

Heritage, Design & Access Statement

Internal Alterations
The Hewas Inn
Fore Street
Sticker
St. Austell
PL26 7HB

St. Austell Brewery

18th November 2020

This statement has been prepared to support a Listed Building Consent application to enlarge an existing opening internally at The He was Inn, Sticker to Cornwall Council on behalf of St. Austell Brewery.

The Statement is to be read in conjunction with the following:

Architectural Drawings:

1570-20-001 Existing Plans (including Location Plan)

1570-20-010 Proposed Plan

Structural Drawings:

J-20034-1000A Structural Proposals

Existing Photographs (contained within this document)

Planning Context

The National Planning Policy Framework (NPPF) states at paragraph 128 that:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

Site Appraisal

The Hewas Inn is a Grade II Listed Building situated in the heart of the village of Sticker. The original building heralds back to the late 1700's. Formally known as the Great Hewas Inn it served the early settlement for workers of the Great Hewas Mine on the western outskirts of the village. The inn itself was re-built in 1825 and was Listed on the 20th December 1988 under entry number 1143984. The original building has been altered with extensions and alteration over the years. The rear has a leant-to roof addition extending the bar area.

The Village of Sticker is situated approximate 3 miles South West of the town of St. Austell and was expanded during the 1960s with ideal commuting distance from St. Austell and Truro.

The Village has a post office and village hall and good public transport links to St. Austell

Planning History

Planning Applications (26)

- Change of use of rear garden to trade beer garden
Ref. No: PA10/04652 | Status: Refusal - One reason for refusal
- Change of use of garden to form a beer garden
Ref. No: PA14/07652 | Status: Refusal
- Change of use of part of the garden to form a family pub garden.
Ref. No: PA16/02756 | Status: Refusal
- Internal alterations, new external ramp access, widening of door opening to provide wheelchair access
Ref. No: C2/04/02164 | Status: Approved with conditions
- Proposed timber storage shed to rear of property (retrospective)
Ref. No: C2/05/00756 | Status: Refusal
- New slate pitched roof over existing flat roof to kitchen with rendered chimney for kitchen extraction.
Ref. No: C2/05/01369 | Status: Approved with conditions
- Proposed natural slate pitched roof to existing flat roof covering kitchen extraction with brick chimney outlet
Ref. No: C2/05/01231 | Status: Withdrawn
- ALTERATIONS AND ERECTION OF KITCHEN EXTENSION.
Ref. No: C2/91/00762 | Status: Approved with conditions
- Proposed natural stone wall to side of front disability ramp, acting as guarding
Ref. No: C2/05/01523 | Status: PPNRQD
- Proposed natural stone wall to side of front disability ramp, acting as guarding
Ref. No: C2/05/01521 | Status: Approved with conditions
- Internal alterations including provision of disabled toilet and external ramp.
Ref. No: C2/04/02165 | Status: Approved with conditions
- Proposed front extension with minor internal alterations
Ref. No: C2/04/01401 | Status: Refusal
- Proposed lean to extension to front with minor internal alterations
Ref. No: C2/04/01400 | Status: Refusal
- Additional cooler unit with replacement garage doors.
Ref. No: C2/05/01371 | Status: Approved with conditions
- Natural slate pitched roof over existing flat roof to kitchen with rendered chimney for kitchen extraction.
Ref. No: C2/05/01370 | Status: Approved with conditions
- Removal of timber storage shed and encasement of beer ducts in natural stone
Ref. No: C2/05/01232 | Status: Approved with conditions
- Proposed natural slate pitched roof to existing flat roof covering kitchen extraction with brick chimney outlet
Ref. No: C2/05/01230 | Status: Withdrawn
- Proposed relocation of kitchen extraction grills to new kitchen position, with new air intake to existing flat roof.
Ref. No: C2/05/00760 | Status: Withdrawn
- Installation of new electric wheelchair hoist to front patio
Ref. No: C2/05/00758 | Status: Withdrawn
- Proposed timber storage shed to rear of property
Ref. No: C2/05/00755 | Status: Refusal
- Removal of dangerous rear chimney.
Ref. No: C2/06/00643 | Status: Refusal
- ALTERATIONS AND ERECTION OF KITCHEN EXTENSION.
Ref. No: C2/91/00682 | Status: Approved with conditions
- Additional cooler unit and replacement garage doors.
Ref. No: C2/05/01372 | Status: Approved with conditions
- Removal of timber storage shed and encasement of beer ducts in natural stone
Ref. No: C2/05/01233 | Status: Approved with conditions
- Installation of new electric wheelchair hoist to front patio
Ref. No: C2/05/00759 | Status: Withdrawn
- Relocation of kitchen extraction grills to new kitchen position, with new air intake to existing flat roof
Ref. No: C2/05/00761 | Status: Withdrawn

List Entry Summary

Statutory Address:

HEWAS INN, FORE STREET

The building or site itself may lie within the boundary of more than one authority.

District:

Cornwall (Unitary Authority)

Parish:

St. Mewan

National Grid Reference:

SW 97896 50208

Details

ST MEWAN FORE STREET, Sticker SW 95 SE 4/106 Hewas Inn - II

Inn. Early - mid C19 and C20 alterations. Stone rubble. Asbestos slate roof with ridge tiles, gable ends to front range and hipped over the front wing. Gable end stacks with rendered shaft to left and brick shaft to right, and stack at the right side of the front wing. Plan: Overall L-plan, with the main range and a wing projecting to front right. The main range is of 3-room plan, now all one room at ground floor, with a one-room plan wing, probably of later C19, attached to front right and heated from a stack at the right side. There is a long single storey range of outhouses attached at the left end. Exterior: 2 storeys, nearly symmetrical 2-window front. First floor has two late c19 margin-glazed sashes. Ground floor has central C20 half-glazed door, with similar sash to right and left. To end right a C20 half-glazed door. Attached at ground floor level to front is a C20 glazed conservatory. The front wing to right is 2-storey with canted front; C20 12-pane sash with cambered brick arch at ground floor and C19 8-pane sash at first floor. The right side has a 4-pane window with timber lintel at ground floor and C19 4-pane sash at first floor. Attached at the left end is the single storey outhouse with two C20 doors and 3 C20 windows. Interior: Not inspected.

Listing NGR: SW9789650208

Existing Photos



Google Earth Image



Front Elevation



Rear Elevation



Internal Image viewing opening to be enlarged from main bar area



Internal image viewing open to be enlarged from the later addition bar area

Proposals

It is proposed to extend the existing opening and remove an intermediate pier between the main bar and lean-to addition.

The new structure supporting the wall above together with the reveals and foundations have been designed by St. Austell Brewery's Consulting Structural Engineers. The existing decorative linings will be made good and retained.

Impact on the Asset - Justification

Although the original 2 openings could possibly be original rear window or door openings to the rear area there is no historic features such as frames, linings or cornices left in place. Enlarging the opening will make the rear bar area more accessible, welcoming space providing improved visibility from the server ensuring the continued sustainable use.