

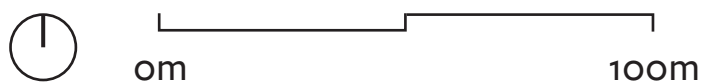
Torpoint Masterplan, Lower Fore Street.

Town Council Presentation

June 2024



CliftonEmerydesign



Foreword

This feasibility study has been undertaken by Clifton Emery design on behalf of Torpoint Town Council. The purpose of the study is to provide a masterplan in relation to land at the bottom end of Fore Street adjacent to and including the former Police station site.

The recommendations of the study have been prepared so that they align with the aspirations of the Vision for Torpoint (2016), a development brief prepared by Cornwall Council about the site (2014), and the emerging Torpoint Neighbourhood Plan, specifically Policy TOR SS2 which states If proposals come forward for part of the site only, they must be in accordance with the agreed masterplan.

The masterplan is focussed on the delivery of a new market square for the town. This would create a new public realm for life in the town providing support for Fore Street and the basis for an improved relationship between it and the waterfront. The development would ideally be undertaken in a comprehensive manner to secure the best efficiencies and an improved basis for establishing the quality that Torpoint needs in order to improve its fortunes into the future.

The feasibility study illustrates how a scheme comprising high quality apartments, a new town library, some small shops and cafés could provide the basis for a development that can meet the aspirations of the Vision.

Whilst delivery will not necessarily be easy and a creative approach to securing a viable development proposal will be required, it is clear that a high-quality scheme at lower Fore Street is a critical component in the regeneration of the town. If it is delivered in the manner suggested, it could provide a much-needed stimulus to underpin broader change in the town.

- A - Police Station Site
- B - Torpoint Library Site**
- C - Fire Station Site

*Draft approved for consultation purposes by
Torpoint Council Project Board 24th June 2024*

Contents

Section 1 - Background

Project brief
Torpoint Vision
Neighbourhood Plan
About the site

Section 2 - Site vision and concept

Site vision
Concept Approach

Section 3 - Developed Proposal

Masterplan Layout
Plan Build Up
Accommodation schedule
Masterplan Layout - Fire-station site included
Site section
Massing and scale
Market Square

Section 4 - Transport Opportunities

Existing Constraints
Illustrative Proposal A
Illustrative Proposal B
Wider Opportunities

Masterplan
Background
Section 1



Project Brief

This report has been commissioned by Torpoint Town Council and is a masterplan document in relation to the land at the bottom end of Fore Street adjacent to the former Police station site. Clifton Emery design have also recently completed a separate design feasibility report on behalf of Torpoint Town Council for the Police station site.


The work is required in order to inform future development in this area of the town centre and to ensure that the requirements of the emerging Torpoint Neighbourhood Plan DPD are met, specifically Policy TOR SS2 which states proposals come forward for part of the site only, they must be in accordance with the agreed masterplan.

The scope of the study concerns the areas of land outlined in red on the plan to the left.

The brief sets out the following requirements:

- A total of 31- 41 homes to be provided on land parcels A, B and C
- Active ground floors to be provided
- Possibility of live/ work to be explored
- Scale of development to complement the Police Station scheme
- Scale and arrangement of the market square to respond to existing site levels
- Square to be suitable for events
- Consider the parking strategy for new housing
- Consider public parking on adjacent streets
- Consider public EV charging availability
- Review potential for pedestrian bridge connection to the waterfront

 Police Station Site

 Torpoint Library Site

 Fire Station Site



Torpoint Vision

To assist with the development of the Neighbourhood Development Plan (NDP) Torpoint Town Council has prepared – ‘A Vision for Torpoint: Connecting a Cornish town with its community, waterfront and hinterland’ – March 2016

The Vision provides a master plan for the wider town and a series of programmed projects that aim to establish a momentum for change over time. These are targeted principally at the town centre with the Vision master plan identifying 50 ideas that could make Torpoint a better place. The Vision focusses physical proposals for change on the town centre, with mixed use development and public realm enhancements.

Tor20(m) – The ‘Bottom end of town’ identifies that the redevelopment at the bottom end of town represents one of the biggest opportunities that Torpoint has of improving the civic quality and image of its town centre and helping to stimulate better fortunes for Fore Street and the waterfront. Creating a high quality market square bounded by small shops, cafés, restaurants with housing above could help to stimulate an improved image at the main gateway into town. The main square could be the focal point for events in the town including a produce market for the peninsula – as well as providing much needed public parking at other times. It might also be the venue for a new improved library facility.

Tor23(m) – Torpoint Market Square identifies that the creation of new market square at the bottom end of town as part of the redevelopment of public buildings would create a major new public space for Torpoint and help to support Fore Street and the waterfront. The delivery of the market square would be closely linked to the delivery of mixed-use development projects on the former police station, ambulance station and fire station sites.

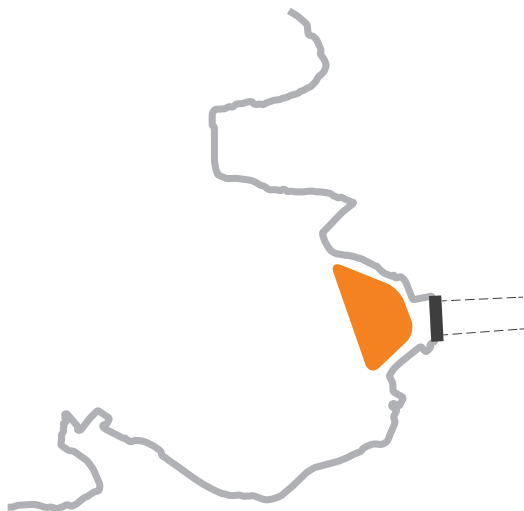
Left
Extract from Torpoint Vision identifying opportunities for Lower Fore Street.



Torpoint Vision

Regeneration Focus

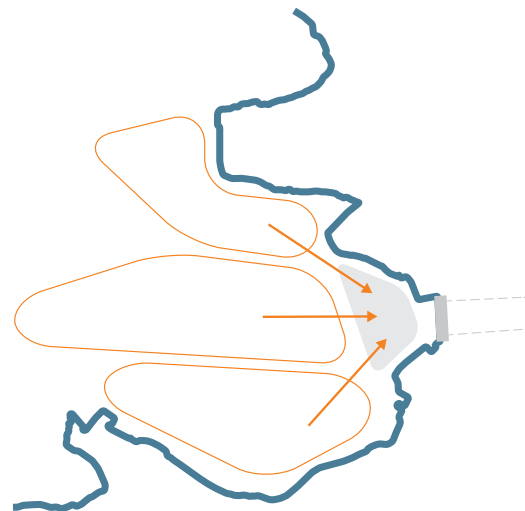
In order to achieve the Vision for Torpoint a number of broad objectives are set out which projects and policies should seek to achieve. By Achieving these objectives, the Vision should be delivered. The objectives behind the Vision for Torpoint are to;



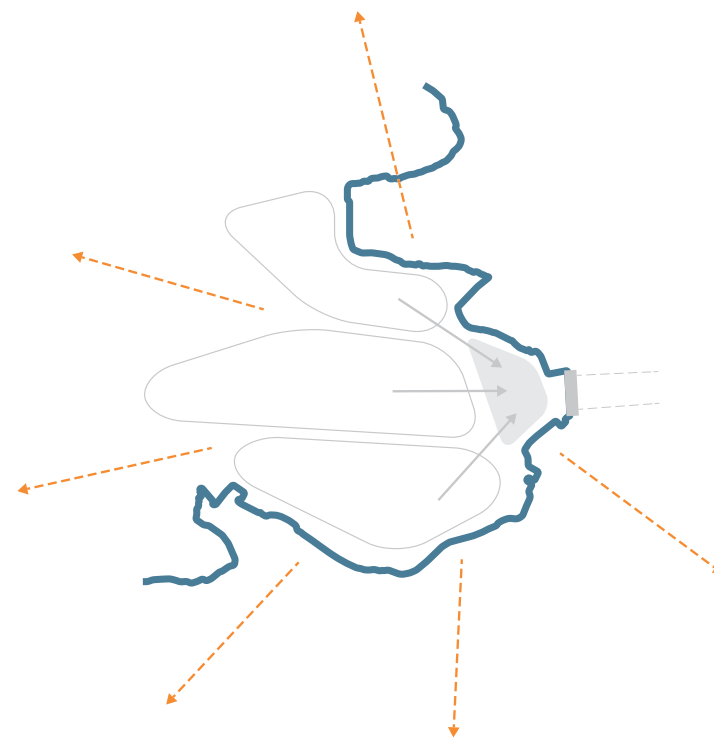
1 Stimulating the town centre



2 Celebrating the waterfront



3 Strengthening the community



4 Feeling part of Rame



Neighbourhood Plan

The Neighbourhood Development Plan includes location specific policies with Policy TOR SS2 Torpoint Town Centre identifying a regeneration site of the Lower End of Fore Street which is of fundamental importance to achieving the Vision. The policy notes that is imperative that development is undertaken in a coordinated and comprehensive fashion through an agreed development brief for the site. Development, redevelopment and diversification in Torpoint town centre should support and /or enhance the continuing vitality and viability of the town centre. Proposals should follow the principles of policies TC1, TC2, TC3 and TC4 in the Climate Emergency DPD. Development proposals should provide improvements to the public realm and should consider the impact of any development on views from the estuary and the river.

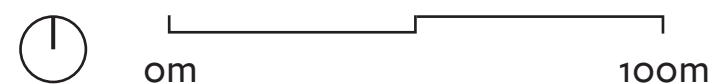
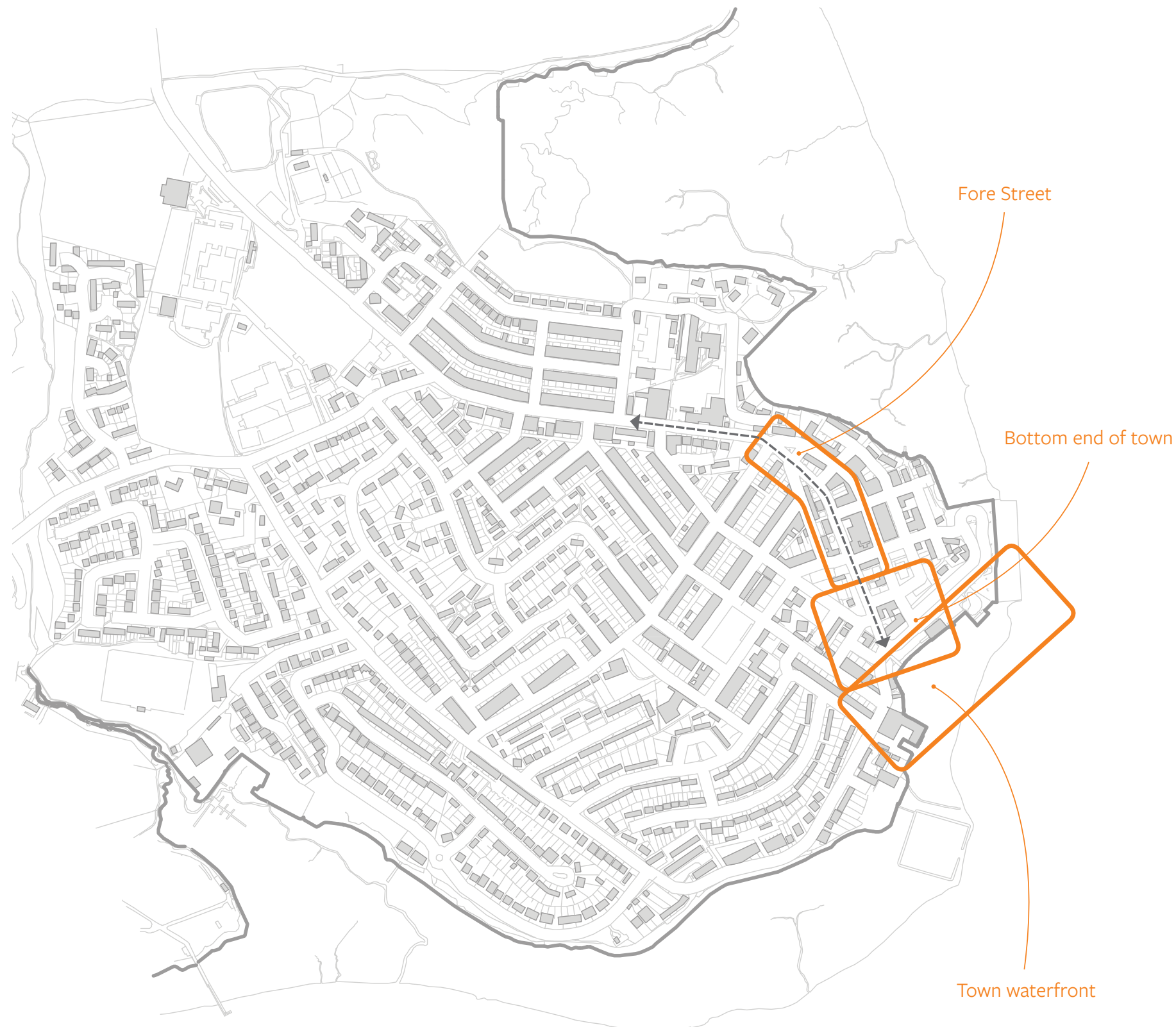
The policy advises that regeneration policy should demonstrate through the development of a binding masterplan for the site how the following requirements will be delivered:

- Around 30 residential dwellings
- Space for a new Community Hub and library
- Retail and commercial (E use class) space at ground floor
- Improvements to the public realm, including the provision of a new market square
- An appropriate balance of public car parking

Parameters for design and materials, layout, phasing and access arrangements

- An appropriate response to reintroducing the historic grid layout of the town centre, balances of spaces and maximising views of the River Tamar.

The policy goes on to note that should proposals come forward for part of the site only, they must be in accordance with the agreed masterplan and should demonstrate how development of the remainder of the site can be achieved.





About the site

- A** Torpoint Ferry Lanes
- B** Existing car park
- C** Connection to Torpoint town centre

The Lower Fore Street area represents a challenging brownfield site. Prior to the bringing together of a detailed scheme, it will be necessary to commission a number of technical reports which haven't been available in preparing the various preliminary findings in this feasibility study – these will include the following surveys for example; topography/ ground conditions/ contaminated land/ ecology/ utilities/ archaeology etc. Notwithstanding the absence of important technical information, there are a number of issues and constraints that are understood and will have a bearing on the design and deliver-ability of a development.

Torpoint (Penntorr) is a small Cornish town on the Rame Peninsula with a population of 7,717 according to the 2011 census. Relative to other settlements in Cornwall, the town Has a small local centre that includes a range of retail and other services.

The town centre and waterfront currently feels tired and portrays a poor image for the town as a whole – this requires particular attention. The creation of an attractive and lively town centre that relates well to the waterfront could play a major role in securing better fortunes for the town and as a result develop an improved context for other opportunities – including; better employment prospects, and improvements to the quality of retail and other services for local people.

A key-constraints for the town is a limited supply of appropriate and easy to develop sites in the town centre and on the waterfront. The Lower Fore Street area provides the principal opportunity in the town centre for stimulating positive change in a way that could bring about broader socio-economic benefits through successful development.



About the site

Existing Buildings

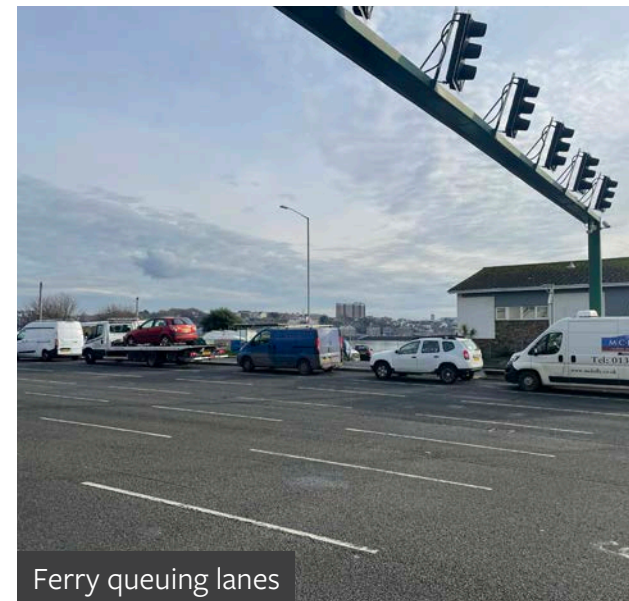
The three identified parcels of land are currently occupied by the police station, library and fire station.

The existing buildings on the site are poor and together create an environment that is tired and lacking quality. In addition, many adjacent buildings have the same characteristics – these have a negative impact upon the appearance of the site and will have a bearing on the commercial values that it will be possible to achieve for new development.

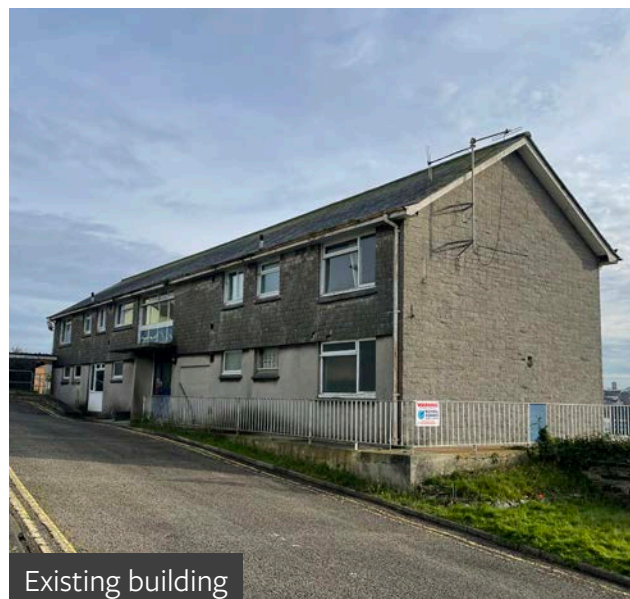
This makes a comprehensive approach to redevelopment more important as a bigger scheme has better prospects of changing the prevailing character of the area. This should in turn also provide an improved foundation, momentum and confidence for the redevelopment of neighbouring sites.



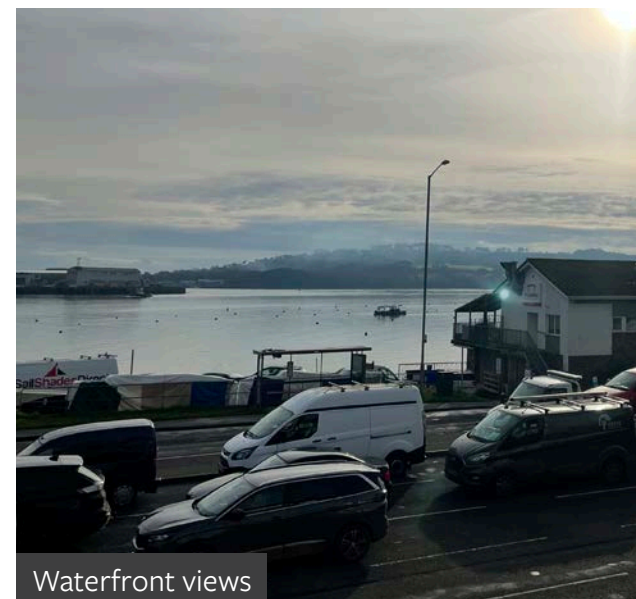
The site



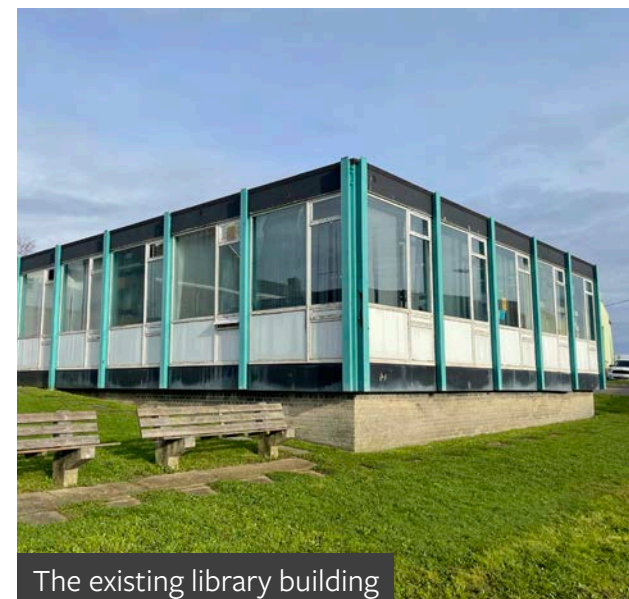
Ferry queuing lanes



Existing building



Waterfront views



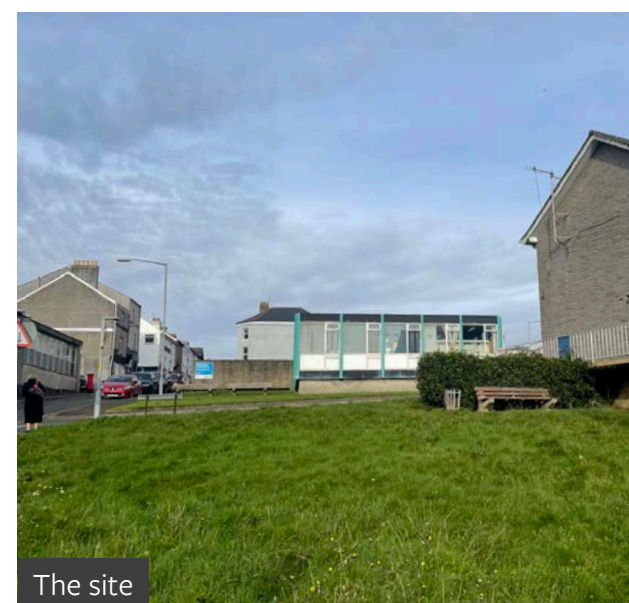
The existing library building



Ferry Road



Views along Fore Street



The site

About the site

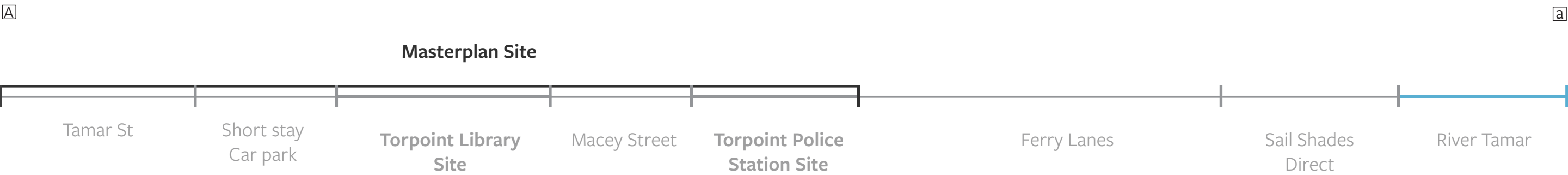
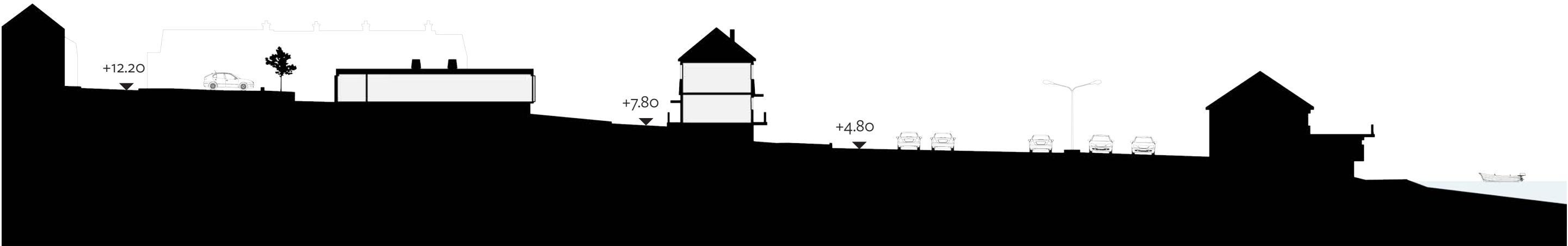
Waterfront views

Views from the site to the waterfront are a positive asset. Development should be designed to minimise the impacts of the ferry queueing lanes whilst optimising views of the waterfront from the proposed community building, housing and public realm.

Levels

The topography of the site is characterised by a relatively steep slope that falls away from Fore Street towards the ferry queueing area and the waterfront. This provides a design challenge for proposed buildings and the public realm. It also provides an opportunity for establishing positive inter-relationships between the buildings and spaces on the site and to wider views.

Key



Parking Constraints

Public parking provision on site

Tamar Street - 16

Fore Street - 6

Total - 22

- Frontage
- Garage Frontage
- Double Yellow Lines
- Single Yellow Lines
(Parking permitted within certain hours)
- Taxi Rank

Harvey Street Central Reservation



A



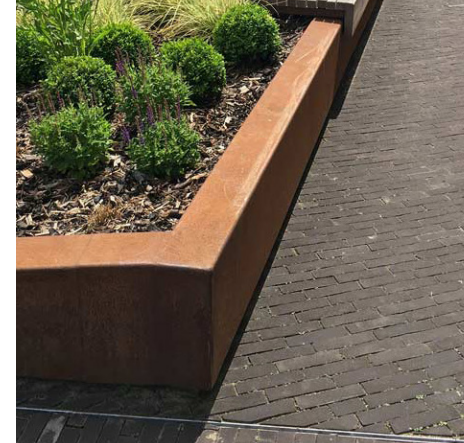
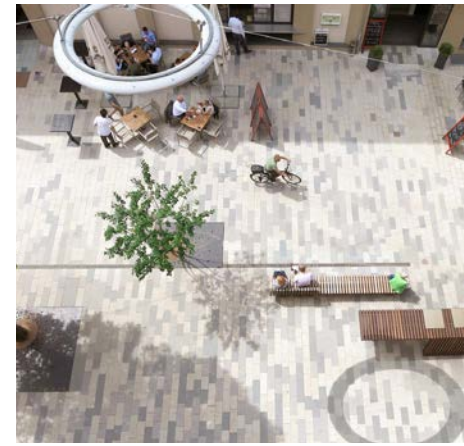
B



Masterplan

Site vision and concept

Section 2



Our vision

The town centre is a particular focal point of Torpoint where the Vision looks to set the scene for improving the quality of the environment; making the most of the town's distinct identity and enhancing its image.

The identified projects on the town centre master plan show how it could be regenerated by making improvements to the existing focus for shopping on Fore Street, redeveloping the tired 'bottom end', and enhancing the waterfront. It illustrates how through well-programmed interventions, the three elements could be better related to one another for the benefit of the whole town.

Extract from the Torpoint Town Team Vision

Overview



- 1** Police Station Site Proposal
[14 units]
- 2** Parking area
- 3** Break with stepped access to waterfront
- 4** Views out
- 5** Proposed Market square
- 6** Library Site Proposal
[16 units]
- 7** Bridge link pedestrian walkway to the waterfront
- 8** Proposed Pavilion
- 9** Fire-station Site Proposal
[16 units]
- 10** Hooper Street Public realm improvements

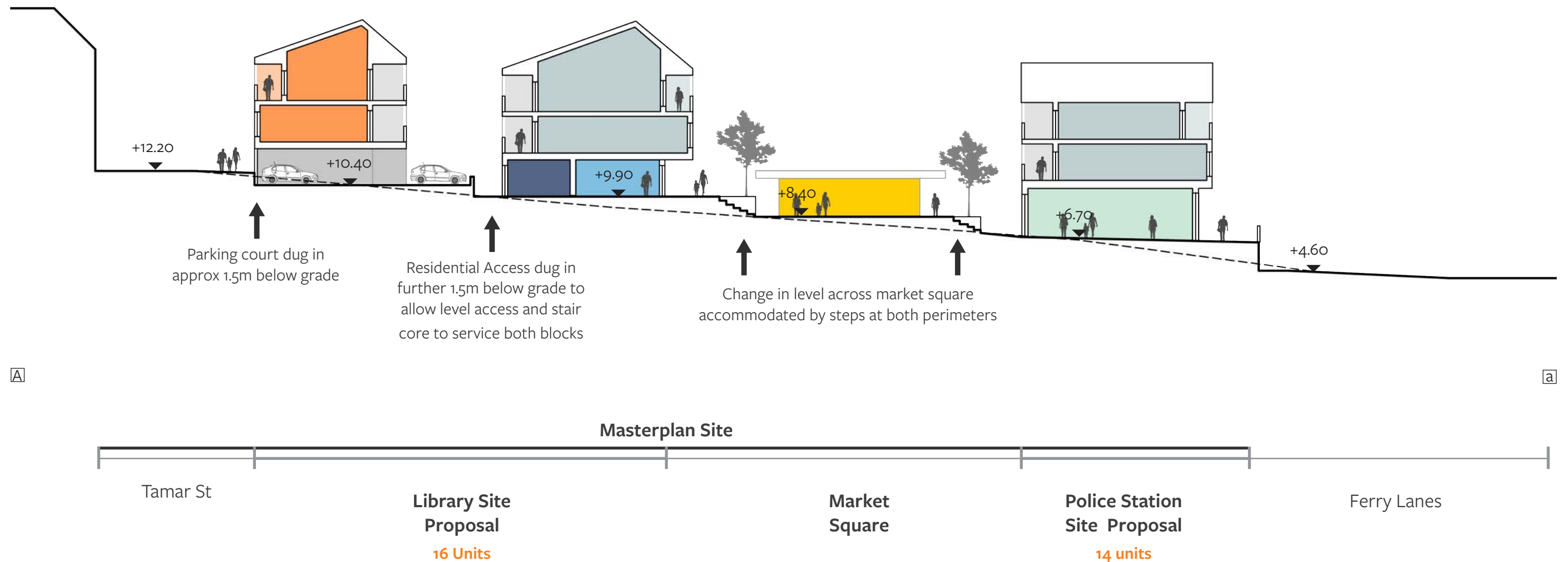


Masterplan - dealing with levels

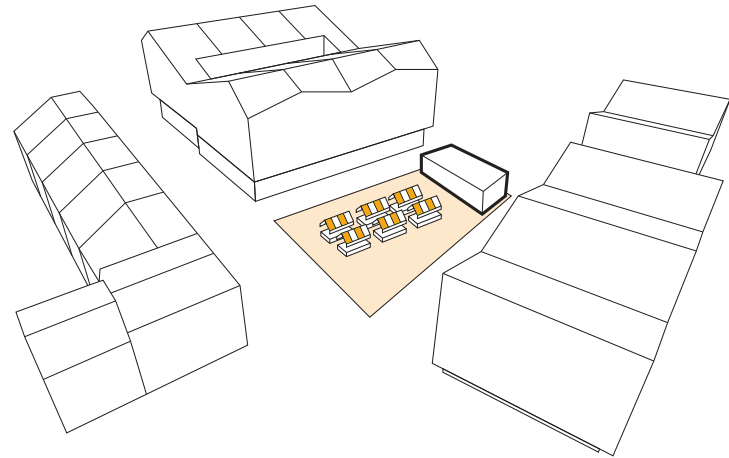
Key



- Community Pavilion
- Plant / Bins / Services
- Commercial
- Community Building
- 1 Bed @ 50sqm
- 2 Bed @ 70sqm

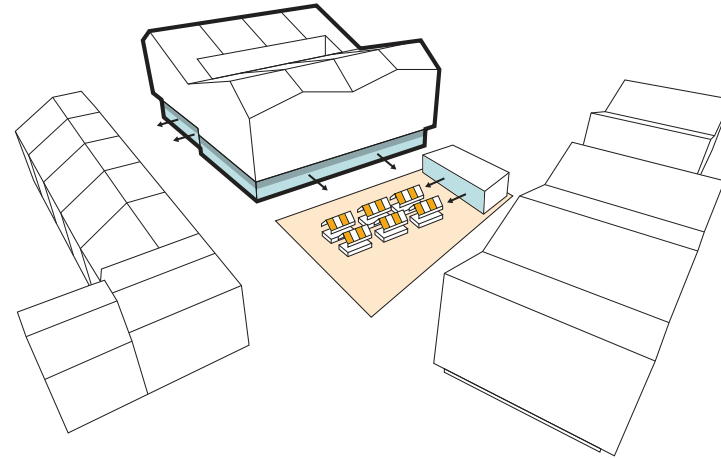


Concept approach



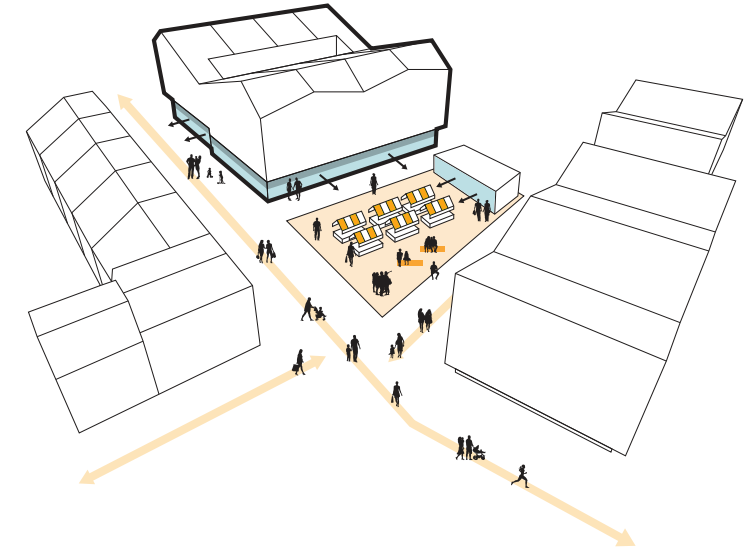
1 Public square - kiosk and market stalls

A new market square at the heart of the site can be focus for the development and for the town. A new destination, a meeting place, and a venue for civic events and gatherings. A public realm to help restructure the shape of the town



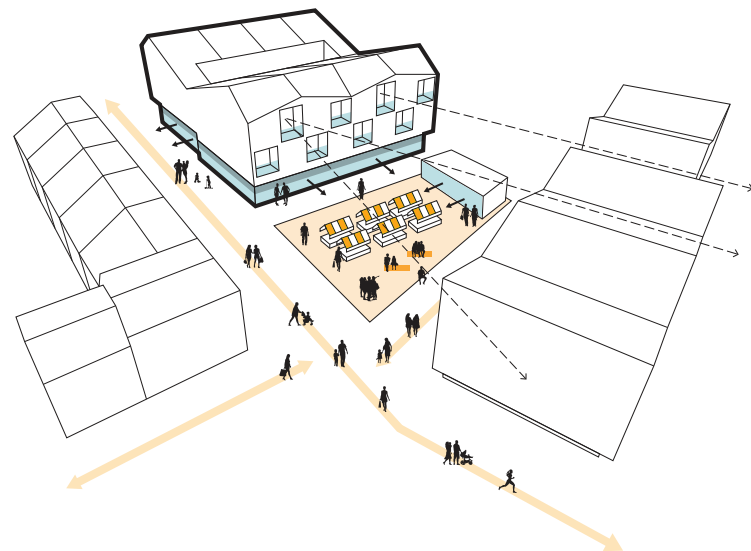
2 Active uses and frontages

Buildings should be designed to establish a land-use mix that will activate their form establishing buildings that relate well to the grain and scale of the existing town. A mix of building forms that will attract complementary uses and variety.



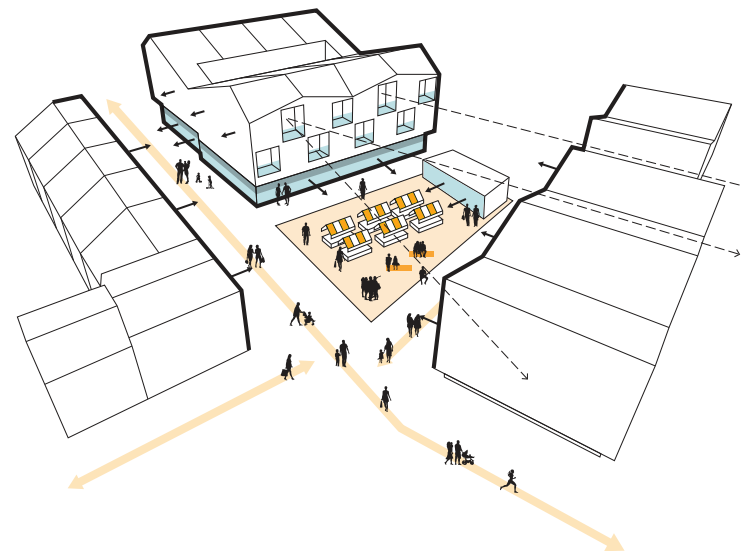
3 Pedestrian routes

The square would be at the cross-roads of Fore Street, Harvey Street and the waterfront. A place that creates a new focus for the town and introduces a positive addition to the Eighteenth-Century town plan. Helping to improve connections throughout the centre.



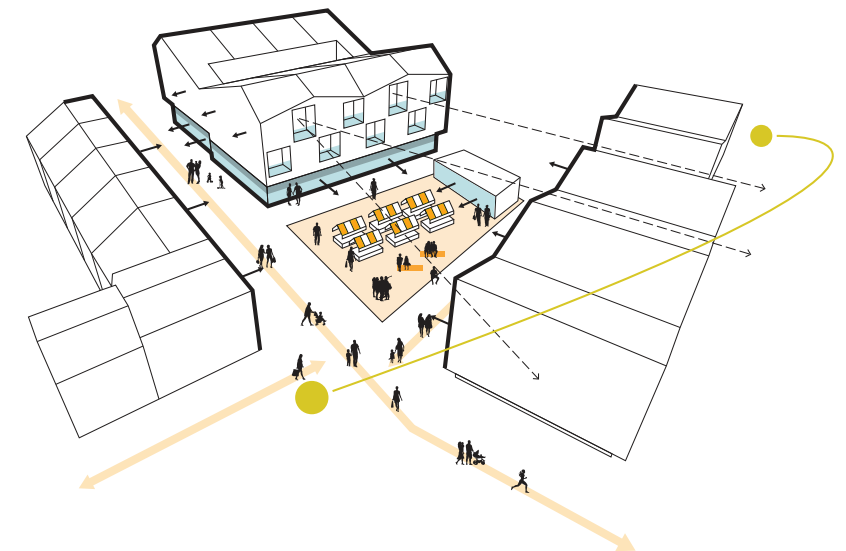
4 Waterfront views

Through the careful design and placement of new buildings there is the opportunity to provide great views of the surrounding waterfront from new buildings and the public realm.



5 Surveillance

Residential accommodation with private inset balconies provide surveillance of the public realm and animation to the facade giving the public realm a better prospect of becoming animated, creating a place that will be cherished by locals and visitors.

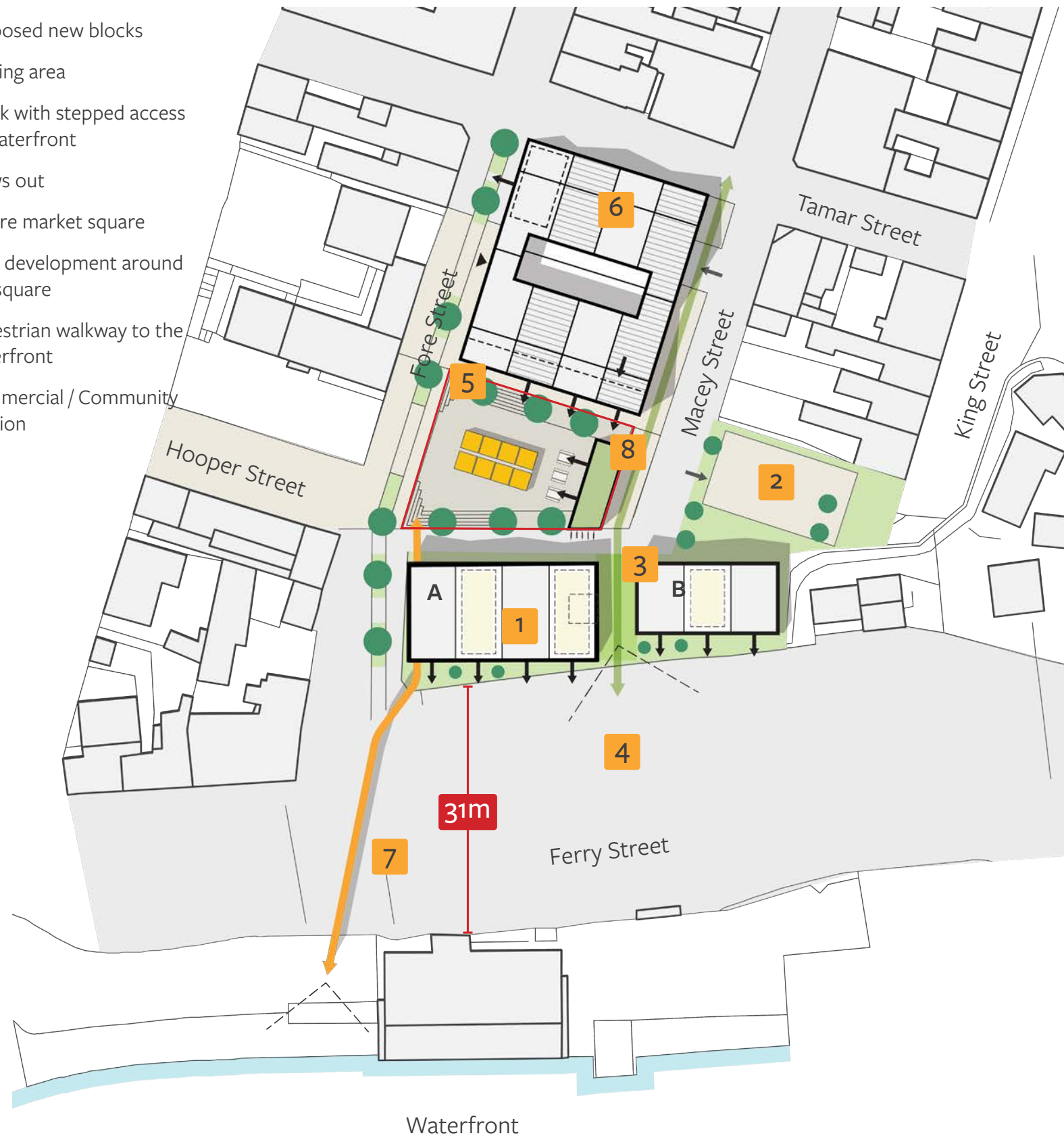


6 Solar orientation

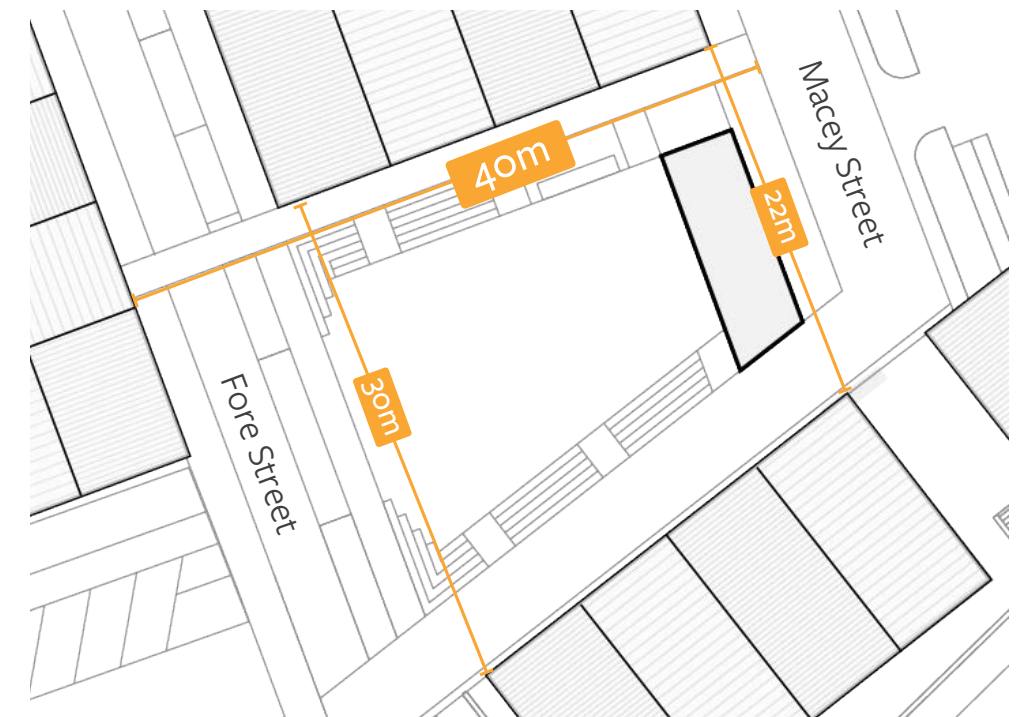
Existing buildings on the site are either single or two storeys high. There is an opportunity to increase the massing of new development to create better enclosure, a scale that relates well to the waterfront and to the historic grain of the town however this should be considered against solar reorientation and any impact on the public realm.

Torpoint Masterplan - concept

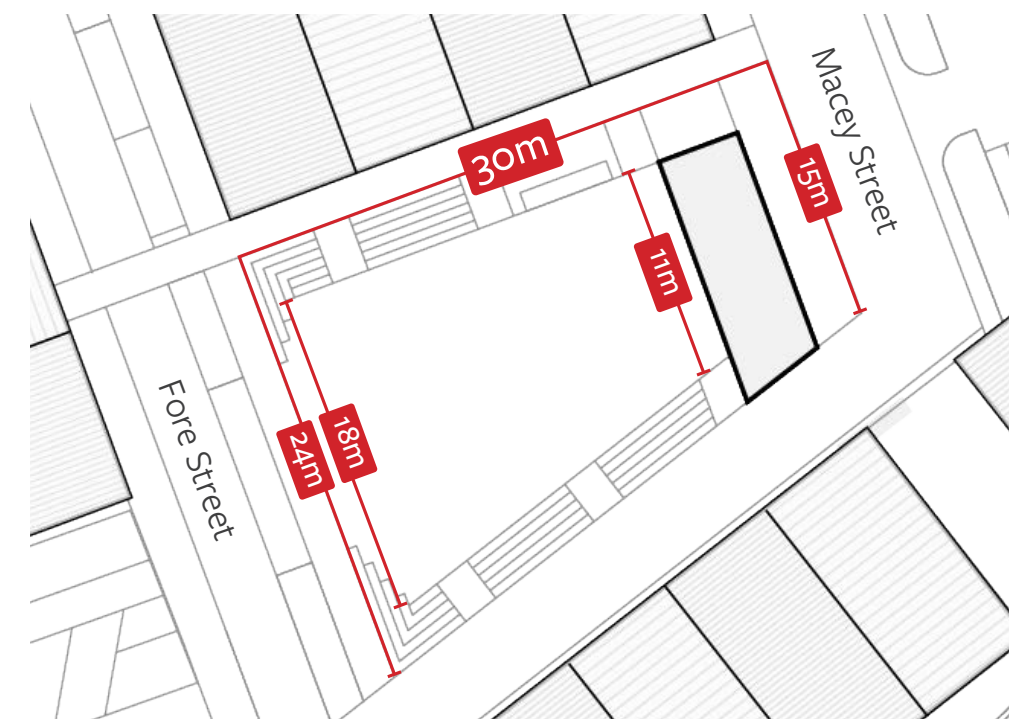
- 1 Proposed new blocks
- 2 Parking area
- 3 Break with stepped access to waterfront
- 4 Views out
- 5 Future market square
- 6 New development around the square
- 7 Pedestrian walkway to the waterfront
- 8 Commercial / Community Pavilion



Building to building dimensions



Town square dimensions



Masterplan

Developed Proposal

Section 3

Torpoint Masterplan - concept A



- 1 Police Station Site Proposal
[14 units]
- 2 Parking area
- 3 Break with stepped access
to waterfront
- 4 Views out
- 5 Market square
- 6 Library Site Proposal
[16 units]
- 7 Bridge link pedestrian
walkway to the waterfront
- 8 Proposed Pavilion

Torpoint Masterplan - Ground Floor



Torpoint Masterplan - Typical Upper Floor



Masterplan - dealing with levels

Key



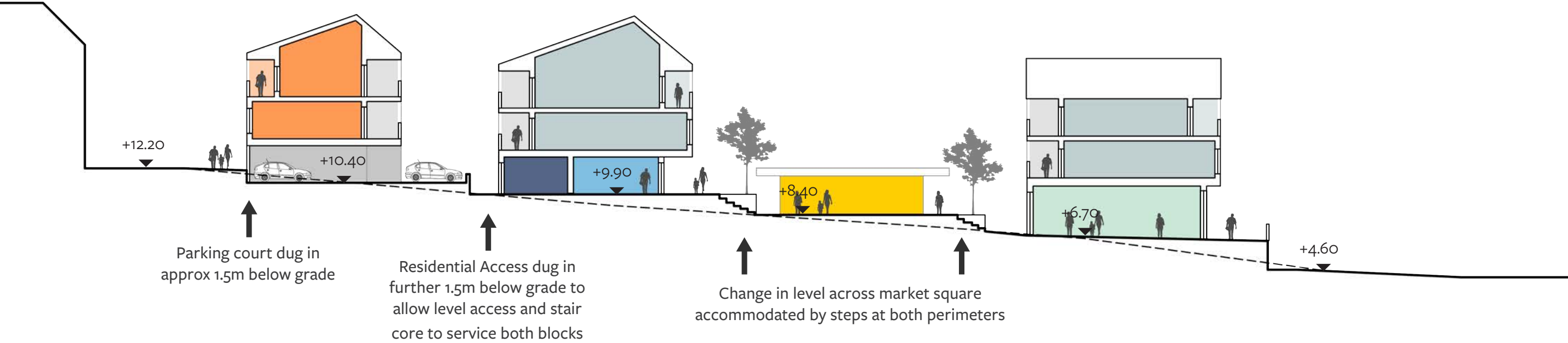
- Community Pavilion
- Plant / Bins / Services
- Commercial
- Community Building
- 1 Bed @ 50sqm
- 2 Bed @ 70sqm

Section

The illustrative section running north-south through the proposed square demonstrates how enclosure can be achieved by the proposed buildings and how the new public space with feathered steps could be formed so that it is accessible across the levels. The section illustrates active ground floors in each building.

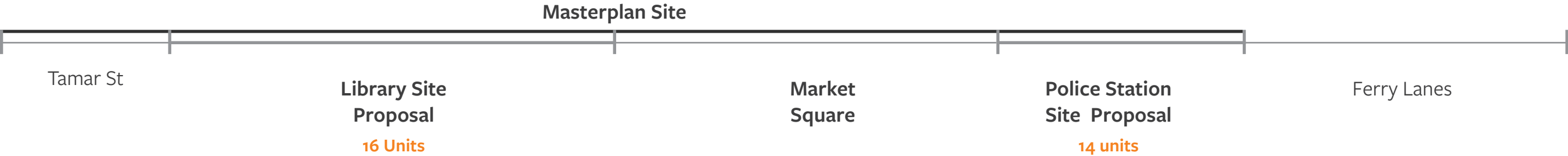
The community building is illustrated to show a ground floor that is raised up from the ferry queueing lane. This elevates apartments in the block so that they are well above the lanes and can be designed with careful attention so that accommodation looks out above and beyond the queueing lanes to the estuary beyond.

The ground floor of the block on the library site also shows commercial uses with residential accommodation above. This has the potential to create a dynamic relationship between the square, through the community building, to views of the waterfront. There is an opportunity to create active ground floor frontages in the other buildings that front onto the square.



A

a



Accommodation schedule

First floor

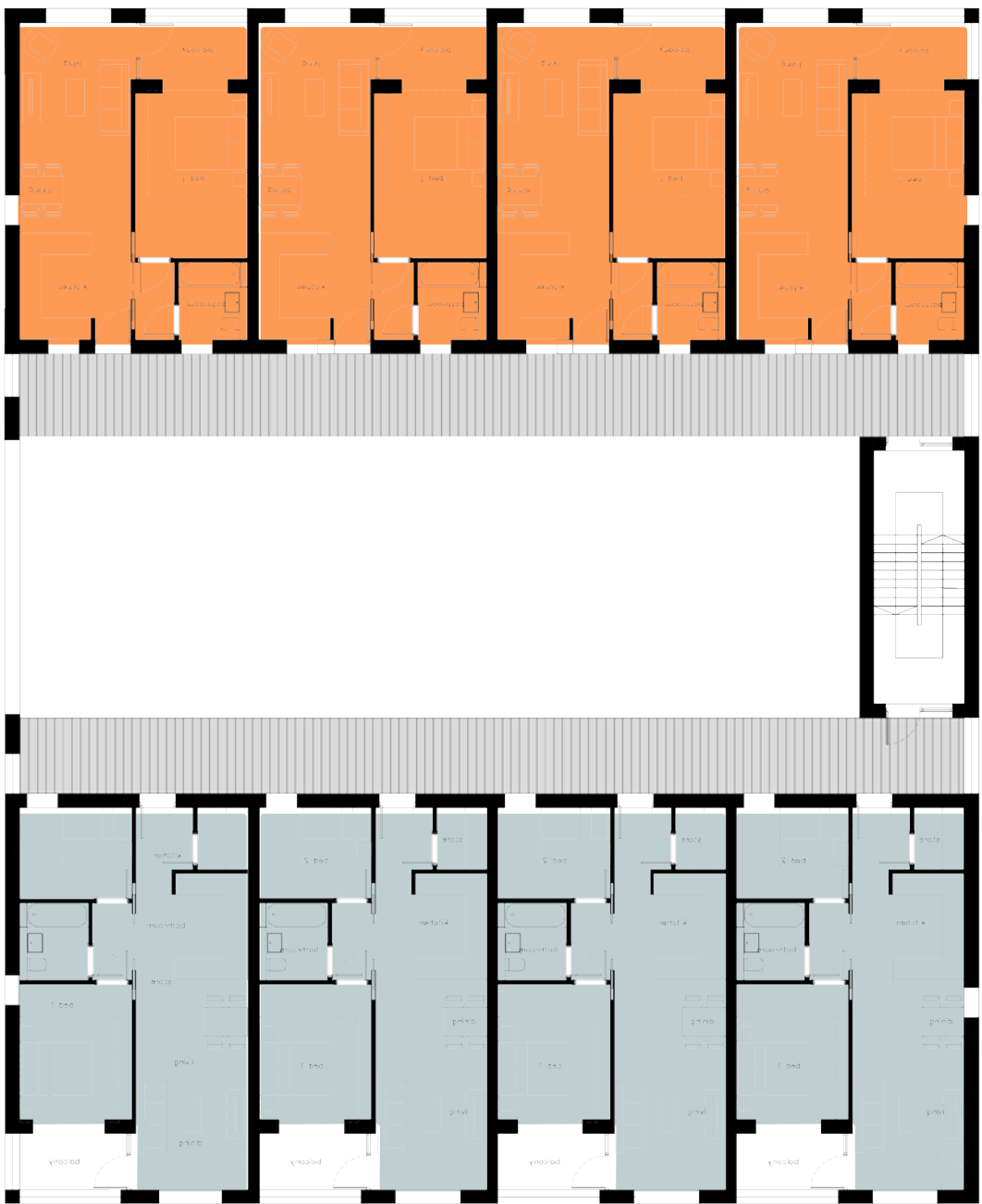
Proposals provide a total of 16 no. Apartments as the below split;

Block A
4 no. 2 bed apartments - 61.9 sq.m

Block B
4 no. 1 bed apartments - 50 sq.m

Total
8 Apartments

- 1 Bed @ 50sqm
- 2 Bed @ 61sqm



Block B

Block A

Accommodation schedule

Second floor

Proposals provide a total of 16 no. Apartments as the below split;

Block A
4 no. 2 bed apartments - 61.9 sq.m

Block B
4 no. 1 bed apartments - 50 sq.m

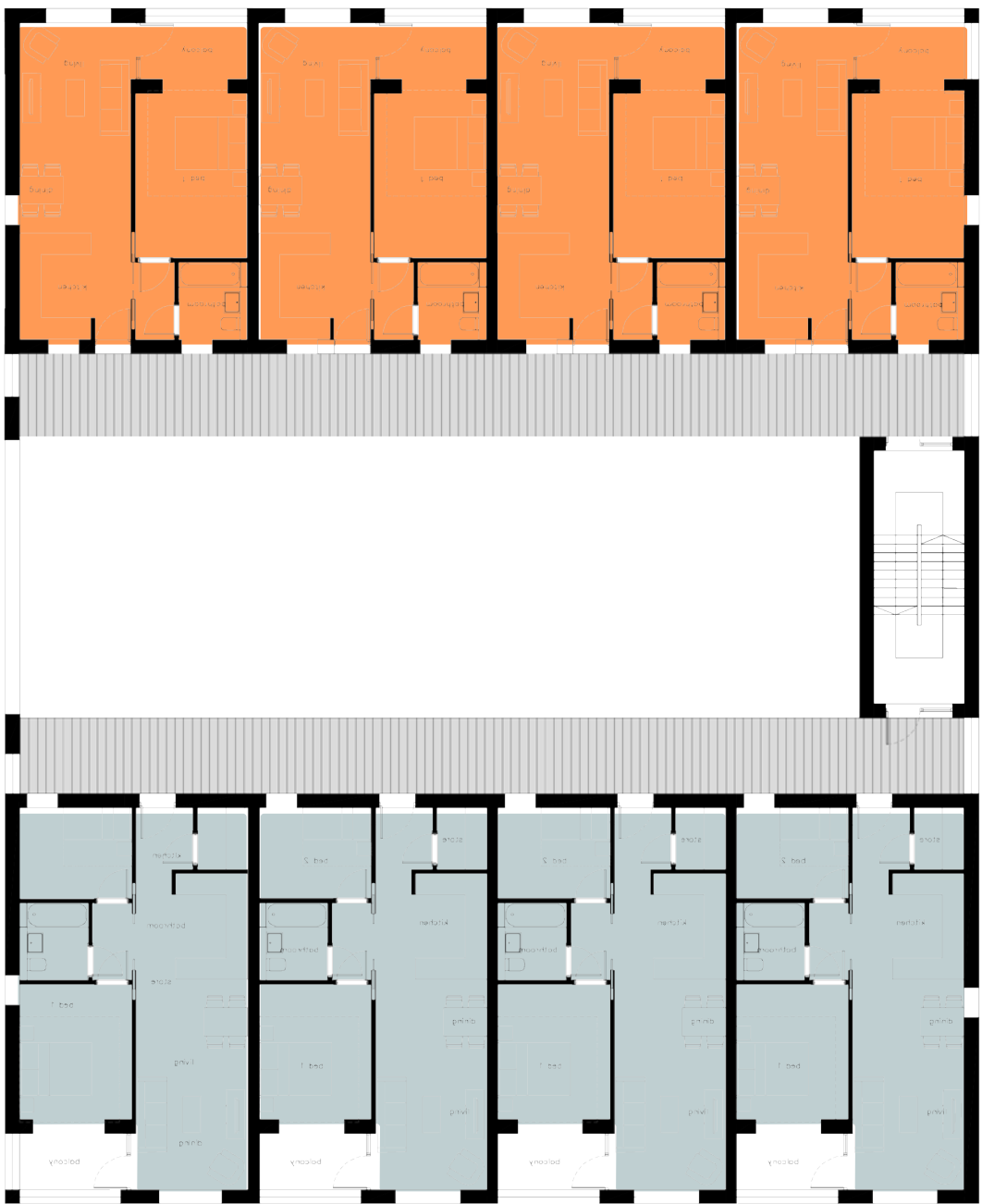
Total
8 Apartments

- 1 Bed @ 50sqm
- 2 Bed @ 61sqm

Development total

16 Apartments

8x 1 Bed
8x 2 Bed



Block B

Block A

Torpoint Masterplan - concept B

Inclusion of fire station site



Overview A



- 1 Police Station Site Proposal
[14 units]
- 2 Parking area
- 3 Break with stepped access to waterfront
- 4 Views out
- 5 Proposed Market square
- 6 Library Site Proposal
[16 units]
- 7 Bridge link pedestrian walkway to the waterfront
- 8 Proposed Pavilion

Overview B



- 1** Police Station Site Proposal
[14 units]
- 2** Parking area
- 3** Break with stepped access to waterfront
- 4** Views out
- 5** Proposed Market square
- 6** Library Site Proposal
[16 units]
- 7** Bridge link pedestrian walkway to the waterfront
- 8** Proposed Pavilion
- 9** Fire-station Site Proposal
[16 units]
- 10** Hooper Street Public realm improvements



Framework Sequence

- 1 Police Station Site
- 2 Torpoint Library
- 3 Fire-station Site



Framework Sequence

Police Station preparatory works

- 1 Police Station Site
- 2 Torpoint Library
- 3 Fire-station Site



Framework Sequence

Police Station preparatory works

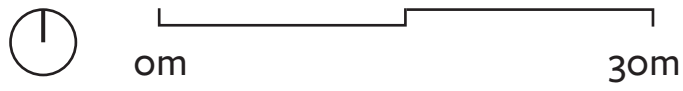
- 1 Police Station Site
- 2 Torpoint Library
- 3 Fire-station Site



Framework Sequence

Police Station proposal

- 1 Police Station Massing
- 2 Torpoint Library
- 3 Fire-station Site

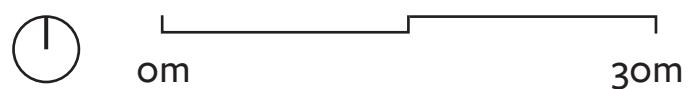


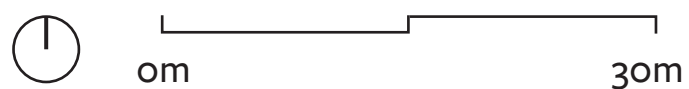


Framework Sequence

Police Station proposal

- 1 Police Station Proposal
- 2 Torpoint Library
- 3 Fire-station Site
- 4 Police Station proposal
- Block B
- 5 Parking





Framework Sequence

Library site preparatory works

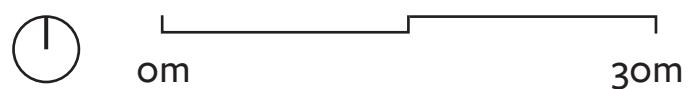
- 1 Police Station Proposal
- 2 Torpoint Library
- 3 Fire-station Site
- 4 Police Station proposal
- Block B
- 5 Parking



Framework Sequence

Library site preparatory works

- 1 Police Station Proposal
- 2 Torpoint Library
- 3 Fire-station Site
- 4 Police Station proposal
- Block B
- 5 Parking



Proposed Market Square

-
- The map displays a neighborhood layout with the following streets: Tamar Street, King Street, Macey Street, Fore Street, Harvey Street, Hooper Street, and Ferry Street. Building footprints are shown in light gray. Green spaces are indicated by green areas with green circles representing trees. Five numbered orange markers are placed on the map: marker 1 is on a building along Ferry Street; marker 2 is in a dashed-line outlined area; marker 3 is on a building along Hooper Street; marker 4 is on a building along Ferry Street; and marker 5 is in a green space along Macey Street. Arrows along Ferry Street indicate a flow or direction.

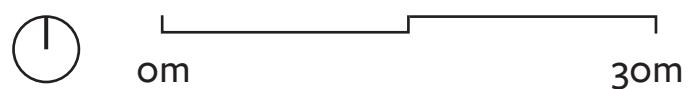




Framework Sequence

Proposed Market Square

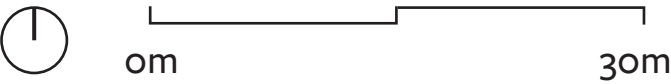
- 1 Police Station Proposal
- 2 Market Square
- 3 Fire-station Site
- 4 Police Station proposal
- Block B
- 5 Parking



Framework Sequence

Library Site Proposal

- 1 Police Station Proposal
- 2 Market Square
- 3 Fire-station Site
- 4 Police Station proposal
- Block B
- 5 Parking
- 6 Library Site proposal outline





Framework Sequence

Library Site Proposal

- 1 Police Station Proposal
- 2 Market Square
- 3 Fire-station Site
- 4 Police Station proposal
- Block B
- 5 Parking
- 6 Library Site proposal outline
- Parking
- Services



Framework Sequence

Library Site Proposal

- 1 Police Station Proposal
- 2 Market Square
- 3 Fire-station Site
- 4 Police Station proposal
- Block B
- 5 Parking
- 6 Library Site proposal outline
- Parking
- Services
- Commercial

Framework Sequence

Library Site Proposal

- 1 Police Station Proposal
- 2 Market Square
- 3 Fire-station Site
- 4 Police Station proposal
- Block B
- 5 Parking
- 6 Library Site proposal

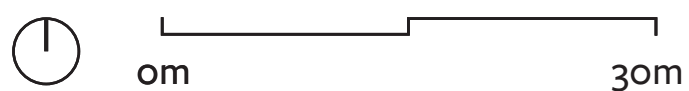


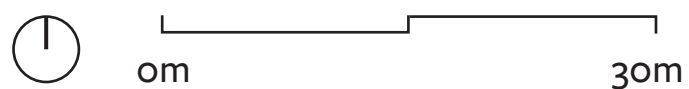


Framework Sequence

Soft landscape animation

- 1** Police Station Proposal
- 2** Market Square
- 3** Fire-station Site
- 4** Police Station proposal
- Block B
- 5** Parking
- 6** Library Site proposal
- Market Square Pavilion





Framework Sequence

Interconnectivity

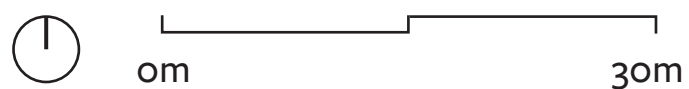
- 1 Police Station Proposal
- 2 Market Square
- 3 Fire-station Site
- 4 Police Station proposal
- Block B
- 5 Parking
- 6 Library Site proposal

Framework Sequence

Fire-station site proposal

- 1 Police Station Proposal
- 2 Market Square
- 3 Fire-station Site
- 4 Police Station proposal
- Block B
- 5 Parking
- 6 Library Site proposal





Framework Sequence

Fire-station site proposal

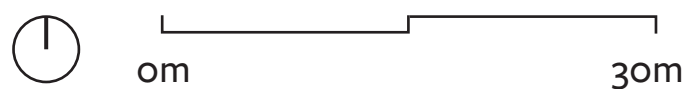
- 1 Police Station Proposal
- 2 Market Square
- 3 Fire-station Site
- 4 Police Station proposal
- Block B
- 5 Parking
- 6 Library Site proposal



Framework Sequence

Fire-station site proposal

- 1 Police Station Proposal
- 2 Market Square
- 3 Fire-station Site
- 4 Police Station proposal
- Block B
- 5 Parking
- 6 Library Site proposal
- Parking
- Residential
- Commercial

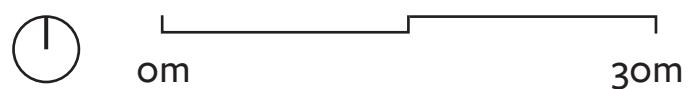


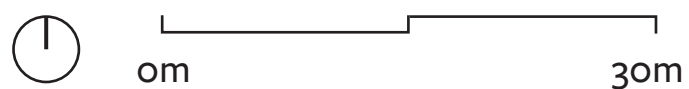


Framework Sequence

Fire-station site proposal

- 1 Police Station Proposal
- 2 Market Square
- 3 Fire-station Site
- 4 Police Station proposal
- Block B
- 5 Parking
- 6 Library Site proposal





Framework Sequence

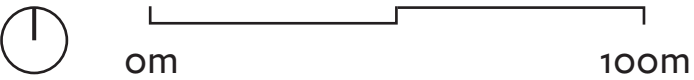
Increase market square

- 1 Police Station Proposal
- 2 Market Square
- 3 Fire-station Site
- 4 Police Station proposal
- Block B
- 5 Parking
- 6 Library Site proposal

Framework Sequence



- 1** Police Station Site Proposal
[14 units]
- 2** Library Site Proposal
[16 units]
- 3** Fire-station Site Proposal
[12 units]
- 4** Proposed Market square
- 1 Bed Apt
- 2 Bed Apt
- Library
- Circulation
- Commercial
- Parking
- Services



Masterplan Transport Considerations Section 4

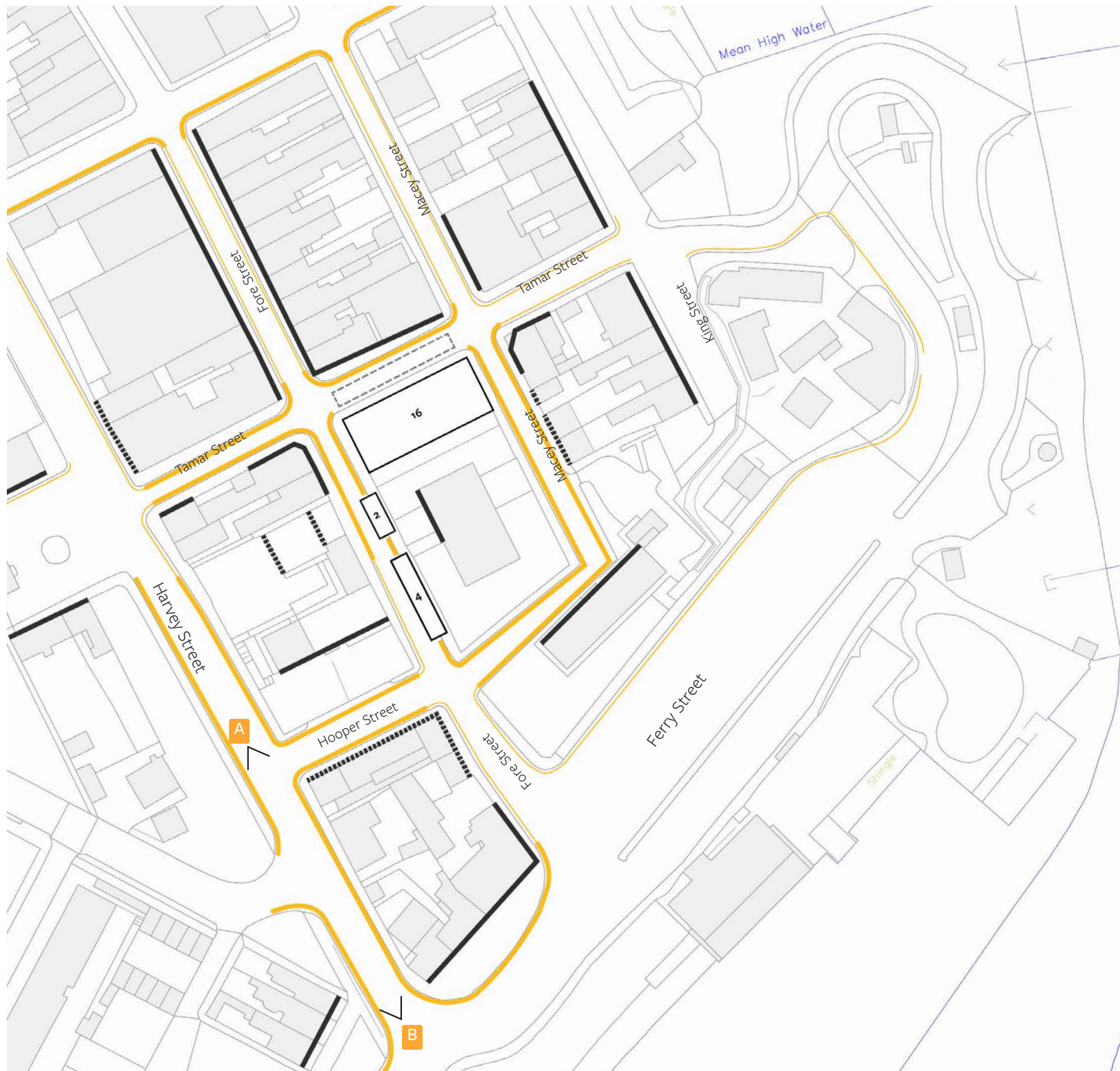
Transport Strategy

Wider transport considerations

To inform the wider delivery of the masterplan, it would be helpful for a broader multi-model assessment to be undertaken. This should consider matters such as:

- Parking (public and private)
- Road and footpath network
- Bikes
- Other modes – e.g. eBikes/ eScooters
- Public transport
- Taxis
- Car clubs

The assessment should be carried out prior to proposals for the town square area north of the former Police Station coming forward in detail. It should be informed by the ‘Integrated Network Study’ for Torpoint and Rame which is currently being developed. As background to this, the existing parking position in the locality and several potential parking scenarios for the future are illustrated in this section of this report (pages 52-55).



Existing Parking Constraints

Public parking provision on site

Tamar Street - 16

Fore Street - 6

Total - 22

- Frontage
- Garage Frontage
- Double Yellow Lines
- Single Yellow Lines
(Parking permitted within certain hours)
- Taxi Rank

Harvey Street Central Reservation



A



B

Illustrative Parking Proposal A

Reallocated public parking provision

Harvey Street - 11
Hooper Street - 9


Total - 20

Private parking provision


Library Site - 14
Police Station Site - 13

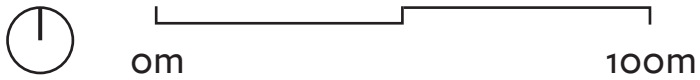
Total - 27

(90% Provision @ 1:1)

 Frontage

 Taxi Rank

 Fire-station residential unit numbers altered from 16 units to 10 units in order to accommodate public parking on Hooper St.



Illustrative Parking Proposal B

Reallocated public parking provision


- Harvey Street - 11
- Hooper Street - 9
- Macey Street - 5
- Fore Street - 2

Total - 27
(Net Gain +5)


Private parking provision

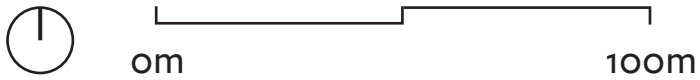
- Library Site - 14
- Police Station Site - 13

Total - 27
(90% Provision @ 1:1)

 Frontage

 Taxi Rank

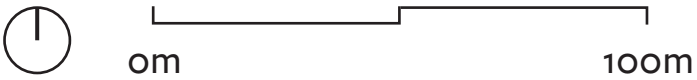
 Fire-station residential unit numbers altered from 16 units to 10 units in order to accommodate public parking on Hooper St.



Wider Parking Opportunities

Hooper Street - 9
Harvey Street - 19
Salamanca St - 7
Macey Street - 5
Fore Street - 2
Total - 42

- A Site
- B Existing taxi rank, spaces to be re-distributed / re-allocated to new location.
* 5 Spaces



Overview B



- 1** Police Station Site Proposal
[14 units]
- 2** Parking area
- 3** Break with stepped access to waterfront
- 4** Views out
- 5** Proposed Market square
- 6** Library Site Proposal
[16 units]
- 7** Bridge link pedestrian walkway to the waterfront
- 8** Proposed Pavilion
- 9** Fire-station Site Proposal
[16 units]
- 10** Hooper Street Public realm improvements





CliftonEmerydesign