






## CSUS: ST AUSTELL

### Character area 5:

18<sup>th</sup> & 19<sup>th</sup> century expansion

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

### Character Area 5: 18<sup>th</sup> and 19<sup>th</sup> century urban expansion

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

#### Character summary

This is an area of urban expansion during the period of industrial prosperity from the late 18<sup>th</sup> to the early 20<sup>th</sup> centuries. It contains many of the town's nonconformist chapels and several civic structures, as well as residential terraces and cottage rows. Key routes into the centre pass through it. There has been severe erosion of the historic fabric and the area is now marked by car parks, brownfield sites and underused and vacant buildings. It is an area of significant regeneration potential.

#### Regeneration opportunities

##### Enhance gateways and approaches

- Potential for major improvements to integrated rail and bus station area.
- Pilot Civic Pride (SWERDA) initiative will enhance main approach routes and strengthen their potential as regeneration corridors.
- Biddicks Court – potential for landscaping (including street trees), resurfacing / reduction of the carriageway and stronger boundary definition to enhance gateway impressions and herald entrance to historic commercial core.
- Reinforce gateway markers for urban core, including 'peace post' and seating area at north-east entrance to High Cross Street, fountain at Fountain House and potential new public area at Duke Street.

##### Increase activity - reconnect the area with the historic core

- Encourage beneficial uses for vacant and underused historic buildings - surviving historic buildings in the area form a key element in St Austell's distinctive character.
- Reinstate former dense urban grain of the area through appropriate redevelopment of brownfield sites.

##### Urban greening

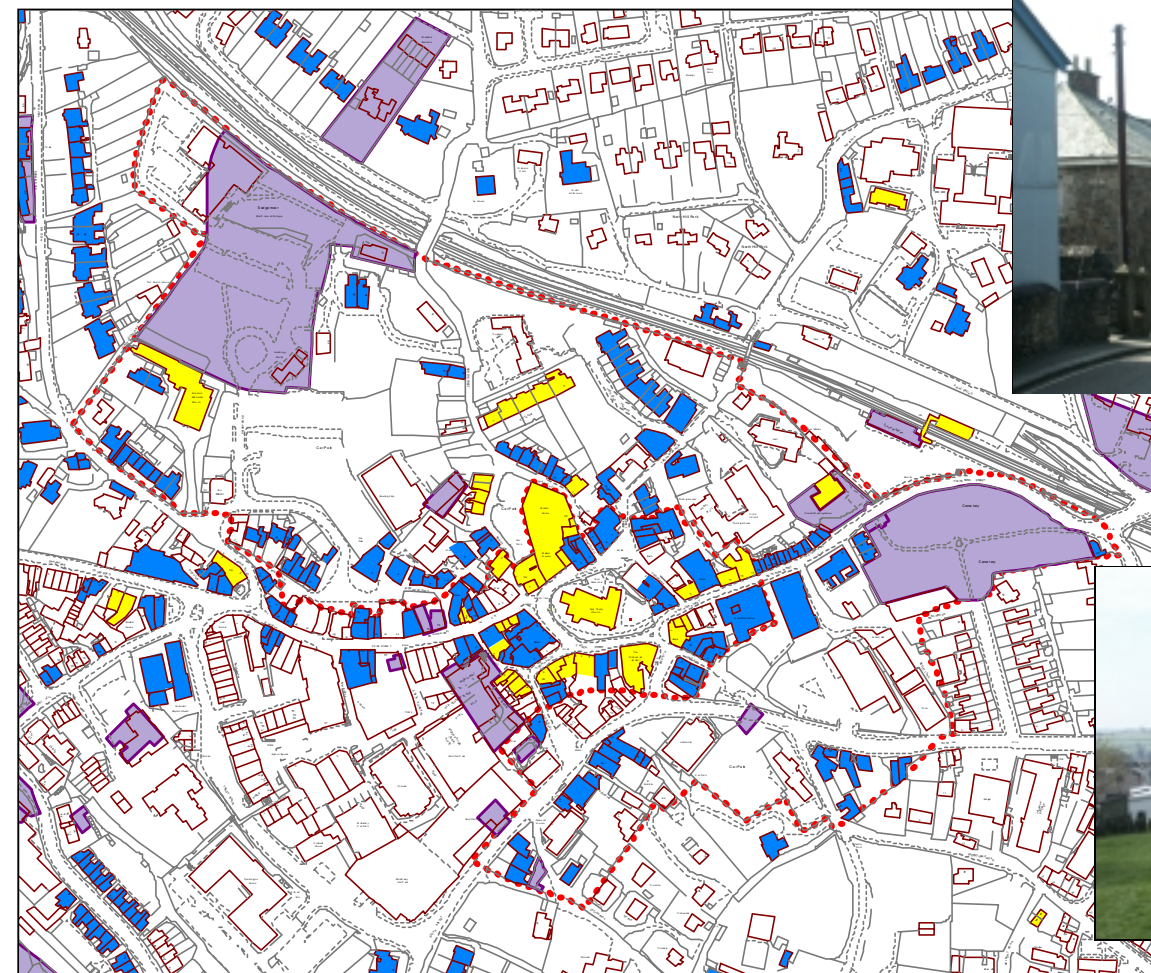
- Enhance and encourage use of High Cross Street cemetery urban park – emphasise as an amenity close to the town centre.
- Improve landscaping and 'green element' in car parks and pedestrian routes to centre.



North Street car park – an important brownfield site close to the centre, multi-use regeneration plans at development brief stage.



The integrated rail and bus station is potentially a major asset as a visitor 'gateway'



The former police station and West of England China Clay Co. offices in High Cross Street, currently subject of proposals for a hotel development.



High Cross Street cemetery urban park – an important amenity.



Biddick's Court – a key pedestrian approach to Fore Street.



Revitalise main approach routes to town and ensure full use of historic buildings.

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