






# CSUS: ST AUSTELL

## Character area 1: Central church core

-  Character Area boundary
-  Scheduled Monument
-  Listed Building
-  Other historic building
-  Other historic site

### Character Area 1: Central church core

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

### Character summary

This area is the historic heart of St Austell, centred on the church and forming the hub of the town's radiating road pattern. It has outstanding urban qualities, with a concentration of diverse buildings of the highest quality, striking streetscapes and a grandly civic air, set off by the central secluded green oasis of the churchyard.

### Regeneration opportunities

#### Reinstate the primacy of the area in the urban hierarchy

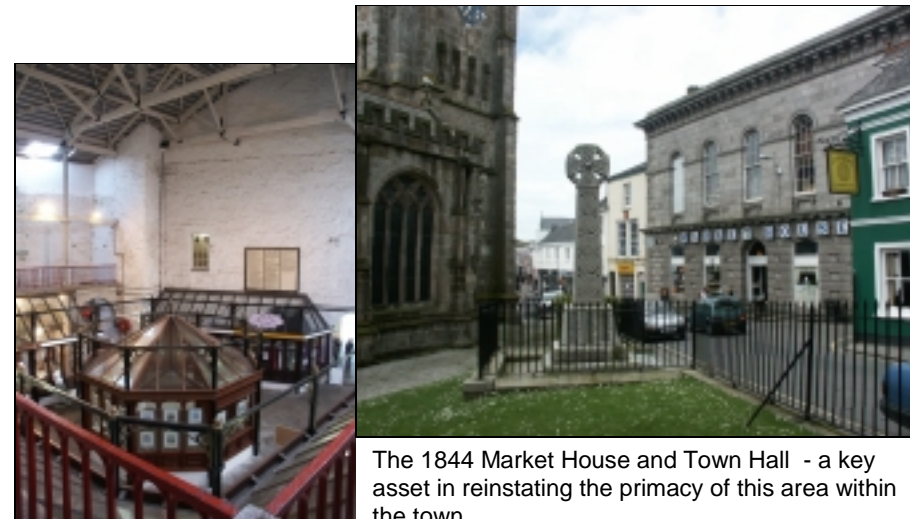
- Revitalise Market House / Town Hall: significant potential for additional uses. A comprehensive Conservation Plan to ensure that the building's importance is understood and enhanced.
- Minor repair and refurbishment of significant buildings.
- Ensure shop frontages are of good quality and respect surviving elements and proportions of historic fabric.
- Retention of high quality surfacing.
- As and when a redevelopment opportunity arises, a key location for a modern high quality landmark structure.

#### Create places for people

- Traffic calming and pedestrian priority measures to resolve current pedestrian - vehicle conflict.
- Potential for an outdoor seating 'spill over' area in front of the Market House for either café or pub use.
- Landscaping and public realm improvements north of the church around disabled parking area.

#### Enhance the setting of important historic structures

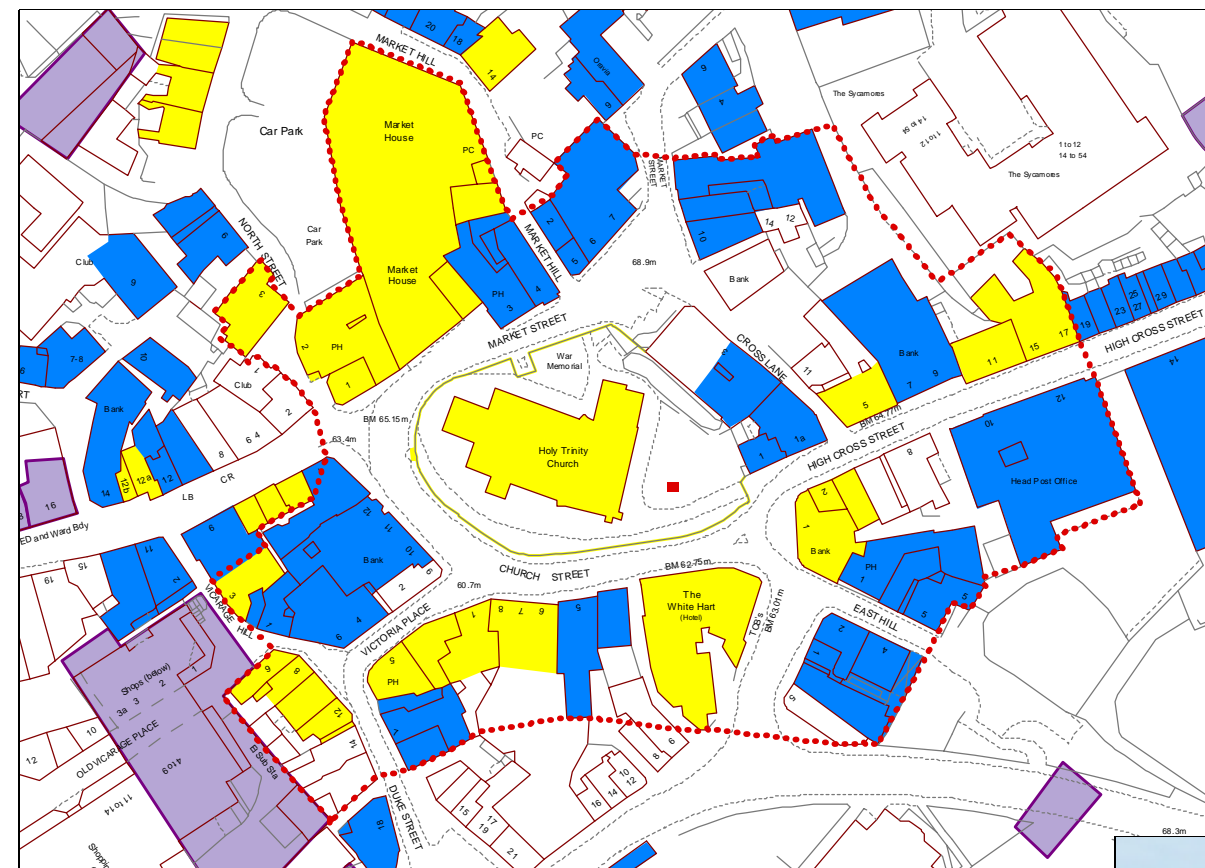
- Area in front of 'Old Manor House' to be pedestrianised – potential site for visitor interpretation of the historic core of St Austell.
- Landscaping and public realm enhancement or rebuild on site on the eastern elevation of the White Hart.
- Potential to use 6-12 Vicarage Hill as an exemplar in sensitive repair.



The 1844 Market House and Town Hall - a key asset in reinstating the primacy of this area within the town.



The striking 1930s Post Office, using vernacular materials and design elements. Future new build in the central area should represent the best in contemporary architectural design.



Distinctive high-quality surfacing enhances the character of the area

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Nos 6-12 Vicarage Hill – a potential exemplar for a sensitive repair scheme



Opportunity to the north of the church for a new informal public seating area



The magnificent 15<sup>th</sup> century church tower, focal point in many views



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