






**Character Area 3:
18th and 19th century civic expansion**

-  Character Area boundary
-  Historic Building
-  Listed Building
-  Scheduled Monument
-  Historic Plot

Character Area 3: 18th and 19th century civic expansion

This sheet summarises the comprehensive assessments of character and regeneration opportunities in Sections 5 and 6 of the report.

Character summary

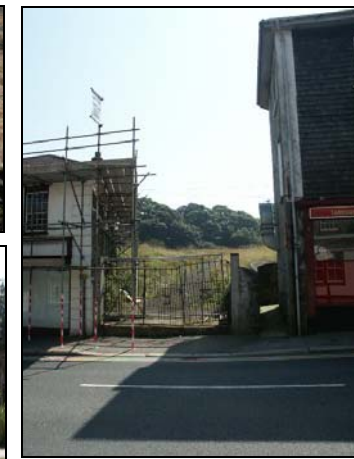
Until the late 19th century the west end of town served as the financial and administrative quarter of Redruth and formed an important commercial continuation of Fore Street. This former use is still reflected in the impressive structures lining the streets, the surviving historic shop fronts and excellent architectural detailing. This quality is currently tempered by heavy traffic flows and the high number of vacant properties. Green Lane shares much of this character but has a more dominant residential use.

Regeneration opportunities

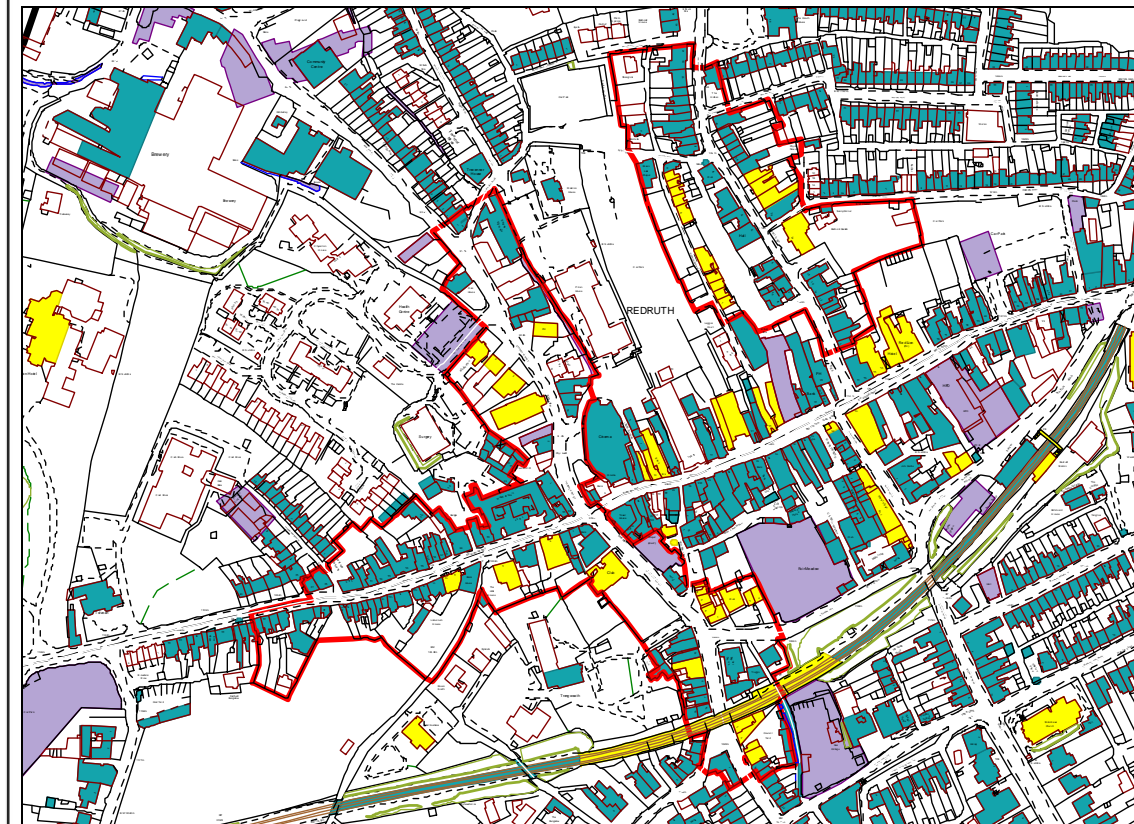
- **Reintegrate with Fore Street** to encourage commercial continuation and pedestrian flow between the town areas.
- **Traffic management measures** required to reduce dominance of vehicles and increase pedestrian priority.
- **Potential brownfield redevelopment site** identified at the side of the cinema. Redevelopment here provides an opportunity to add a high quality 21st century building to this important area of town.
- **Enhance streets as important approach routes**
- **Reuse of historic buildings** could provide exciting potential for an additional specialist shopping area
- **Access to urban green open space** could be improved with the Fair Field developments



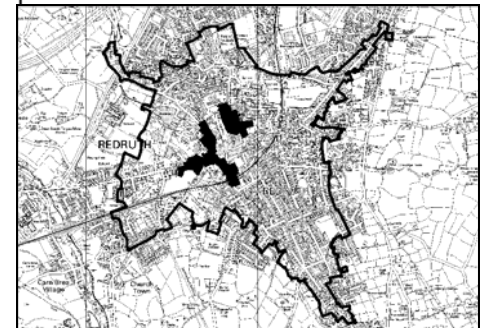
These roads form the main approach routes to the town and therefore play an important part in perceptions of the town. Enhancing these routes will raise the town as a whole.



St Rumon's garden has created a well used urban green space at the heart of town. Further potential includes improved access to the Fair Field via West End



Some of the architectural gems of the town are found here and are a valuable resource. Several have been converted to new uses and this fusion of old and new creates an exciting and dynamic townscape



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Reasserting the former strong connection between these areas and Fore Street will allow economic expansion of the town



Many high quality historic shop fronts survive. It is important that this architectural detail is maintained and cherished for the good of the town



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