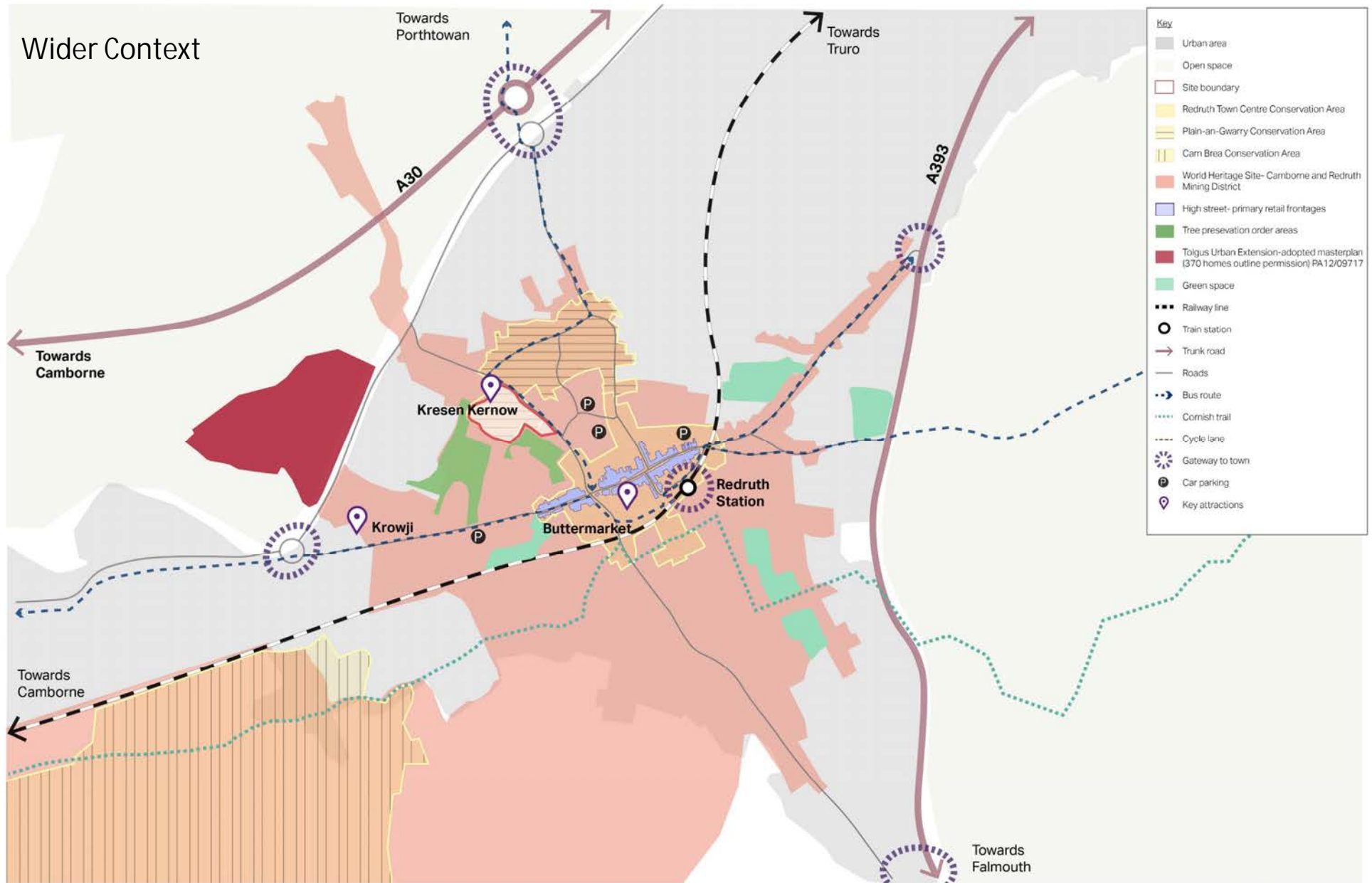




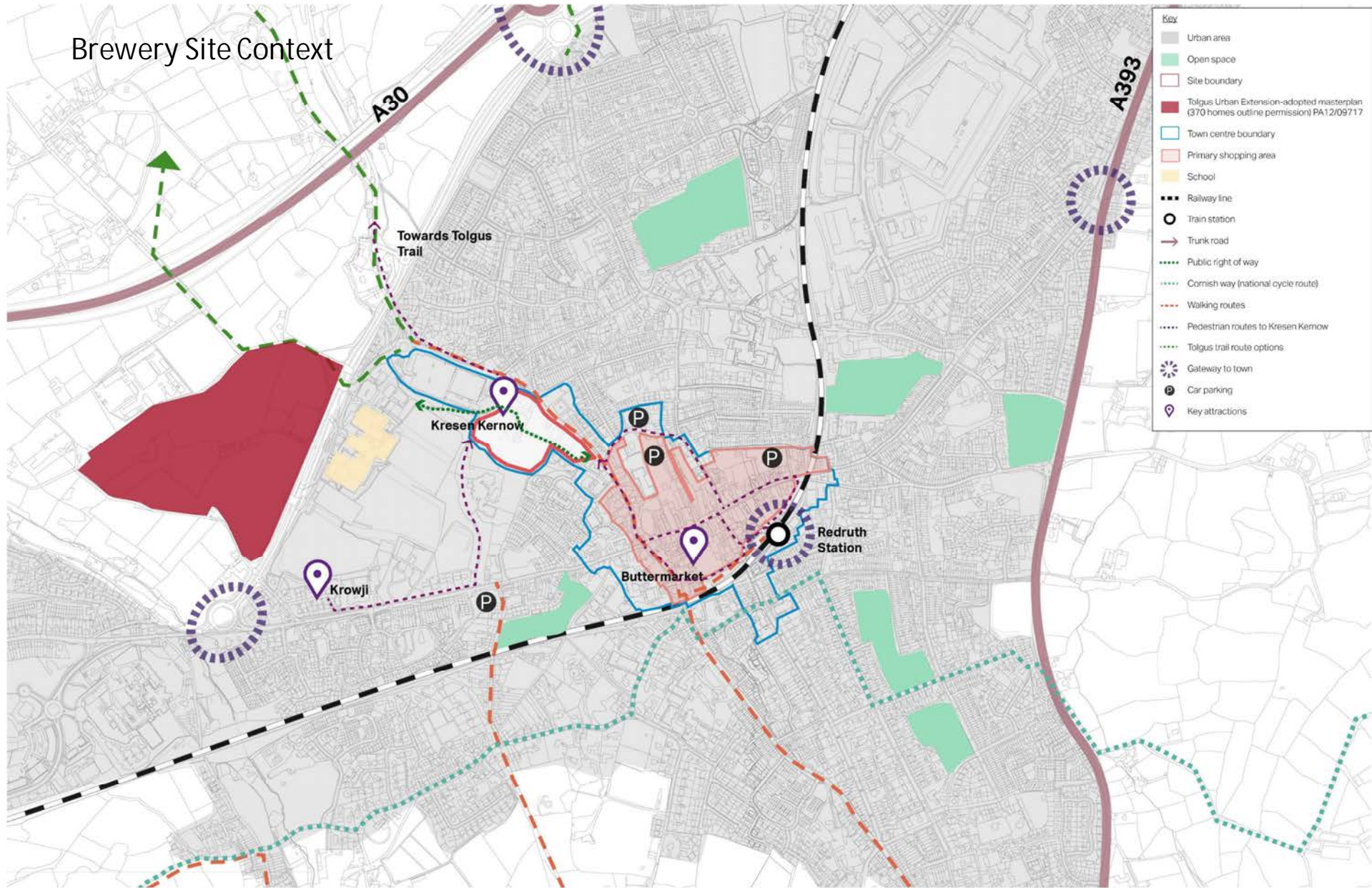
Redruth Neighbourhood Plan

Brewery Site Workshop 2
27th July 2020

Wider Context



Brewery Site Context



Current Developer Proposal



Constraints Plan B

Tesco's service area can potentially have a negative impact on the site due to the noise pollution, however due to the new development behind this road may not be as much of a constraint.

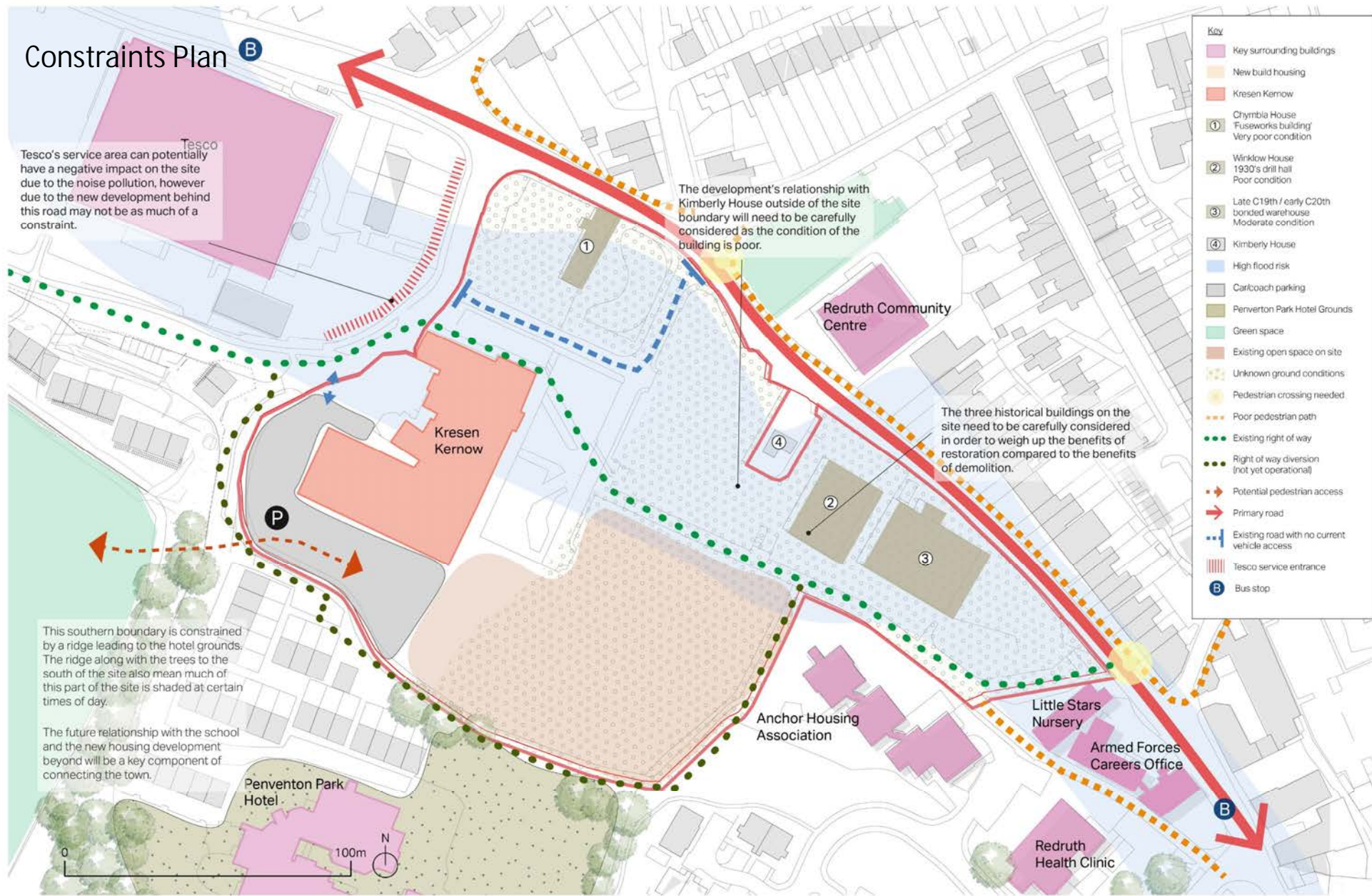
The development's relationship with Kimberly House outside of the site boundary will need to be carefully considered as the condition of the building is poor.

The three historical buildings on the site need to be carefully considered in order to weigh up the benefits of restoration compared to the benefits of demolition.

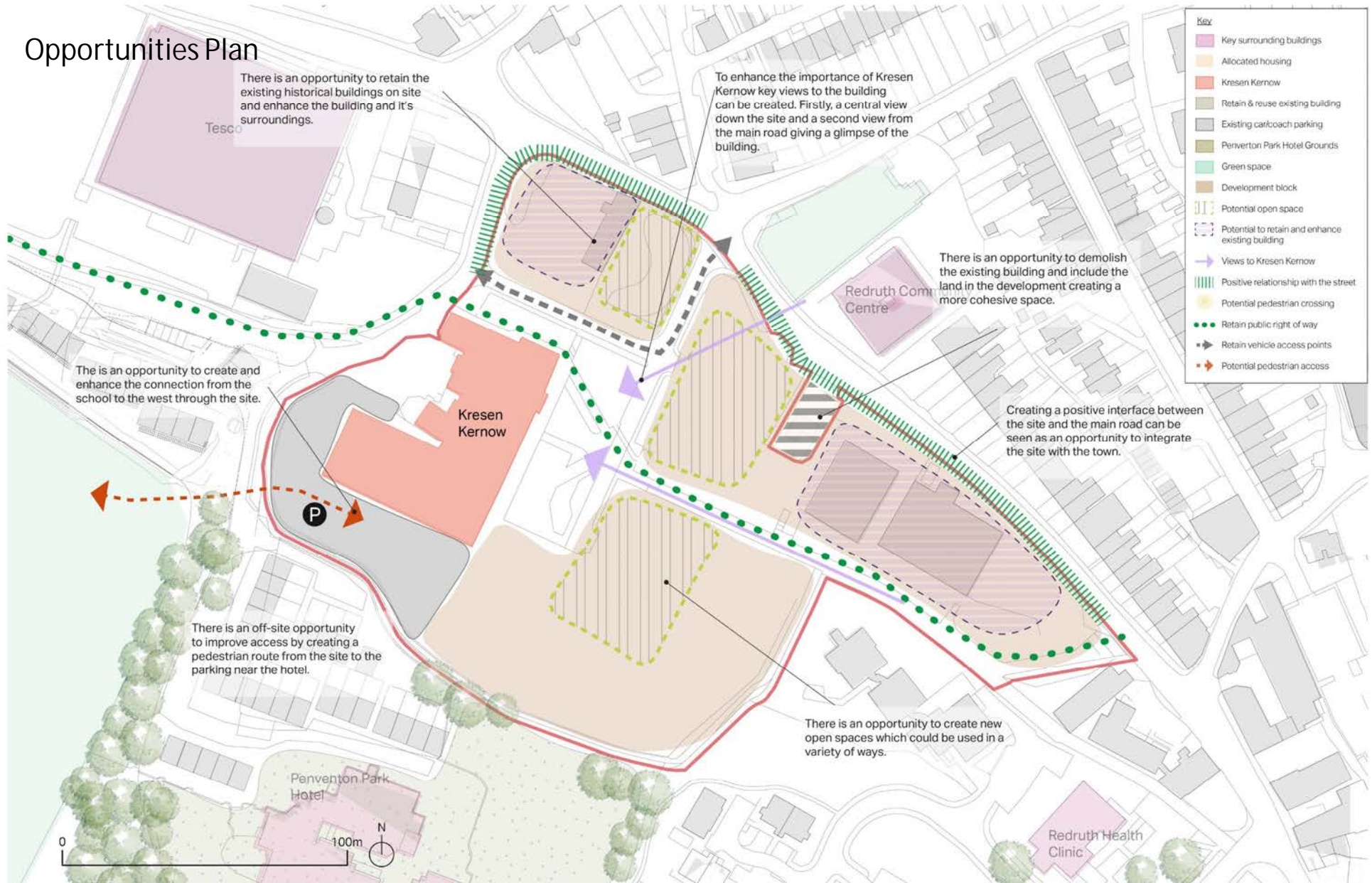
This southern boundary is constrained by a ridge leading to the hotel grounds. The ridge along with the trees to the south of the site also mean much of this part of the site is shaded at certain times of day.

The future relationship with the school and the new housing development beyond will be a key component of connecting the town.

Key	
	Key surrounding buildings
	New build housing
	Kresen Kernow
	Chrymbia House Fuseworks building Very poor condition
	Winklow House 1930's drill hall Poor condition
	Late C19th / early C20th bonded warehouse Moderate condition
	Kimberly House
	High flood risk
	Car/coach parking
	Perverton Park Hotel Grounds
	Green space
	Existing open space on site
	Unknown ground conditions
	Pedestrian crossing needed
	Poor pedestrian path
	Existing right of way
	Right of way diversion (not yet operational)
	Potential pedestrian access
	Primary road
	Existing road with no current vehicle access
	Tesco service entrance
	Bus stop



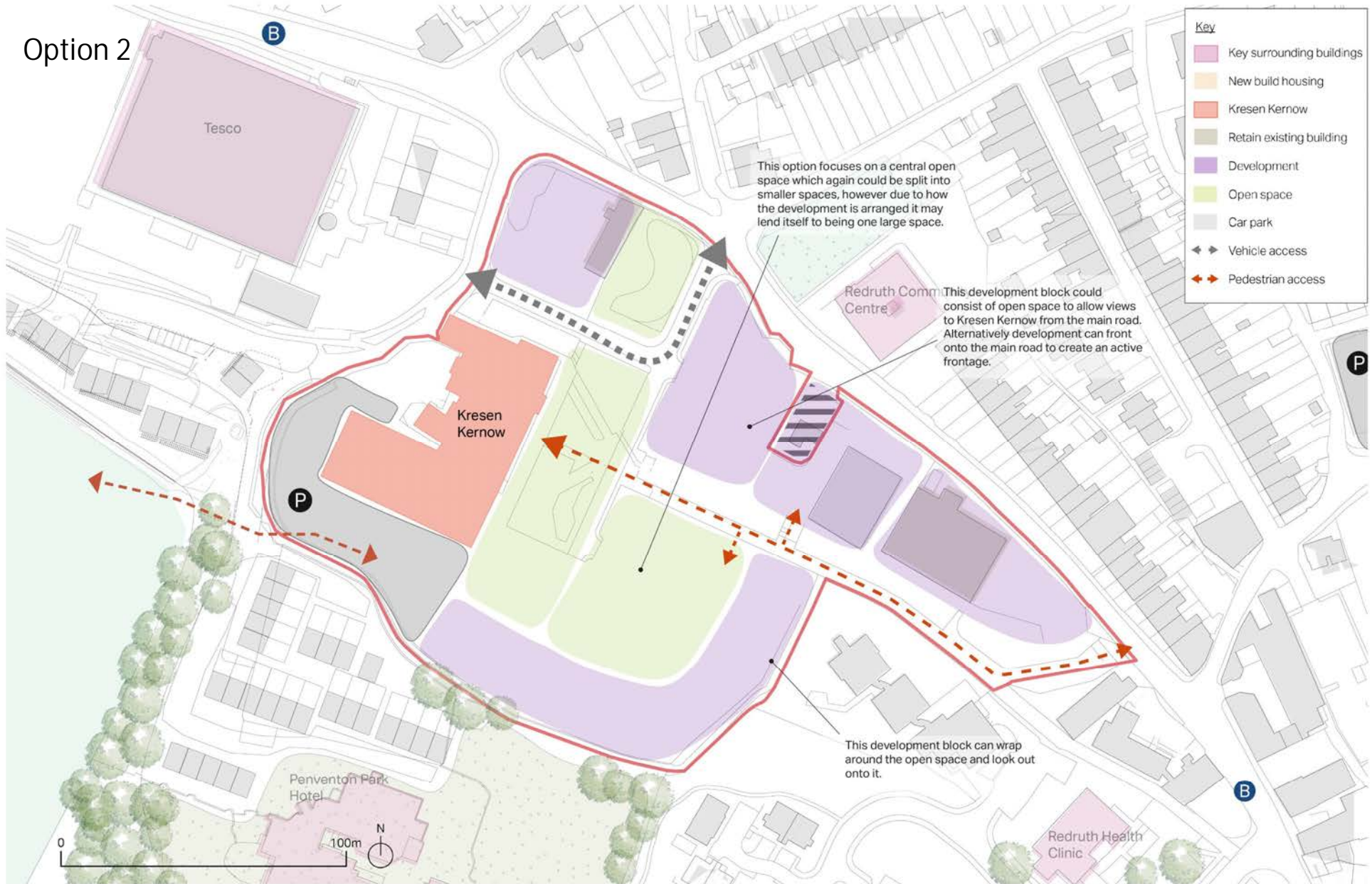
Opportunities Plan



Option 1



Option 2



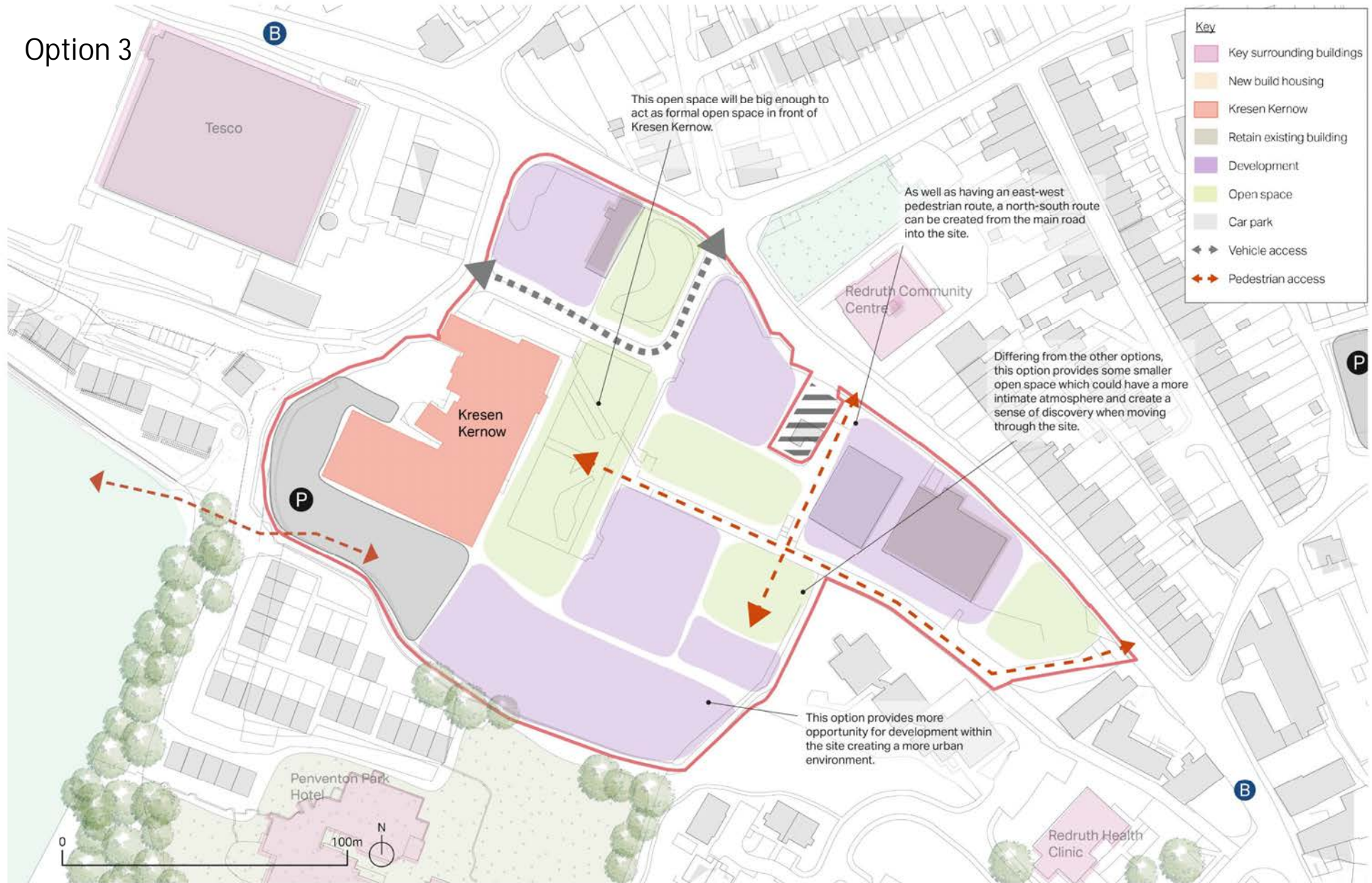
Key	
	Key surrounding buildings
	New build housing
	Kresen Kernow
	Retain existing building
	Development
	Open space
	Car park
	Vehicle access
	Pedestrian access

This option focuses on a central open space which again could be split into smaller spaces, however due to how the development is arranged it may lend itself to being one large space.

This development block could consist of open space to allow views to Kresen Kernow from the main road. Alternatively development can front onto the main road to create an active frontage.

This development block can wrap around the open space and look out onto it.

Option 3



Preferred Option (2)

B



The importance of both the Bonded Warehouse and Chymbly House from both a heritage and a community perspective has been understood from the previous workshop. Therefore, all future development options should look to restore these buildings with potential extensions or alterations in order to make them fit for purpose. The purpose of these buildings is to be decided.

The hatching on this parcel means that it could be development or open space depending on the surrounding uses and level of development which is to be decided upon.

This open space in front of Kresen Kernow will be retained, potentially with an element of redesign in order to create a coherent open space with the new development.

Kimberly House has also been hatched to indicate that options where it is included in the red line boundary will be looked at as well as when it is outside of the boundary.

Access points for the proposed service route are shown here, either using the vehicle access from Kresen Kernow or via the route to the new housing development leading through the Kresen Kernow car park.

The dotted line around the Wilkow Building is to indicate that in some options going forward it will be retained and in others will be relocated off-site in order to understand how this effects the overall design of the site.

This parcel could become open space in place of development to create a linear open space in front of Kresen Kernow.

The hatching indicates that this parcel of land could be open space or be partially or completely developed. The idea that these hatched areas are flexible will allow a larger variety of options to be tested in greater detail in terms of height, massing and form.

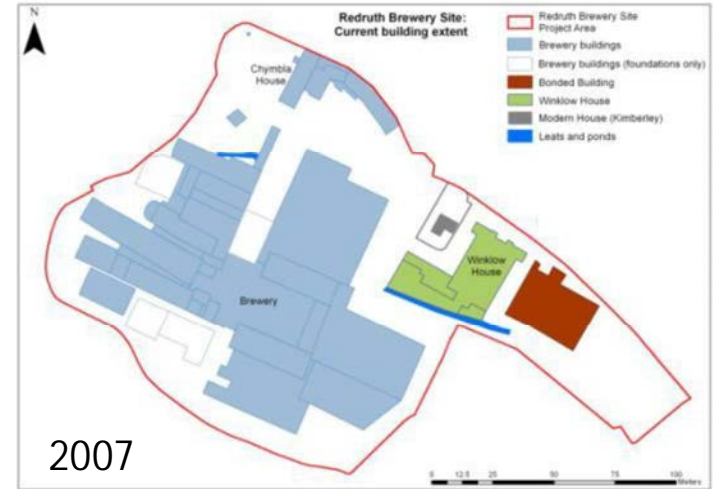
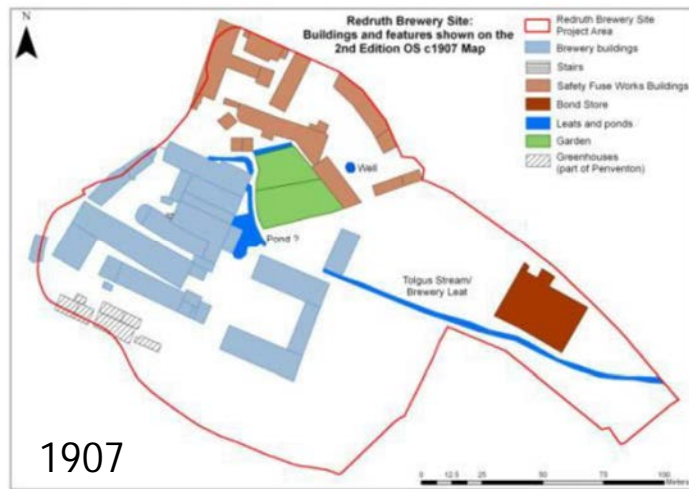
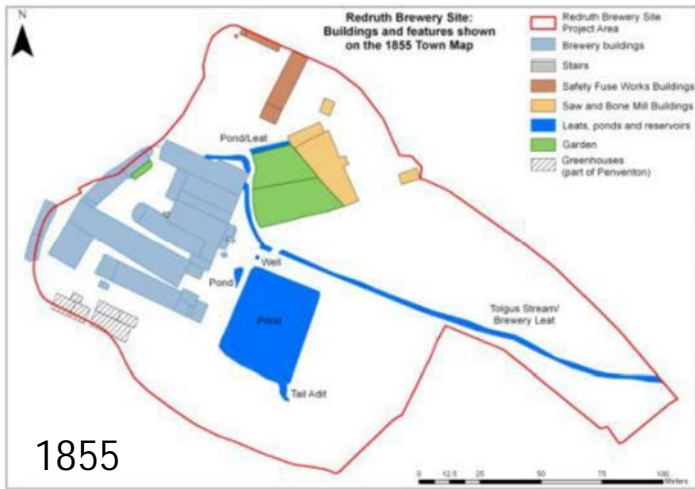
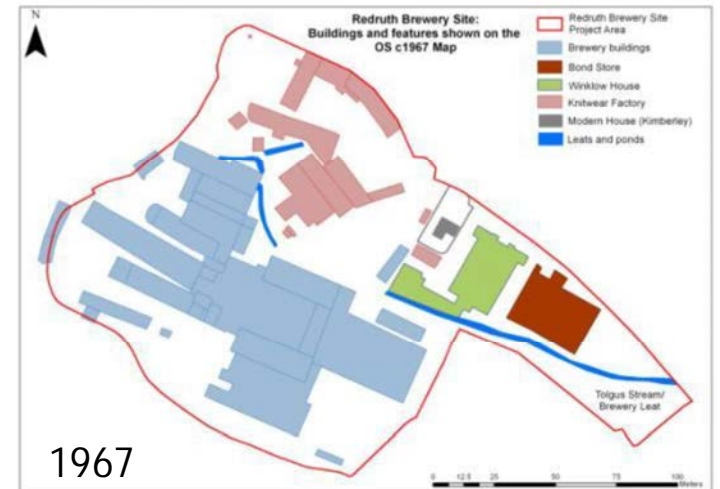
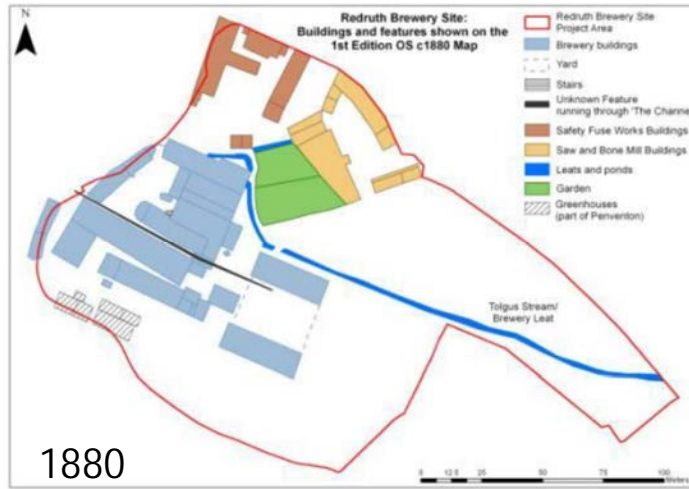
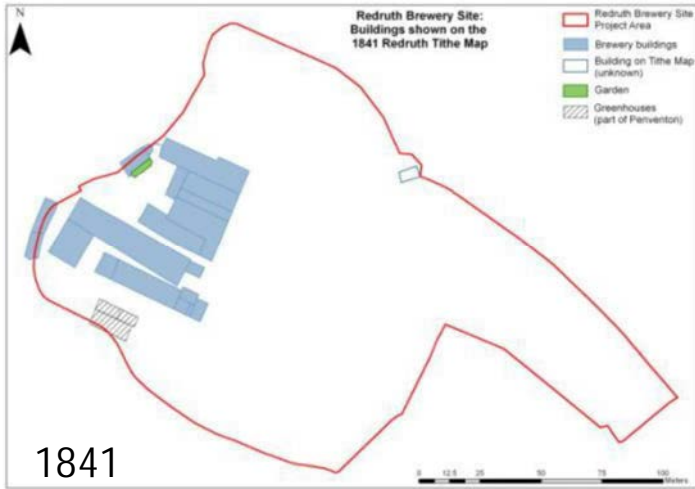
In order to service this development parcel, a route can be created at the southern edge of the site. As this would not be a through route, enough space for vehicles to turn will need to be provided.

Key	
	Key surrounding buildings
	Existing green space
	Kresen Kernow
	Retain existing building
	Development
	Open space
	Development or open space
	Open space or development
	Car park
	Pedestrian access



1841 Tithe Map

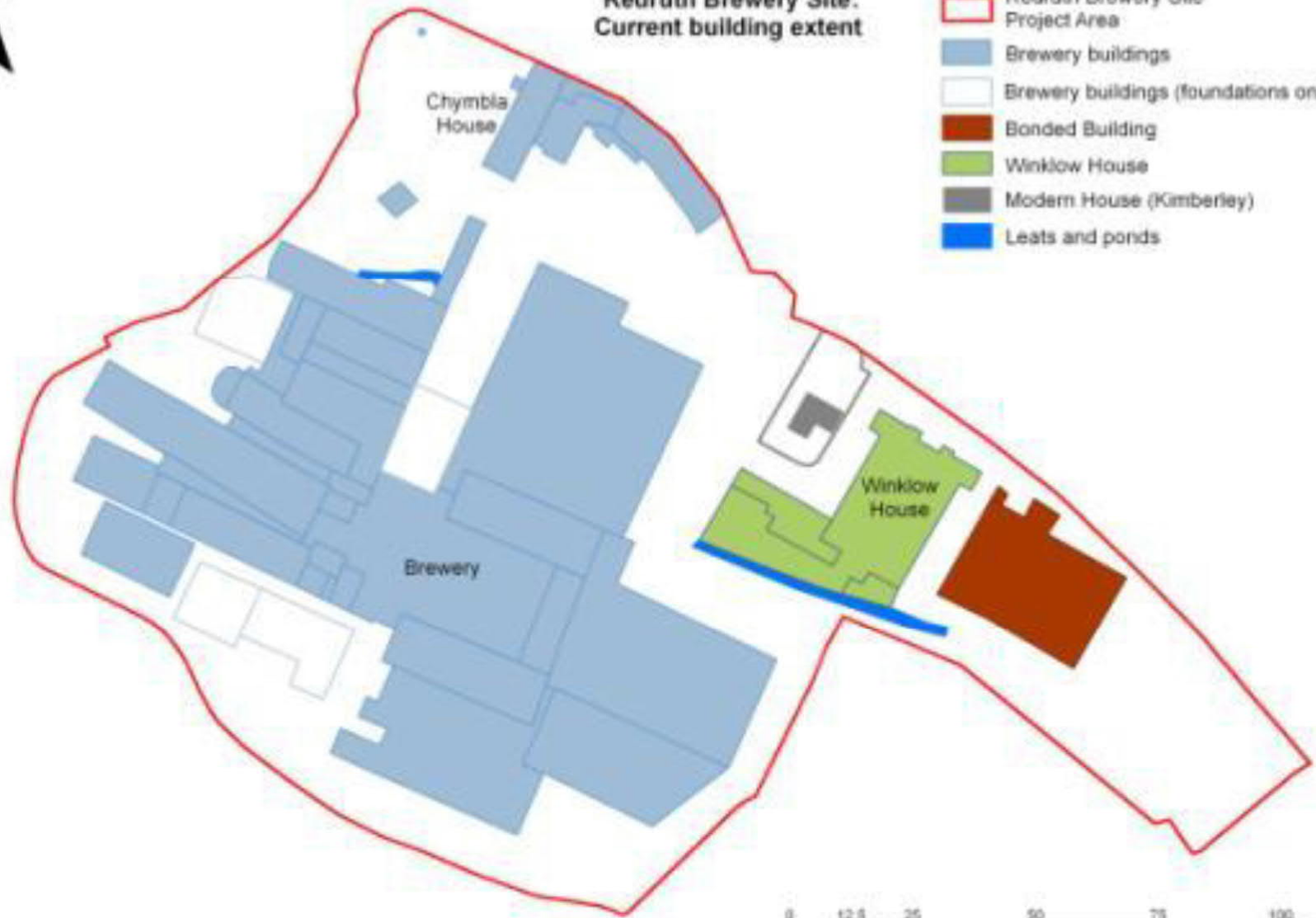




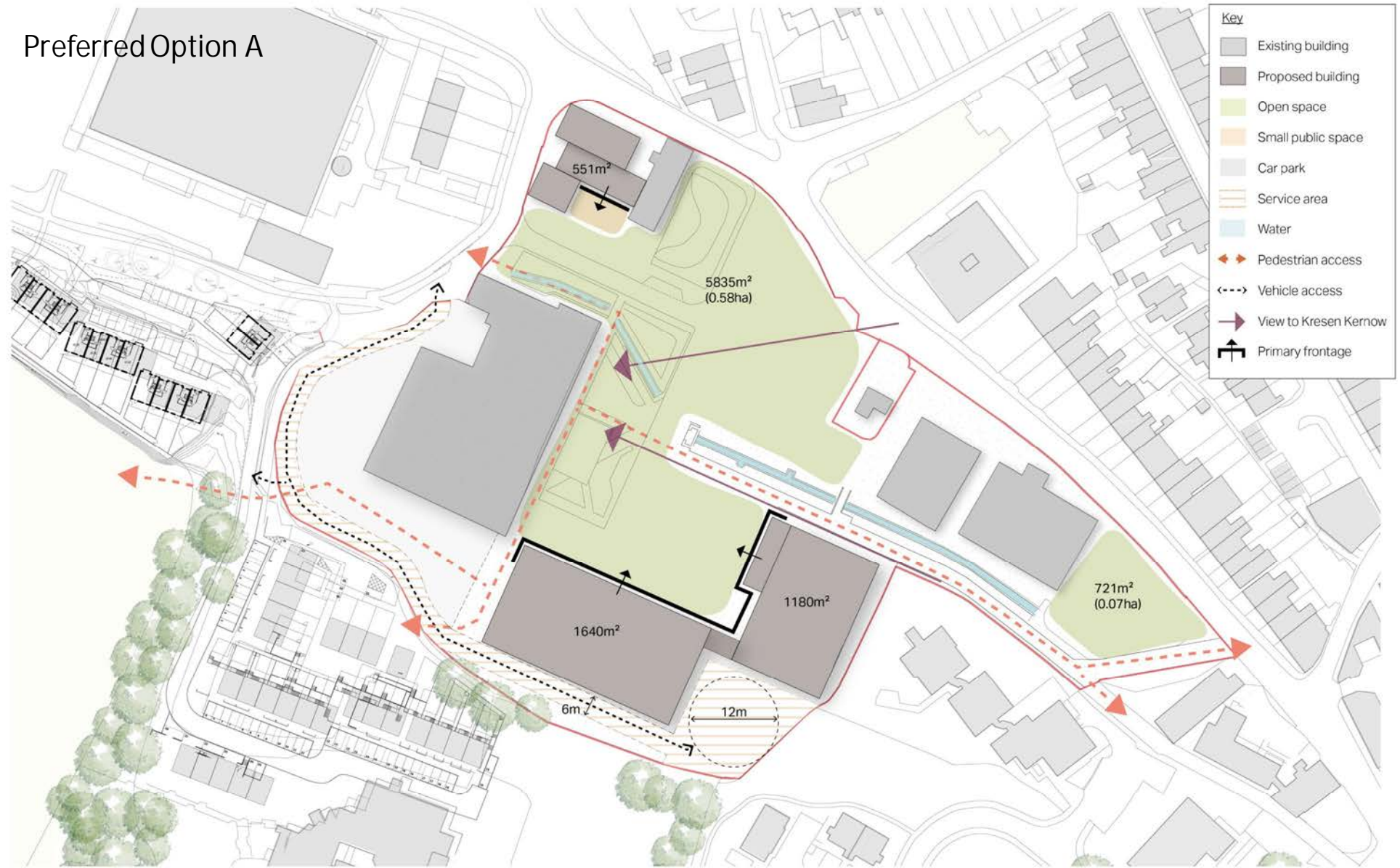


**Redruth Brewery Site:
Current building extent**

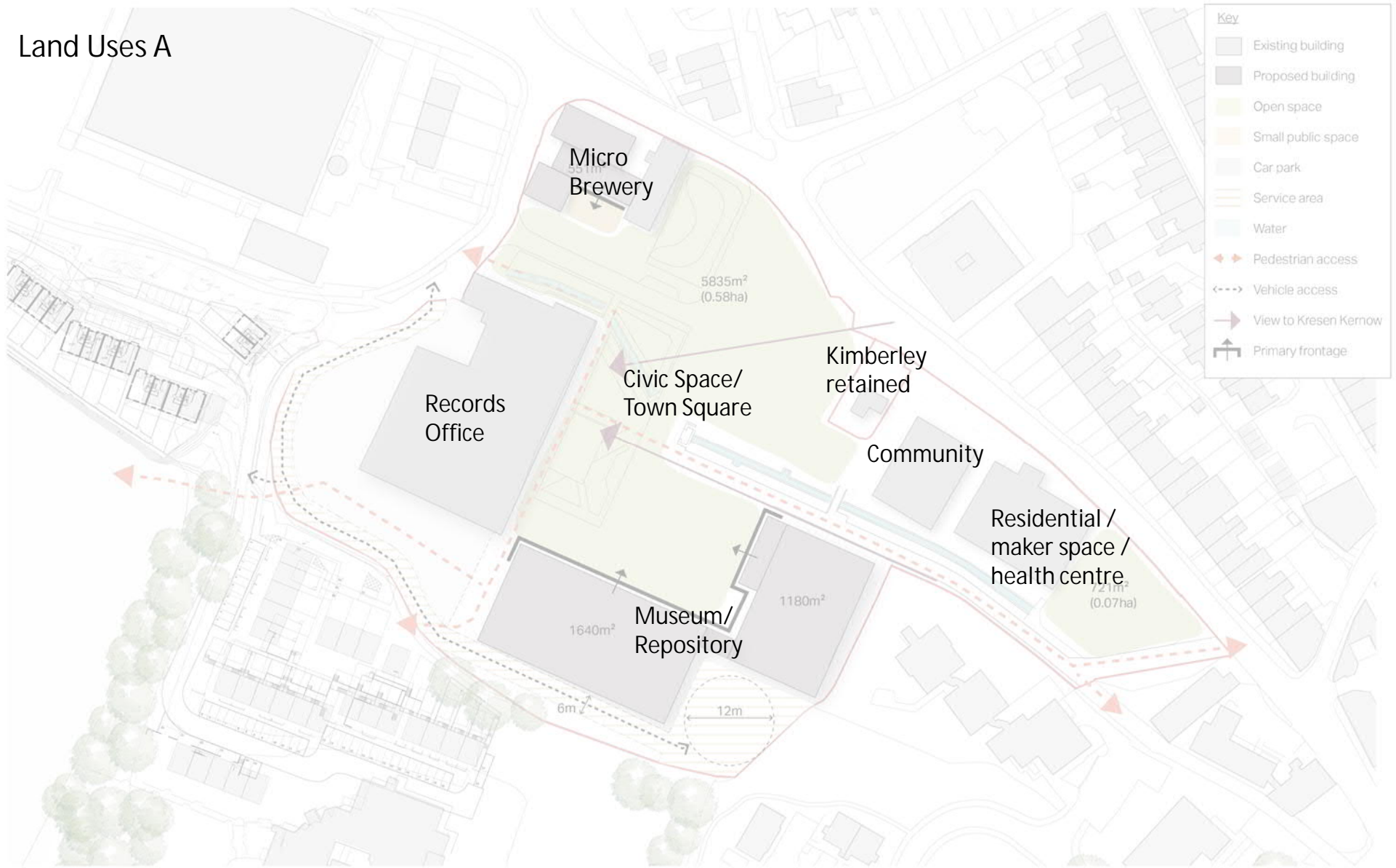
-  Redruth Brewery Site Project Area
-  Brewery buildings
-  Brewery buildings (foundations only)
-  Bonded Building
-  Winklow House
-  Modern House (Kimberley)
-  Leats and ponds



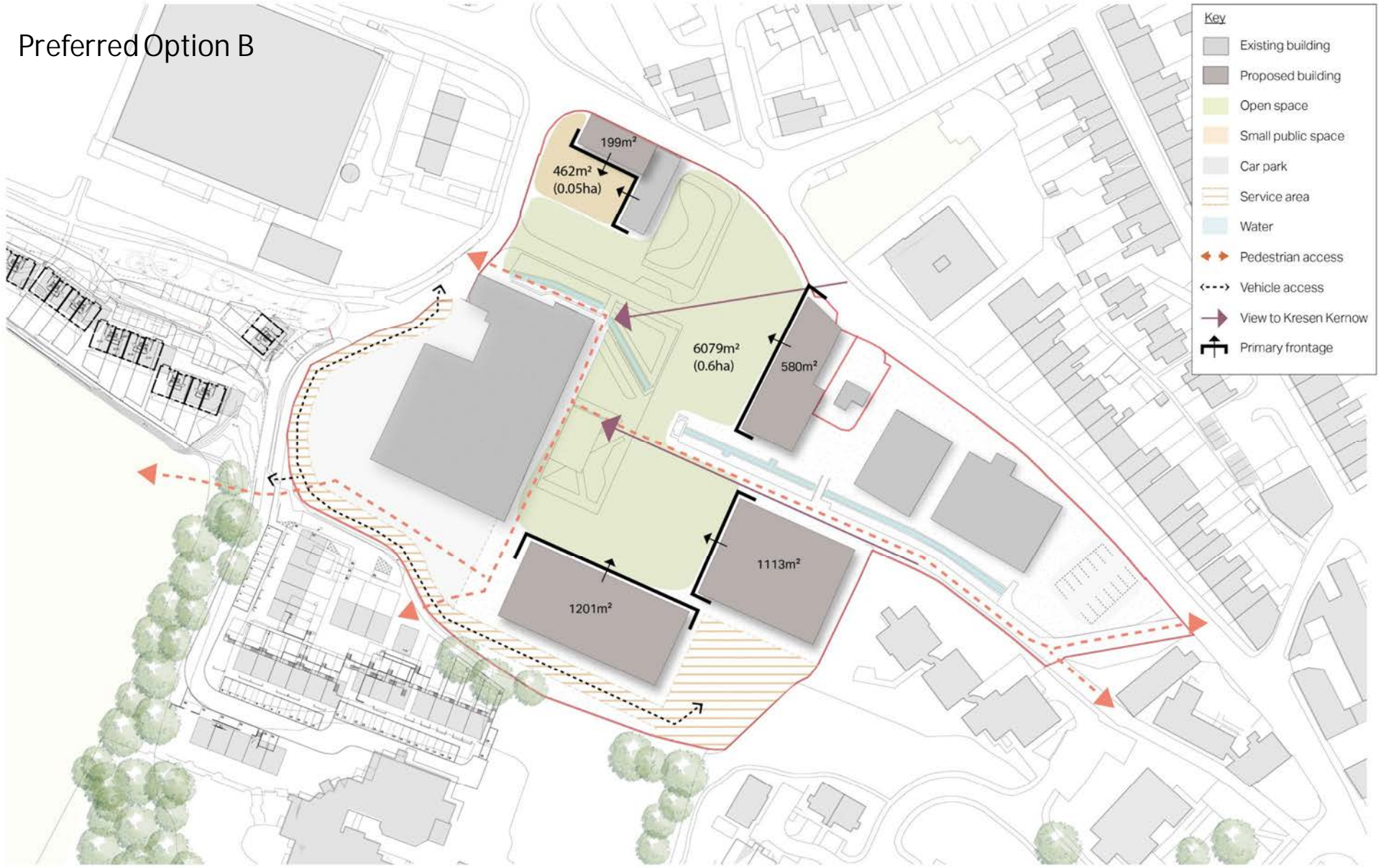
Preferred Option A



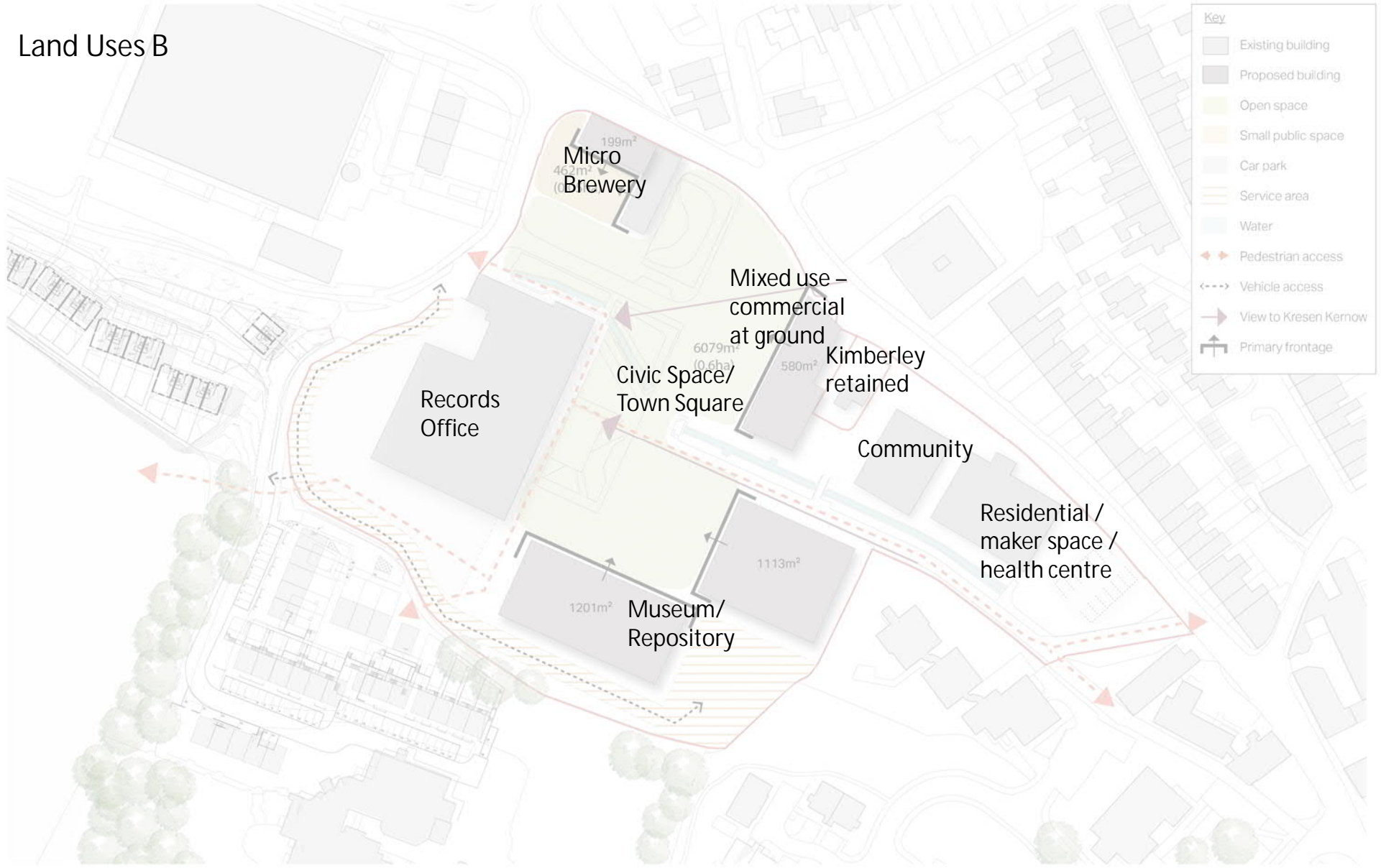
Land Uses A



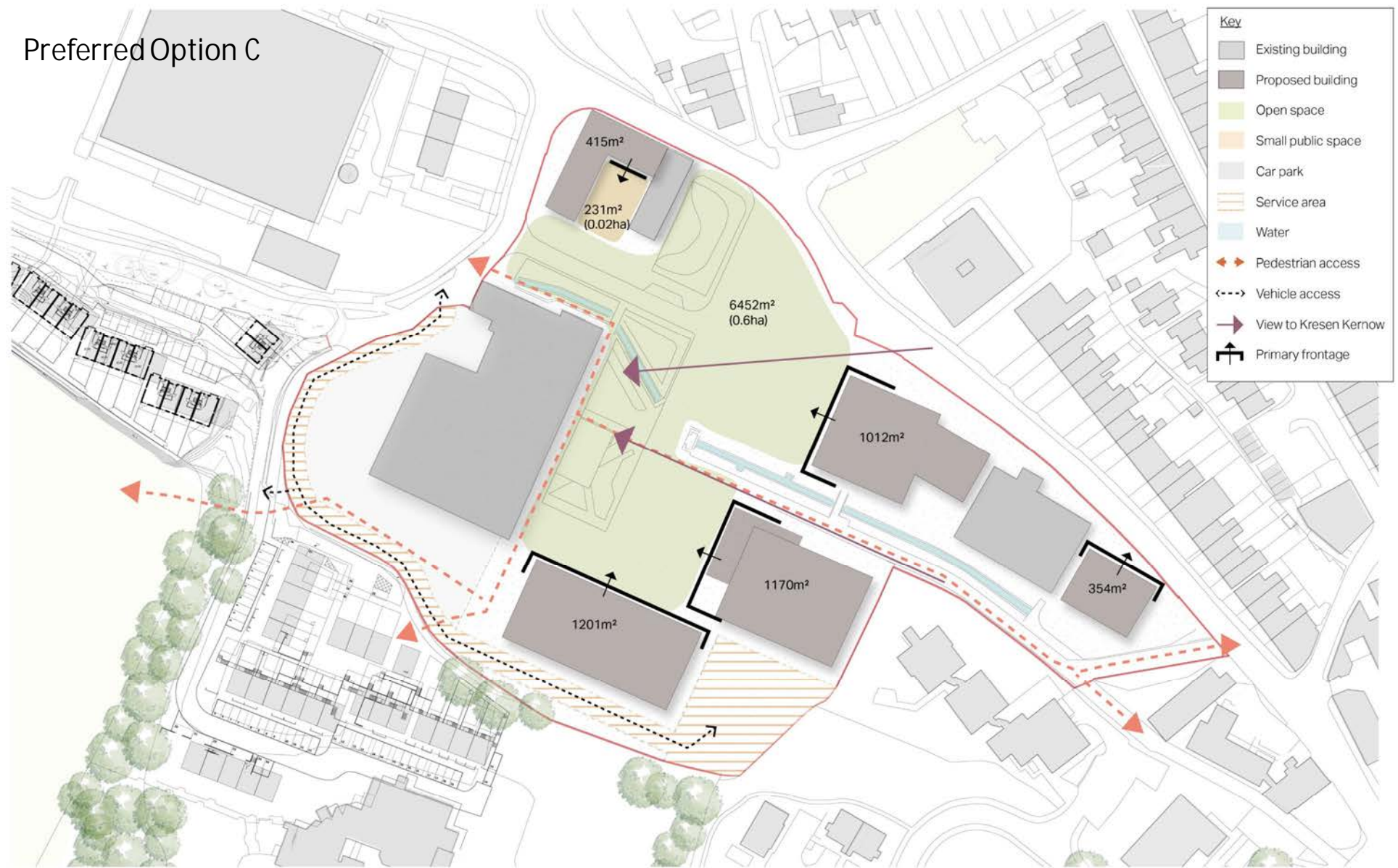
Preferred Option B



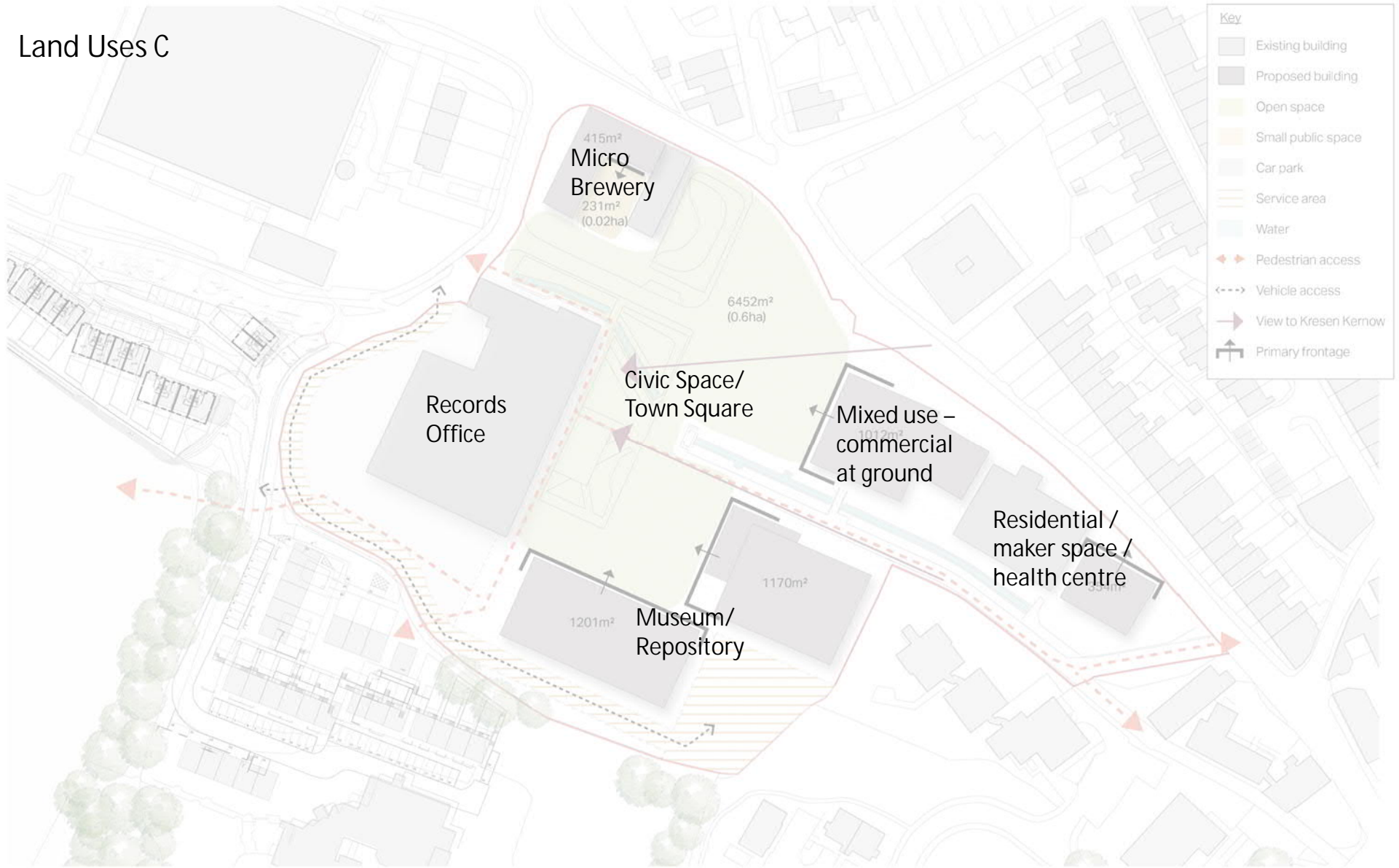
Land Uses B



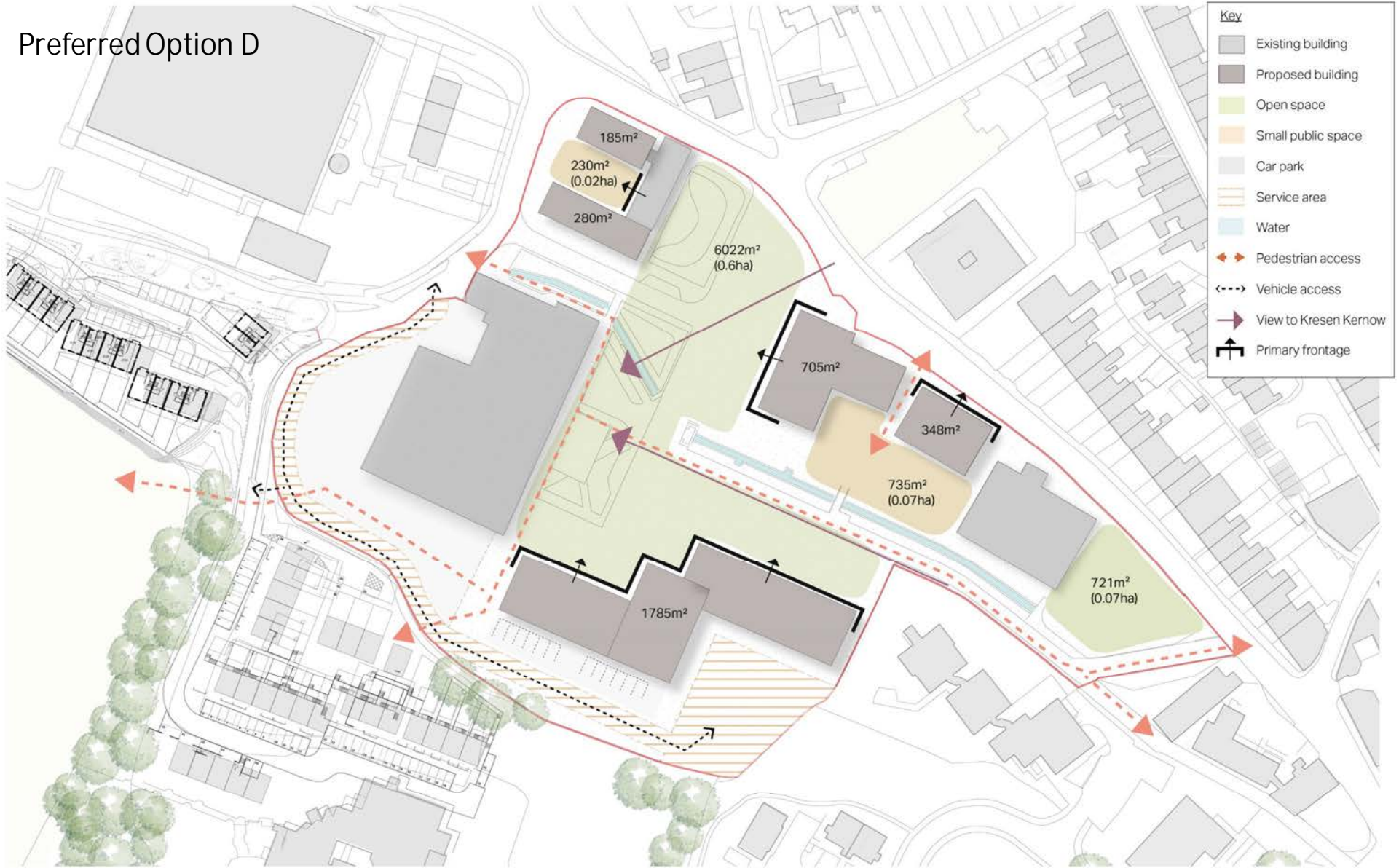
Preferred Option C



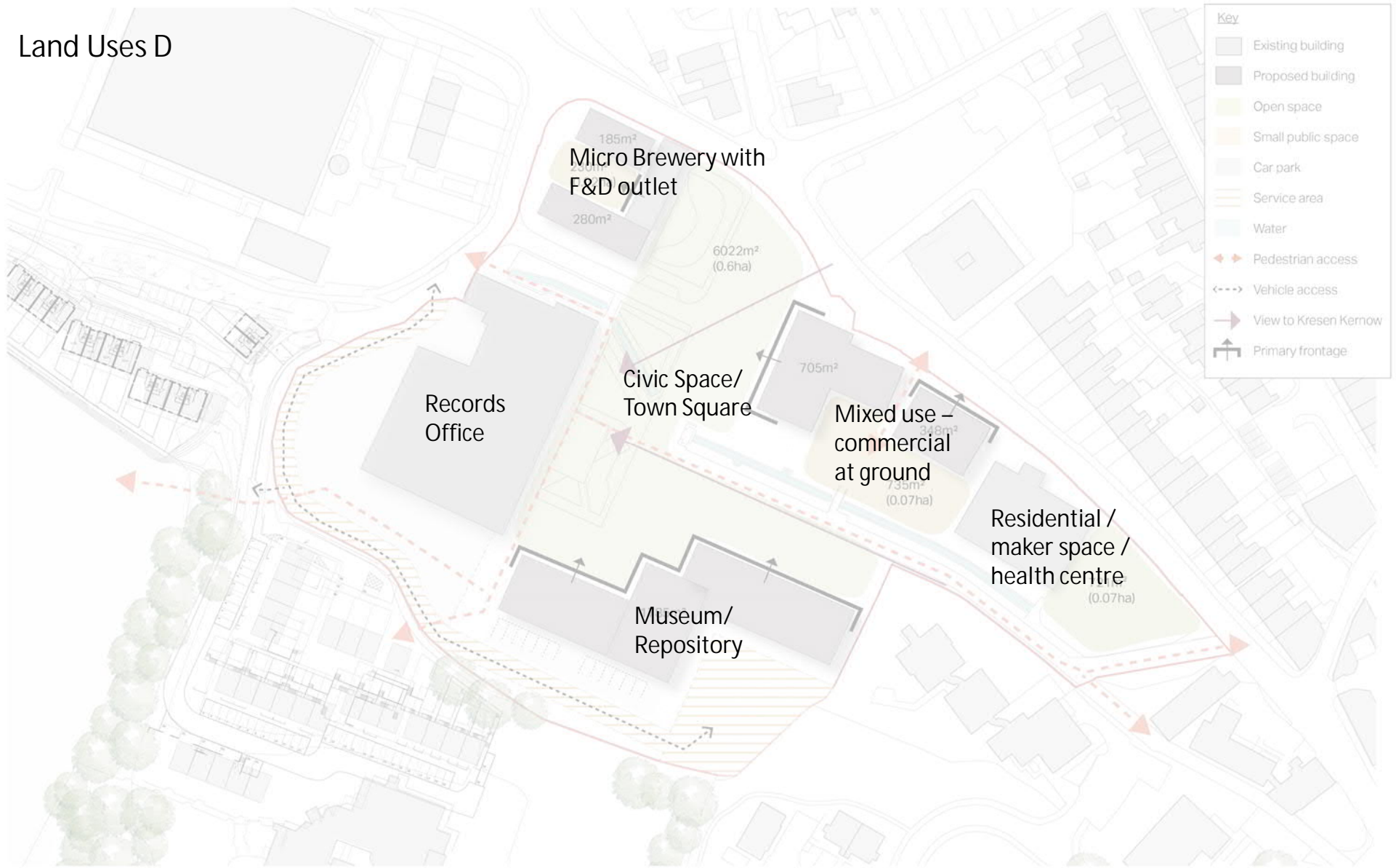
Land Uses C



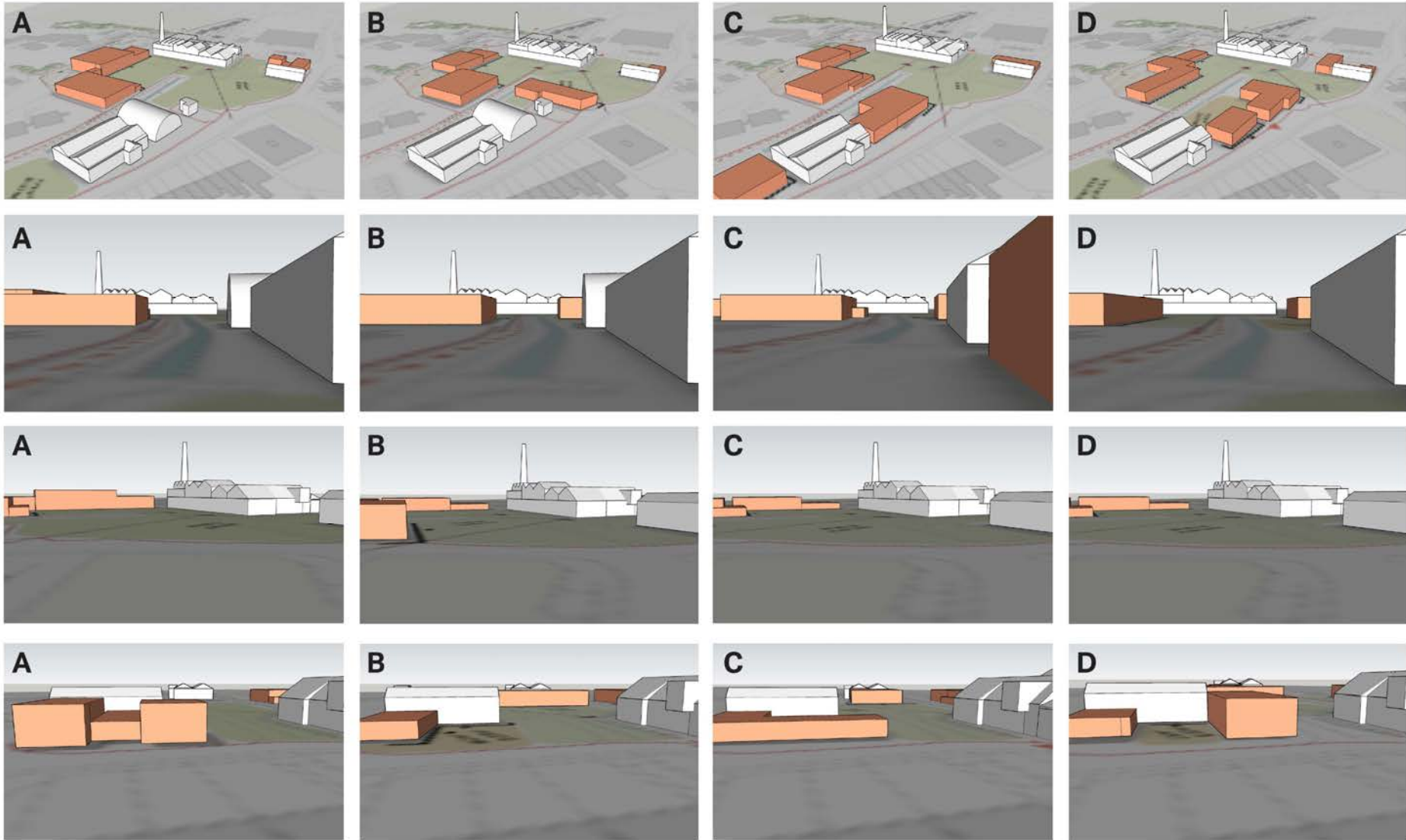
Preferred Option D

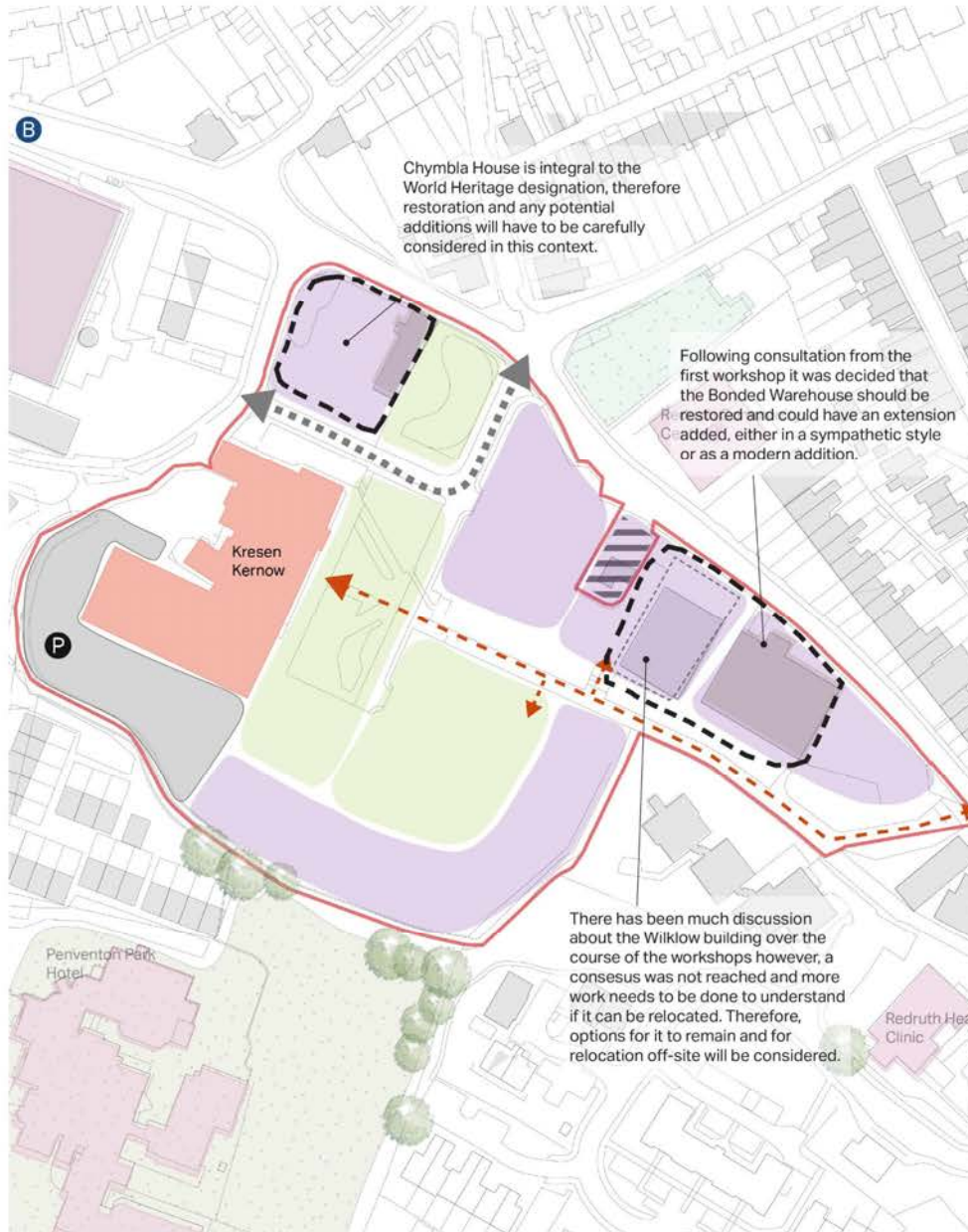


Land Uses D



3D Model Preferred Option A-D





Residential Extension, Cornwall



Old Mill Extension, Cornwall



Manor House, Mawgan Porth



Anchor Warehouse, Penryn



Beachfront Extension, St Ives



Old Warehouse, Truro



Barn Conversion, Cornwall



Perran Foundry, Cornwall



White House, Cornwall



Residential Extension, Cornwall



Residential Extension, Cornwall



Eden Hotel, Eden Project



National Maritime Museum, Cornwall



Bernish House, Cornwall



New House, Cornwall



New Build, Cornwall



Apartments, Truro



Leisure Facility, Cornwall



Chapel Porth, Cornwall



Apartments, Falmouth



Office Building, Cornwall



Residential Extension, Cornwall



New house, Cornwall



Perran Foundry, Cornwall

