Smooth 'machine' render to fronts. Slate hanging to gable ends.



The Inn. A double-fronted, limewashed stone building, extended. Gable angled to follow the line of the road. Window surrounds emphasised.



A model school for a model village. Imported Victorian details such as prominent bargeboards. Ironstone walling, granite dressings.



BUILDINGS IN THE LANDSCAPE



Former Post Office with the low pitched and hipped roof often found on larger, more prestigious buildings.



Former Post Office. with the low pitched and hipped roof often found on larger, more prestigious buildings.



Workers' terrace. Simple double-fronted cottages. Low, continuous eaves. Shared 'areas' leading to back gardens



Unpretentious mixture of domestic & industrial forms.



Varied cottage forms climb the hill at the edge of the village.

INDIVIDUAL BUILDING FORMS

The characteristic built forms outside the main settlements are agricultural ensembles composed of farmhouse and barns, and roadside cottages, often in terraces.

FARM HOUSE & BARN



Farmhouse with longitudinal barn with low pitched hipped roof.



Barn ensemble with random rubble walls and modern corrugated sheet roof.



House and barn ensemble perpendicular to the main road.



A modern house near Upton Cross uses timber cladding and non-domestic form to differentiate it from the traditional farmhouse beyond. This arrangement is analogous to the traditional house and barn in a farmyard setting.



Prestigious, symmetrical barn with central range and wings.

INDIVIDUAL BUILDING FORMS

ROAD-SIDE COTTAGE



Low pitched slate duo-pitch roof. Symmetrical front. Asymmetrical gable. Random rubble.

LARGE HOUSES



Double-fronted. Granite dressings. Front garden within stone boundary wall.



Narrow lane. Shallow, one room deep plan. Improvised entrance. Limewash on rubble walls.



Modified & extended double-fronted house embellished with gables.



Shop and house on a major crossroads.

MATERIALS

The dominant building traditional building materials were granites in shades of grey and cream; purple and brown slate stones; dark blue and silver Delabole roofing slate.

Because of the shortage of timber in Cornwall there are few timber buildings. Brick was rare until the Nineteenth Century and is still not widespread.



Stone is particularly prevalent as a building material in boundary walls and Cornish Hedges. Because of the relative scarcity of buildings in the Parish, field and road boundaries take on a strong significance.

Random coursed stone is often limewashed, a technique that gives the stone a decorative and protective finish without disguising the texture of the material beneath.



Render of various textures from roughcast to wood-float can be found. There is a widespread use of coloured and painted render in new housing developments in preference to stone.

Modern renders tend to have a smooth, machined appearance that cannot match the character of a limewashed wall.



MATERIALS

In farm buildings and houses, stone is coursed and used in single pieces in columns and windows.

The Cornish Hedge employs a stone-faced earth hedgebank with bushes or trees growing along the top. Some hedges are of ancient origin.

Monumental buildings and richer houses employ the full range of tooling, carving and decoration in the Classical and Gothic styles.



Above: Random rubble wall without dressings to window opening. Slate roof.

Right: Rubble walling with large dressed stones to openings, expressed lintels and quoins.



MATERIALS



Ruin with climbing plants.

Cheap materials used in a straightforward manner at the working men's club, Minions. Improvisational use of materials is a feature of agricultural and small industrial buildings in the Parish.



Slate hanging



Buff brickwork used in place of granite for window dressings.

