



Retail Design Solutions (Consultancy) Ltd

Heritage Assessment

for

12B Fore Street
Saint Austell
PL25 5EN

November 2021

Prepared By:

Retail Design Solutions (Consultancy) Ltd

5 The Mill Store
Foundry Lane
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1.0 Site Description

The site (12b Fore Street) is situated on a busy pedestrianised high street in St Austell, the site itself is Grade II listed and fall within the conservation area.

Given the location of the site being within the conservation areas, consideration has to be given to the impact the proposal may have on surrounding heritage assets.

2.0 Architectural Significance

Early C18 and C19. Stucco. No 12A, 2 storeys, 1 window. No 12B, 2 storeys, and attic. 1 window, projecting 1st floor large square bay window. Steep slate roof. Included for group value.

Nos 2 to 12B (even) form a group, together with Nos 3 to 7 (odd).

3.0 Impact of Proposals

Existing white aluminium shopfront to be retained and resprayed in white to match fascia colour, the current framing is in disrepair and therefore any repainting works will significantly improve the appearance of the store frontage.

Existing white stall riser to be repaired due to cracks & holes and to be finished in white, again these works will significantly improve the appearance of the store frontage

Ramped entrance lobby to be retained and cleaned as in good condition, general clean will be undertaken.

Existing white pilasters will also be repainted white, again the works will significantly improve the appearance of the store frontage.

New signage to be installed. Advert Consent has been applied for.

Existing detailing above ground floor are to be left as is with no works.



Fig1: Existing Elevation – Three Mobile St Austell



Fig2: Post Refit – Edinburgh



Fig3: Post Refit – Chichester



Fig4: Post Refit – Winchester



Fig5: Post Refit – Sheffield Fargate

The proposal aims to bring the shop front to life due the current state of repair and the unit being vacant for some time, we feel the proposal has minimal impact on the heritage characteristics of the surrounding area and we are repairing the building where needed.

4.0 Schedule Of Works

The main external works consist of the following:

- ❖ Install new timber fascia to the front and lettering, the type proposed has been used on many other units with a Heritage background and conservation areas.
- ❖ Respray the existing framing in white (like for like).
- ❖ Repair the pilasters and finished in white (like for like).
- ❖ Repair the stall risers and finished in white (like for like).

The main internal works consist of the following:

- ❖ New flooring throughout the sales floor – this is being overlaid on the existing flooring.
- ❖ Existing broken fittings and equipment replaced with new.
- ❖ Existing black ceiling tiles replaced with new white tiles within the sales floor.