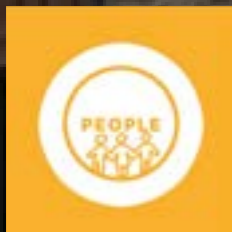


REDRUTH TOWN + WORLD HERITAGE SITE

SPATIAL VISION + INVESTMENT PLAN

FEBRUARY 2023



Good for People



Good for Place



Good for Nature

LL-382B-RE-001(A)

 LAVIGNE LONSDALE



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— 01 INTRODUCTION

01.01

INTRODUCTION

Positive things are happening in Redruth and there is a real sense of collective energy and momentum across the town and further afield.

Led by the local community, business entrepreneurs and strong creative collaborations, Redruth Town Council and Chamber of Commerce, Cornwall Council and Historic England, there is a drive to build on the town's distinctive heritage, Cornish culture, market trade, creative talent and fiercely proud community to **spark real change** and **Repurpose** and **Regenerate Redruth**.

This Spatial Vision and Investment Plan for Redruth has been produced by Lavigne Lonsdale, a masterplanning and urban regeneration company with specialisms in architecture, landscape architecture and urban design, based in Cornwall and Somerset. It was completed in February 2023 and is supported by a separate Preliminary Development report completed in April 2023.

The project has been very much a team effort and collaboration of specialists - all of whom have contributed through advice and studies, research, surveys, extensive consultation and international experience on a wide range of topics.

The collaborative work includes: place branding + values; socio-economics; transportation / movement and car parking; building valuations, funding streams and cost appraisals, historic building appraisals; events and festivals; shop front improvements; town centre business needs, and; the unique design and needs of a Cornish Plen-an-Gwari (Theatrical Playing Place).

This Spatial Vision and Investment Plan has been funded by Redruth Town Council through funding from Cornwall Council's Towns Vitality Fund (TVF) scheme and the High Street Heritage Action Zone (HSHAZ) scheme, a national scheme led by Historic England (refer to Figure 004).

It has considered an analysis of the wider town, honing in to focus upon the changing dynamic within the town centre and 'high street', with the aim of making it a more engaging, sustainable and vibrant place for people to live, work, entertain and socialise. A place that the local community can be proud of - and one that serves their current and future needs.

Redruth currently hides its light under a bushel and it is time now, using this Vision and Investment Plan as a vehicle for change, to celebrate and promote this unique town and proud, Cornish community.

Redruth is the most important town within the Cornish Mining World Heritage Site and very proudly considers itself authentically Cornish, globally connected via the Cornish diaspora to countries such as Mexico in particular. As part of the Cornish Mining World Heritage Site, Redruth is inscribed by UNESCO, an acclaim shared with Stonehenge, the city of Bath, Blaenavon in Wales and places like Machu Picchu in Peru. World Heritage Site inscription is a global recognition of the cultural significance of Cornish mining and as such, a prestigious award that brings responsibility in terms of protection as well as the opportunity to promote Redruth to international visitors.

Home to pioneers, inventors and engineers who shaped Cornish mining globally, ingenuity is still within Redruth's DNA and whilst Cornwall may no longer bring copper and tin to the surface, new opportunities are emerging with the extraction of lithium and the exploitation of geothermal in the local area. Once at the heart of the industrial revolution, could Redruth play a role in green, clean industry?

Once the richest mile in the country in Redruth's mining heyday, this has left a rich legacy, reflected in the fine bones of the historic buildings and townscape, (now suffering deterioration after decades of economic decline) and its mining recreation trails on the surrounding hills. With the cultural centre of Cornwall located at Kresen Kernow which homes the world's largest repository of Cornish archives, it is also a creative cluster of talent



and entrepreneurs, home to Krowji, the largest creative cluster this side of Bristol.

Redruth originated as a market town and was once the largest market in the South-West. It still has a strong market trade and the current regeneration of the Buttermarket has been a real catalyst for renewal. Redruth Revival aims to bring the Buttermarket "into the 21st century" by creating an economically thriving, cultural and community hub in the heart of the town, creating employment space for 25 businesses with new jobs and apprenticeships created in the process.

Together with its quirky, creative shops and independent spirit there is a need to provide a vibrant town centre, supported by good Wifi and structured governance, to enable independent retailers to flourish.

With a new generation coming through who have a genuine desire to repurpose, shop locally and live in a sustainable way, the green agenda is also high on Redruth's agenda.

Fiercely proud with strong sense of community, Redruth is also home to many unique Cornish cultural events and festivals.

These assets all underpin the Values, Spatial Vision and Investment Plan for Redruth.

krowji

ABOUT WHO'S HERE STUDIOS WORKSHOPS & CO.



FIG. 001 The bronze sculpture of a Cornish miner on Fore Street

FIG. 002 Krowji creative cluster

Authentically Cornish, we are down-to-earth, independent and resourceful. We're proud of our supportive and talented community. We're proud to be a place that's affordable for Cornish people to call their home. With a groundswell of grassroots action driving positive change, we are working to build our own circular economy and support our people and businesses whilst taking big leaps towards green living.

From the Mining Exchange to Murdoch House, Krowji and Kresen Kernow, Redruth has a history of being at the heart of stories, creativity and innovation in Cornwall.

A place that is resourceful and regenerative where sustainability underpins everything we do. To us sustainability means longevity, and creating our own solutions, embracing change and always being adaptable. That's our future and will be our legacy.

01.02

SPATIAL VISION FOR REDRUTH

People Place Nature

THE SPATIAL VISION

VISION UNDERPINNED BY VALUES

The Spatial Vision and Investment Plan is a planned vehicle for positive and transformational change for Redruth.

The spatial vision for Redruth is underpinned by the analysis of Redruth as it is today, the feedback and ideas that have emerged through the consultation process and the three Core Values of Redruth that have emerged:

- **Distinctively Cornish**
- **Resourceful + Regenerative, and**
- **Sparking Ideas**

This detailed process has identified a very broad range of issues and opportunities that this 'place-shaping' process seeks to bring together into a unified and integrated strategy.

The Redruth Neighbourhood Plan (emerging) together with the Local Plan provides a robust framework for a policy-led approach to tackle many of these issues. What the place-shaping approach seeks to achieve is to apply these policies in a context that is unique and particular to Redruth to:

- **Re-inforce** the unique Cornish character and identity of the town
- **Re-discover** and re-establish the special features that have shaped Redruth over the centuries
- **Re-balance** those components of the town's social, environmental and economic context that have become lost or diluted over time.

SPATIAL VISION FOR REDRUTH

The Spatial Vision has a series of key objectives that reflect the Core Values and baseline analysis. The three key themes are:

Good for People

Good for Place

Good for Nature

The intent of the Spatial Vision and Investment Plan is to apply this approach through a series of capital and social investment initiatives that:

- collectively improve the welfare and well-being of the **PEOPLE** that form the community of Redruth;
- enhance the prosperity of the businesses and individuals that drive the health and wealth of the town as a special **PLACE** and;
- puts **NATURE** at the core of the town's circular and purposeful, sustainable economy.

Good for People

- **Improving the welfare, health and well-being of our people that make the innovative and independent community of Redruth**
- **Improving the skills, support and circular economy and prosperity of our businesses and individuals that drive the health and wealth of the town**
- **Celebrating our unique Cornish culture (including Kresen Kernow and the Cornish language), events + festivals, rugby + sport**

Good for Place

- **Reinforcing Redruth as a special cultural place with our unique World Heritage Site status and Capital of Creative Culture of Cornwall**
- **Re-generating + repairing our heritage assets**
- **Re-purposing spaces + places with more flexible uses creating a more accessible, sustainable and inviting place to live and visit**

Good for Nature

- **Re-greening Redruth and living green - reducing carbon emissions and having beautiful, sociable and productive green spaces**
- **Being resourceful and sustainable**

THE SPATIAL VISION + INVESTMENT PLAN

The Spatial Vision + Investment Plan is set out into two parts:

PART A : Baseline information and spatial analysis of the town's assets and considerations, a summary of the Redruth Values work carried out by HemingwayDesign and summary of the stakeholder and community consultation work.

PART B : This sets out the Spatial Strategy for Redruth, identifying key capital and social investment opportunities and key strategies that offer planned transformation of the town.

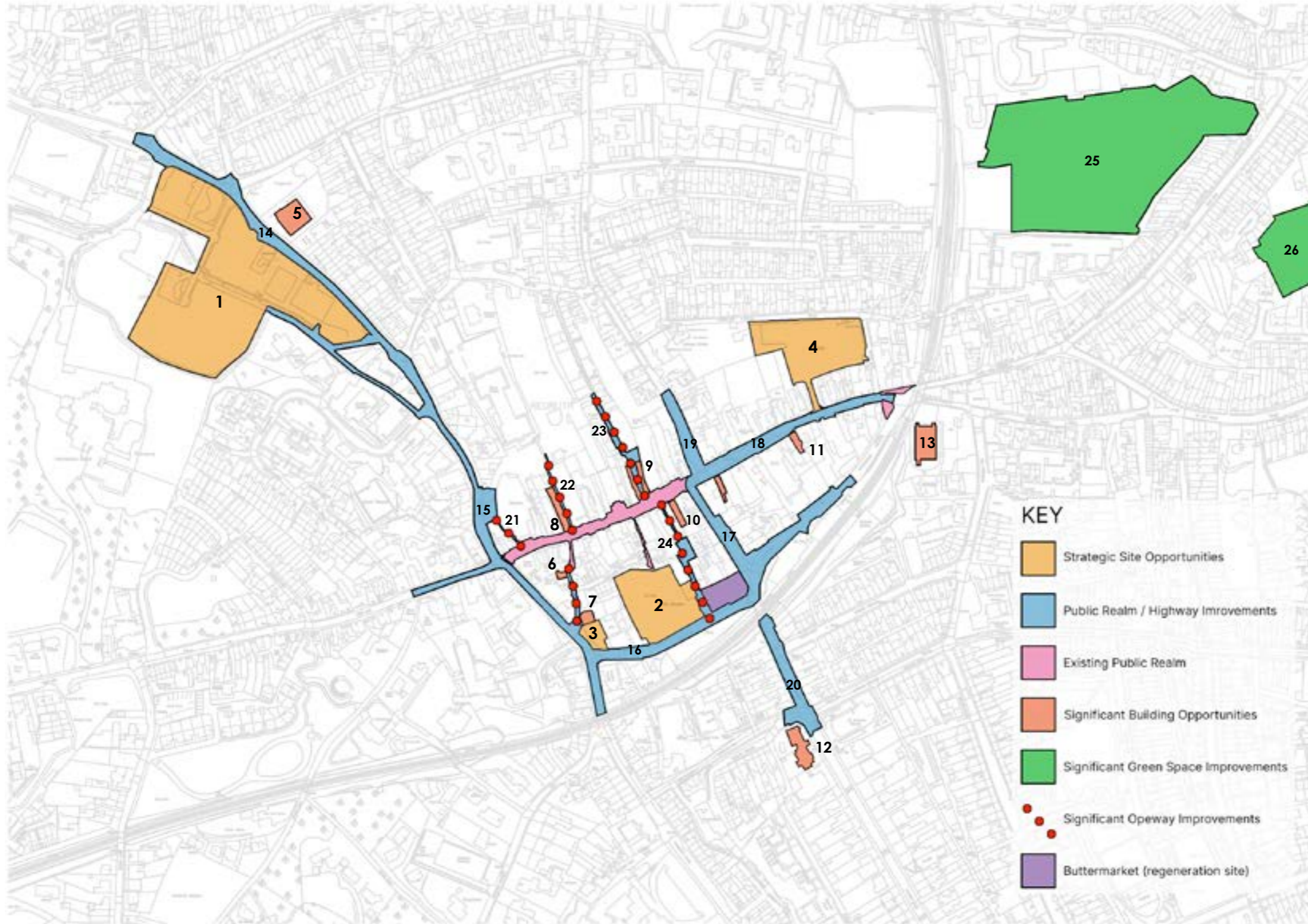
Key capital investment opportunities include strategic development sites, key buildings, public realm, green infrastructure and highways improvements.

Key social investment opportunities include initiatives for town centre businesses, the local community and social enterprise groups.



Good for People Good for Place Good for Nature

Vision and Investment : Spatial Strategy Overview



STRATEGIC SITES FOR REDEVELOPMENT

1. Brewery Site
2. Fair Meadow car park
3. Station Hill
4. Flowerpot car park

SIGNIFICANT BUILDINGS FOR REDEVELOPMENT/INVESTMENT

5. Redruth Community Centre
6. Murdoch House
7. 4/4a Penryn Street
8. Clotworthys
9. Rear of 23/24 Fore Street
10. 73, Fore Street
11. 59, Fore Street
12. The Ladder - Former Redruth Library
13. Redruth Methodist Church

PUBLIC REALM + HIGHWAY IMPROVEMENTS

14. Foundry Row
15. Chapel Street/ Regal Cinema
16. Station Road
17. Alma Place
18. Upper Fore Street
19. Green Lane
20. Bond Street

KEY

- Strategic Site Opportunities
- Public Realm / Highway Improvements
- Existing Public Realm
- Significant Building Opportunities
- Significant Green Space Improvements
- Significant Opeway Improvements
- Buttermarket (regeneration site)

SIGNIFICANT OPEWAY IMPROVEMENTS

21. Lidgely's Passage
22. Butchers Opeway
23. Symons Opeway
24. Clinton Passageway

SIGNIFICANT GREEN SPACE IMPROVEMENTS

25. East End Park
26. Gwealan Tops Adventure Play

STUDY AREA



FIG. 003 Study Area for the Vision and Investment Plan based upon the Redruth Town boundary (Redruth NDP)

TVF Vision + Investment Organogram

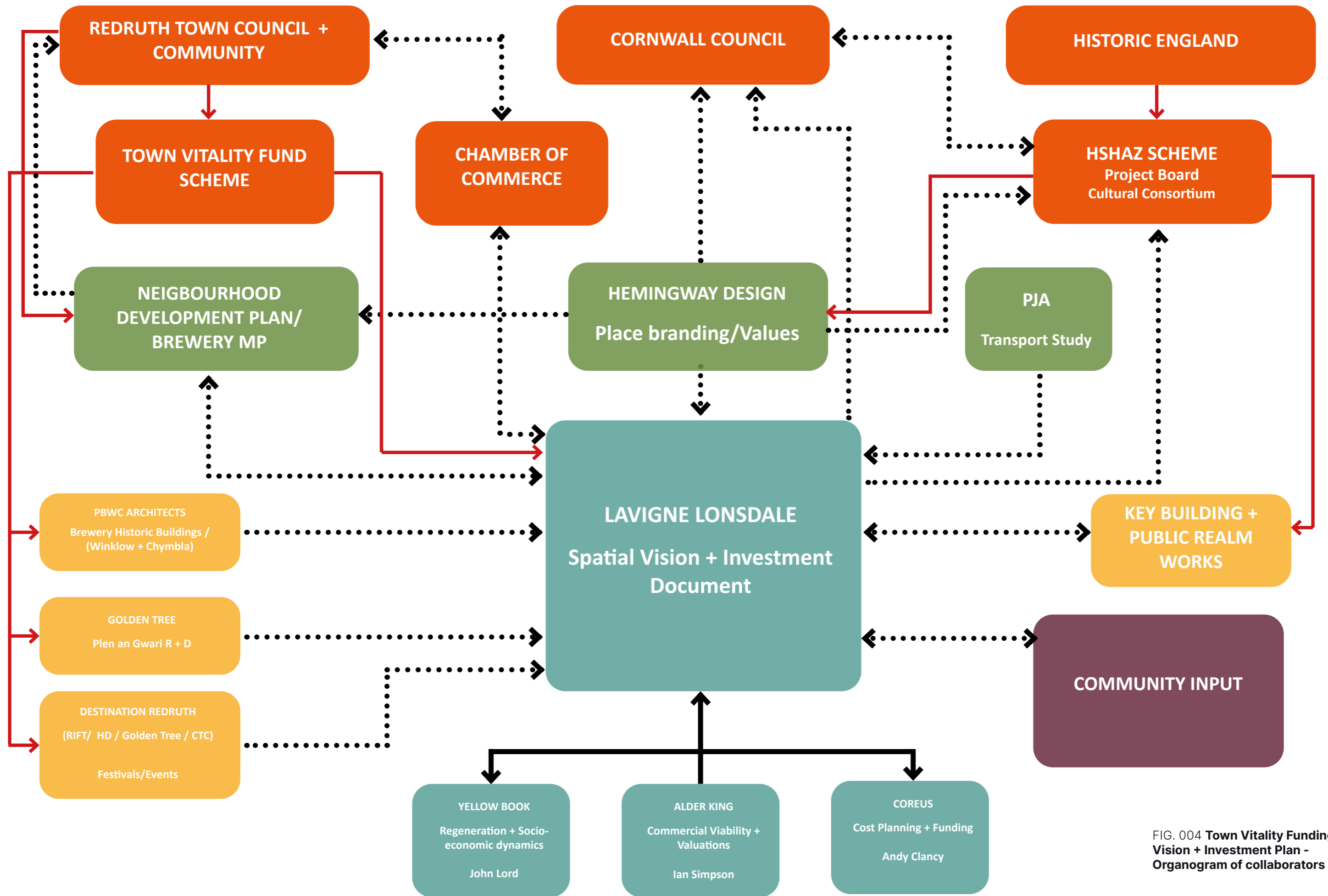


FIG. 004 **Town Vitality Funding Vision + Investment Plan - Organogram of collaborators**





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02

ASSETS OF REDRUTH + BACKGROUND CONTEXT - SPATIAL + SOCIAL

02.01

BASELINE STUDIES + CONSULTATION

WHAT UNDERPINS THE SPATIAL VISION

BASELINE STUDIES

Detailed baseline studies were carried out in 2020/21 in support of the Redruth High Street Heritage Action Zone (HSHAZ) masterplanning project. This was funded by Historic England and Cornwall Council, carried out by Lavigne Lonsdale over a period of 18 months that included the height of the COVID 19 pandemic. This focused on the historic town centre core of Redruth and included the Railway Station down to Kresen Kernow, and its wider surroundings.

Wider baseline assessment work has been carried out for the Spatial Vision and Investment Plan, which augments the previous information and also incorporates information from the Emerging Neighbourhood Development Plan and extensive consultation, to provide a comprehensive townscape, spatial and socio-economic analysis of the town as a whole.

This has included the following:

- Redruth's strategic location in relation to the Camborne, Pool, Illogan and Redruth area (CPIR)
- Heritage
- Planning Context and Planning Policy
- Land Uses
- Green Infrastructure
- Flood Risk
- Transport

SPECIALIST STUDIES + CONSULTATION

This work has been supported by a series of specialist studies and extensive stakeholder, community and public consultation (refer to Figure 004 and Appendix on Consultation).

Redruth Values: A Place Brand for Redruth - by Hemingway Design and CT Consults

Destination Redruth - by RIFT

Car Parking Study - by PJA

Socio-Economic Study - by Yellow Book

Investment : Economic Appraisals and Valuations - by Coreus and Alder King respectively

Redruth Neighbourhood Development Plan - led by Imelda Martin

Stakeholder, Community, Public and Business Consultation - by CTConsults/HemingwayDesign; Lavigne Lonsdale; RIFT; Cornwall Council and Redruth Town Council.

These are all summarised in the Vision + Investment Plan with detailed work appended or provided as separate documents.

WHAT UNDERPINS THE VISION HEADLINES

Listening, talking and consulting with a wide range of people, stakeholders, community groups and businesses, augmented with extensive baseline analysis has provided an in depth understanding of Redruth. This has included studies from leading specialists in urban regeneration, socio-economics and transportation.

HemingwayDesign's Redruth Values project uncovers and encapsulates what makes Redruth so special and articulates the ambitions for the town with three core values:

- **Distinctively Cornish**
- **Resourceful + Regenerative**
- **Sparking Change**

These values underpin the Redruth Vision + Investment Plan and are set out in detail in Chapter 3.



WILLIAM MURDOCH
1754-1839

02.02

BACKGROUND CONTEXT + CPIR

STRATEGIC LOCATION

CPIR CONURBATION

Redruth forms part of the CPIR conurbation (Camborne, Pool, Illogan and Redruth), which collectively forms the largest urban settlement with a population of around 60,000¹ and is the main urban catchment area for many of the surrounding villages. Given their close proximity, the four areas have strong relationships with each other.

Forming a continuous corridor of urban development for over 8km along the inland western spine of Cornwall, CPIR runs parallel to the A30, Cornwall's main truck road, and benefits from two main line railway stations. As such, it is strategically and logistically well connected to the rest of Cornwall, the South West, London and the rest of the UK.

At a local level it has direct road and rail links to Penzance, West Cornwall and Truro and direct road links to Falmouth, Helston and the north coast and is served by excellent public bus transport.

CPIR was renowned the world over as the centre of copper and particularly tin mining in the 18th and 19th centuries, resulting in it becoming one of the wealthiest areas in the world, which can be seen through some of the area's architecture.

The steady decline of the area's mining industry had profound effects on the area's economy, but the industry has left a lasting legacy which can be witnessed through its architecture, culture and landscape.

¹ 2020 Business Register and Employment Survey

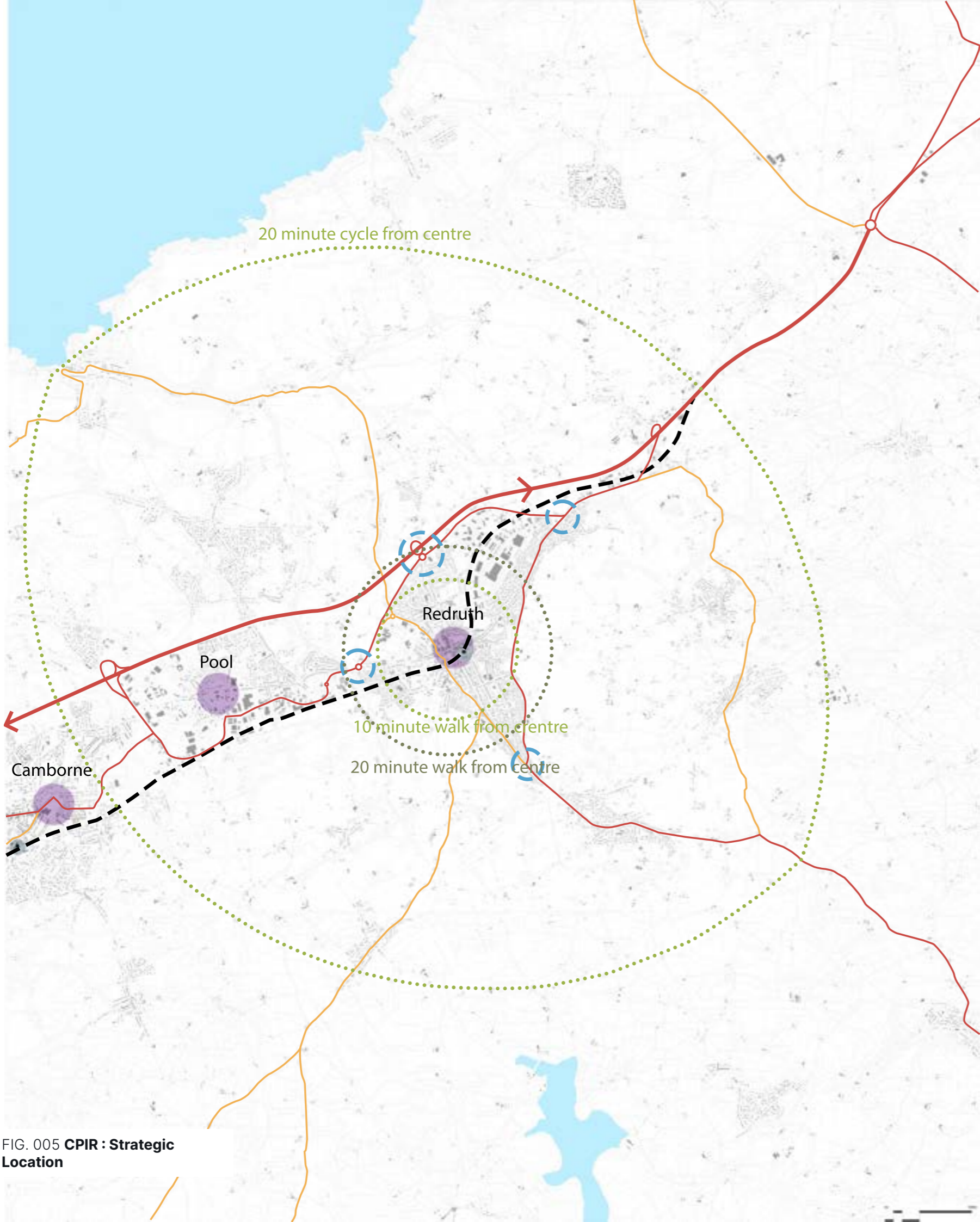
CPIR HEADLINES

The CPIR conurbation comprising Camborne, Pool, Illogan and Redruth is the largest urban settlement in Cornwall and the industrial heartland of the county.


Whilst each town is intrinsically connected, it is important that each celebrates its own distinct and separate identity.

Redruth is strategically well located and well connected via road, rail and public bus transport.

Once the global centre for copper and tin mining, its former wealth has left a lasting legacy through its architecture, culture and landscape.





Key:

Primary Road 

Secondary Road 

Rail Line 

Railway Station 

Strategic Gateway to Redruth 


Town Centre 

FIG. 005 CPIR : Strategic Location

02.03

BACKGROUND CONTEXT + PREVIOUS STUDIES

PREVIOUS REGENERATION STRATEGIES FOR REDRUTH

URBAN FRAMEWORK / INVESTMENT PLAN : 2000

An Urban Framework Plan and Investment Strategy for CPIR was carried out in 2000 by Llewellyn Davies. Its key purpose was to revitalise CPIR through the following initiatives:

- establishing a set of flagship development, infrastructure and environmental projects to act as anchor schemes and provide the right framework for regeneration
- creating a series of inter-reliant, sustainable mixed use neighbourhoods with differing scales and activities
- reinforcing local identity and uniqueness

The proposals were intended to be formally adopted as a Supplementary Planning Document to reinforce their planning status and incorporated into the Local Plan.

The thrust of the strategy for Redruth was to focus upon upgrading the vitality and viability of the town centre, whilst enhancing transport and access arrangements throughout the town and improving the attractiveness of land provision necessary to sustain industrial growth. A range of relatively small scale but major impact individual projects were being considered to harness EU funding.

These are set out on the table overleaf and highlighted whether completed wholly, partially or not.

REDRUTH ACTION PLAN PROJECT : 2011

The Redruth Action Plan Project (RAPP) was carried out in 2011 by Aecom and adopted. Its primary objective was to develop a programme of interventions to regenerate Redruth and 'bring the heart back into the town centre'. 25 Priority sites were identified - included unlocking 10 vacant or derelict brownfield sites for development to help change the perception of the town for residents, visitors and investors.

These are set out on the table overleaf and highlighted whether completed wholly, partially or not.

The RAPP forms the Redruth element of the Camborne, Pool, Illogan and Redruth Framework (March 2017), which supports the DPD and sets out the vision and integrated strategy for the future sustainable growth and regeneration of Redruth Brewery Site and the Town Centre.

HSHAZ MASTERPLANNING : 2021

A High Street Heritage Action Zone (HSHAZ) Masterplan for Redruth Town Centre was carried out in 2020/21 by Lavigne Lonsdale. This focused on the historic core of Redruth including the Railway Station down to Kresen Kernow, and also considered its connections to the wider surroundings.

This included a RIBA Stage 2 Urban Design Feasibility Study proposing a range of re-development opportunities for vacant/derelict/problem sites, road junction enhancements and public realm, green space signage, lighting and opeway proposals for the town centre. It was supported by detailed baseline assessment and extensive stakeholder, community and business consultation.

FORMER REGENERATION HEADLINES

Previous regeneration studies for Redruth date back 22 years. Some of the interventions have been successfully implemented under both the Urban Framework Programme of 2000 and the RAPP project of 2011.

However, a considerable number of sites from 22 and 11 years ago remain un-regenerated. Many of these are at important gateway locations and are a significant blight on the town.

The HSHAZ project identified key regeneration proposals and improvements for the historic town core. This Vision + Investment Document identifies a definitive list of priority regeneration projects for the whole of Redruth Town, and looks to address historic issues to help unlock long-term vacant and derelict sites + bring about lasting positive change to the fabric and community of Redruth.

URBAN FRAMEWORK PLAN : 2000	REDRUTH ACTION PLAN PROJECT : 2011	WHATS BEEN DONE	WHAT'S IN THE VISION + INVESTMENT PLAN 2022
Redruth Hospital - mixed use Urban Village		YES - Gweal Pawl Urban village	
	Brewery Quarter / Chapel Street Corridor - Redruth Brewery as mixed use: employment, tourism, retail, leisure and creative industries - include flood alleviation to the Leats	PARTLY - Site demolition /clearance completed to leave 4 agreed buildings. Flood alleviation works carried out and Kresen Kernow opened in 2019.	Brewery Site + Foundry Row
	Murdoch Quarter Entertainment Hub -includes Hollies Hotel, 1 Station Hill, public realm by Regal Cinema	PARTLY - Hollies Hotel redeveloped as housing.	Murdoch House / Cross Street and gateway (4/4a Penryn St).
Fair Meadow - mixed use development facing onto town square for Farmer's Market, restoration of buildings along Back Lane West for mixed resi/ business use	Fair Meadow - part retail / car park	NO	Fair Meadow flexible use
		YES - Back Lane West	
Flowerpot site - mixed use development	Flowerpot Car Park - part retail / residential	NO	Part residential / parking
	Clotworthys (12 Fore Street)	NO	YES
	The London Inn	PART - HSHAZ achieved Planning permission for residential and commercial.	YES
	Chapel Street East - for local creative businesses	PART	
Post Office Site mixed use development - with back of house PO sorting reallocated to Industrial Estate	Post Office Sorting Yard	NO	PART - Post Office rear
Upgrade Fairfield Open Space - and small infill housing		YES	YES GI improvements
Gas Depot + Old Fire Station - mixed use redevelopment	The Old Fire Station -conversion to a dwelling	PART - Gas station remediated but not redeveloped.	
	Land to the rear of Fore Street North - to enclose New Cut Car Park	NO	NO
	Land to the rear of Red Lion pub - for retail development	NO	NO
Trengweath Hospital - mixed use redevelopment	Land at Trengweath Hospital	NO	NO - No longer in the NDP allocation for housing. Homes England pulled out due to issues
Old School Site - mixed use redevelopment	Krowji	YES	
Sandy Lane - road upgrade / strategic housing land release		YES	
Redevelop Treruffe Hill derelict site for residential		NO	NO - flood risk to be resolved
West End Streetscape Improvements - pedestrian priority measures re-routing through traffic around the by-pass		NO	YES
Restoration of Chapel at Plain-an-Gwarry		YES - Apartments	
Chapel Street frontage by Regal Cinema - development or major mural on cinema wall		NO	YES - public realm intervention
Redruth Rugby Club improvements			Further dialogue required
Gateway scheme - New Tolgus Vean /A3047 Roundabout		YES	
Gateway scheme - redevelopment of derelict Avers site	Development of Avers	YES - ALDI	
Gateway scheme - Cardew Industrial Estate landscape and entrance upgrade		YES	
Gateway scheme - Landscape improvements at west end of Blowinghouse Hill		YES	
New Portreath Road upgrade - relocation of existing large plant and vehicle yards to an industrial estate		YES	

02.04

PLANNING POLICY CONTEXT

CARN TO COAST

HERITAGE, LANDSCAPE + NATURE CONSERVATION

The extent of national landscape, nature conservation and cultural + heritage designations within and surrounding Redruth town illustrates the quality and outstanding value of Redruth's assets.

These include Scheduled Monuments, Conservation Areas listed buildings and structures, and the UNESCO Cornish Mining World Heritage Site inscription which are covered in greater detail on the following pages.

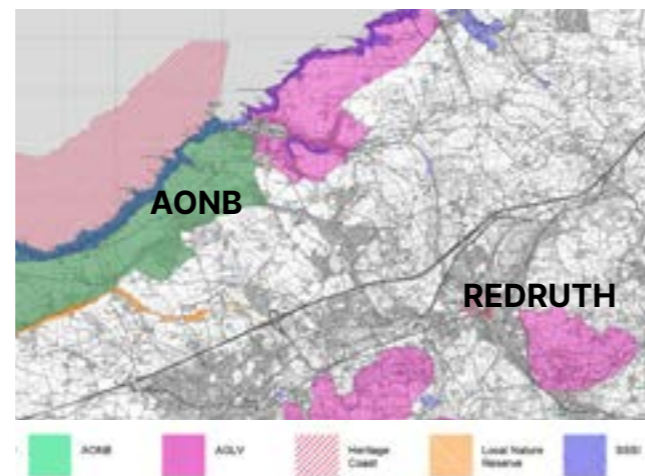
The number of designated footpath, cycle trails and mineral tramways to the wider setting of Redruth illustrates the popularity of exploring and travelling through this rich and cultural landscape.

AREA OF OUTSTANDING NATURAL BEAUTY

Areas of Outstanding Natural Beauty (AONB) have the highest status of national protection in the UK, in relation to landscape and scenic beauty.

27% of the total area of Cornwall is protected by AONB which exemplifies the quality and beauty of much of Cornwall's landscape.

The AONB closest to Redruth is along the North Cornish coastline approximately 5km north-west of Portreath, adjacent to the coastal mining port of Portreath, the historic shipping transport hub for Cornwall's mining. The rail lines between Redruth and Portreath now provide leisure cycling and walking routes.



AREA OF GREAT LANDSCAPE VALUE

Areas of Great Landscape Value (AGLV) are locally designated landscapes with a high landscape quality and strong and distinctive characteristics of which there are two, very close to Redruth.

The Carnmarth Area of Great Landscape Value bounds the town to the south-east.

The Carnmenellis AGLV covers an extensive area that forms of the granite boss spine of Cornwall cut with rich veins of minerals associated with the Cornish tin and copper mines. 1.5km south-west of Redruth it covers the highly prominent Carn Brea hill that towers over Redruth.

PLANNING POLICY HEADLINES



The extent of landscape, nature conservation and cultural + heritage designations within and surrounding Redruth town illustrates the quality and outstanding value of Redruth's assets.

Redruth has a strong relationship with its surrounding granite boss landscape, which forms a stunning backdrop to many of the views across the town. This landscape is bestrewn with mining heritage, wheal engine houses, tram trails, and is rich in wildlife value, however physical foot and cycle connections are poor.

'CARN TO COAST' Stronger coupling to create one destination - Portreath for the beach; Redruth for the town; mineral tramway trails for countryside.

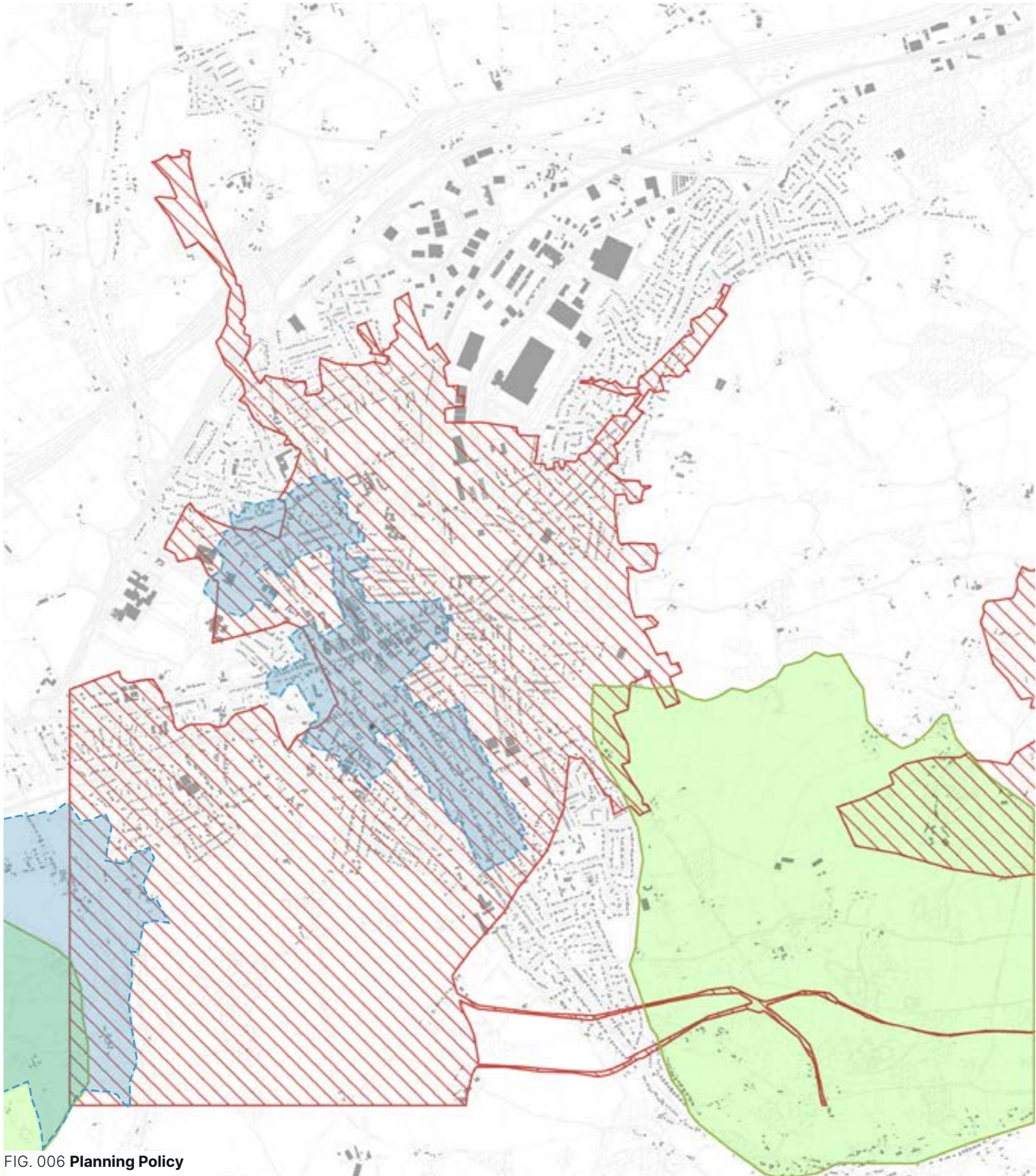


FIG. 006 Planning Policy

02.05 HERITAGE

HERITAGE

WORLD HERITAGE SITE + GLOBAL ACCLAIM

Redruth's most highly valued heritage asset is its World Heritage Site (WHS) status.

Redruth is the most significant town in the Cornwall and West Devon Mining WHS, inscribed by UNESCO in 2006. This is the largest industrial World Heritage Site in the UK, with over 20,000 hectares spread across Cornwall and West Devon.

This global recognition is reserved for places on Earth that are of 'outstanding universal value to humanity' of which there are only 1,154 in the world (August 2022). This rare status is shared with places such as the City of Bath, Blaenavon, the Egyptian Pyramids and Machu Pichu.

Redruth, as the trading, administrative and financial centre of the mining industry, was once the richest mile in Britain. Whilst mining was taking place all over Cornwall Redruth was the administrative and financial centre of it all.

Home to many of the pioneering engineers and inventors, Redruth's development was framed by great families, engineers and entrepreneurs and long-lived mining dynasties. Redruth has two Conservation Areas that cover the Town Centre and the residential area of Plain an Gwarry. Carn Brea Conservation Area which includes the village and hill top site, lies to the west of Redruth town.

SCHEDULED MONUMENTS

Scheduled Monuments (SM) : A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. Monuments are not graded, but all are, by definition, considered to be of national importance.

Whilst there are no scheduled monuments within Redruth town centre there are a plethora within a 1-5km radius. The nearest and most visible scheduled monument is Carn Brea, one of the most prominent hills in Cornwall. This also lies within the World Heritage Site and Carn Brea Conservation Area and, lying close to the town, is a highly visible landmark. Sitting atop are two prominent structures that stand over the town as a reminder of the areas rich mining past - Bassetts Monument, a Grade II listed, 30m high granite built as a memorial to Sir Francis Basset (philanthropist and one of the most important mining families in the area), and; Carn Brea Castle - Grade II listed, is an 18th century folly built on the site of a 14th century chapel.

Other scheduled monuments include: Round Barrow on Buller Down; Wheal Francis Engine Houses near Carnkie; Engine House and mine complex of Wheal Peavor; The Tolgus Arsenic works.

CONSERVATION AREAS

Conservation areas exist to manage and protect the special architectural and historic interest of a place - in other words, the features that make it unique. Designated by local authorities, they reflect the value placed by communities on cherished neighbourhoods, villages and town centres, giving them a key role in the regeneration of local areas.

Trees within a Conservation Area are also subject to statutory protection.

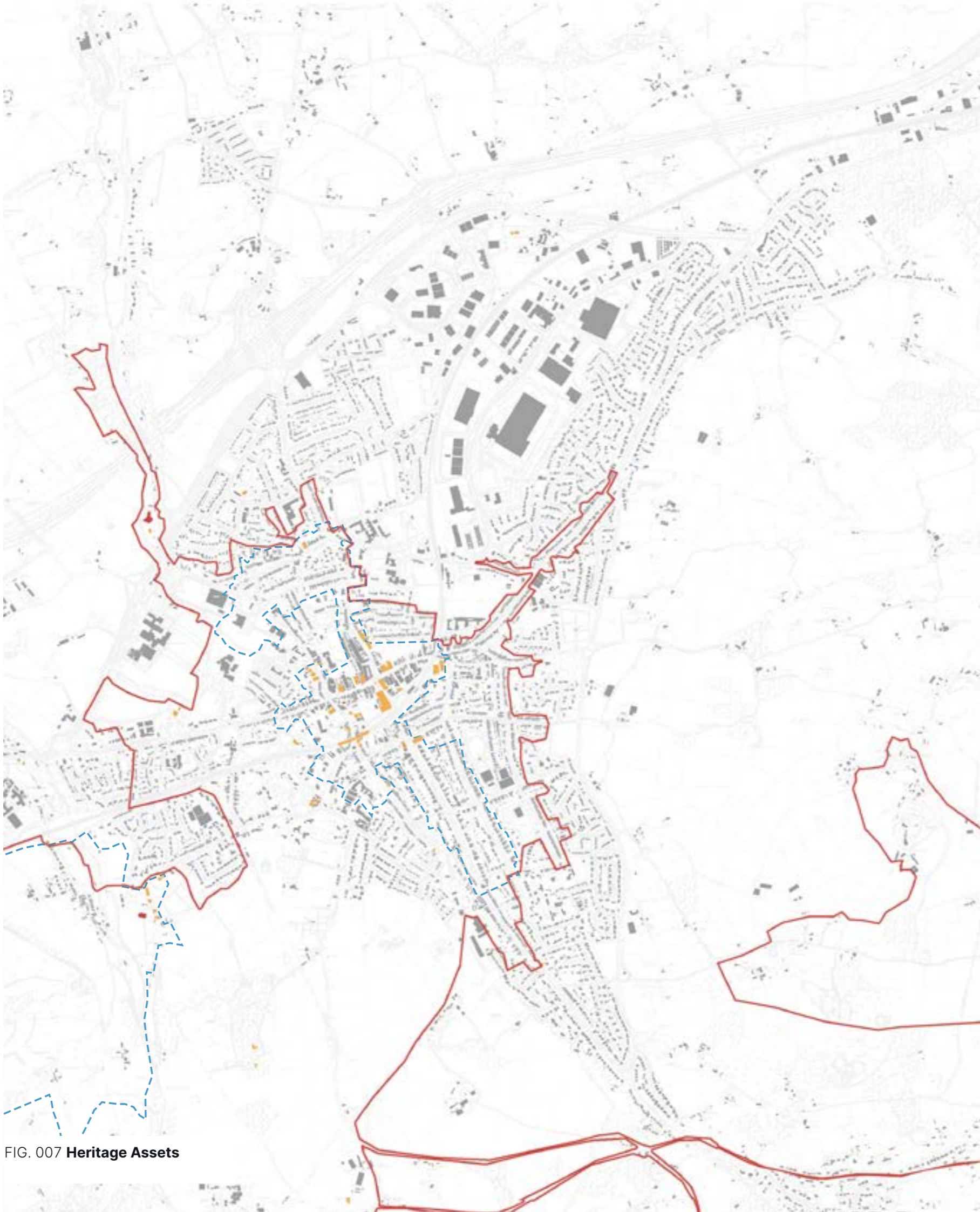
'Constructive Conservation' is a Best Practice positive, well-informed and collaborative approach to conservation. It is a flexible process of helping people understand their historic environment and using that understanding to manage change. This requires vision, flair and commitment; a deep understanding of the actual qualities that make a place distinctive or unique, and; an ability to ensure that these are reinforced, and not diminished, by change.

HERITAGE HEADLINES

The Cornwall and West Devon Mining World Heritage Site (WHS) status is a rare, global stamp of recognition and huge asset to Redruth.

Redruth has a rich heritage of historic buildings and structures, reflected in the designated Scheduled monuments, Conservation Areas, many listed buildings and local buildings of interest within, the town.

Some buildings/structures have undergone restoration but many are in a poor state of repair and some are vacant. An audit of heritage assets has been compiled to identify condition; ownership; vacancy/ use; connection to Redruth's mining history. This will inform a Key Buildings Strategy for Redruth.



Key:
World Heritage
Site (WHS)



Conservation
Area



Listed
Buildings:



Grade II

FIG. 007 Heritage Assets

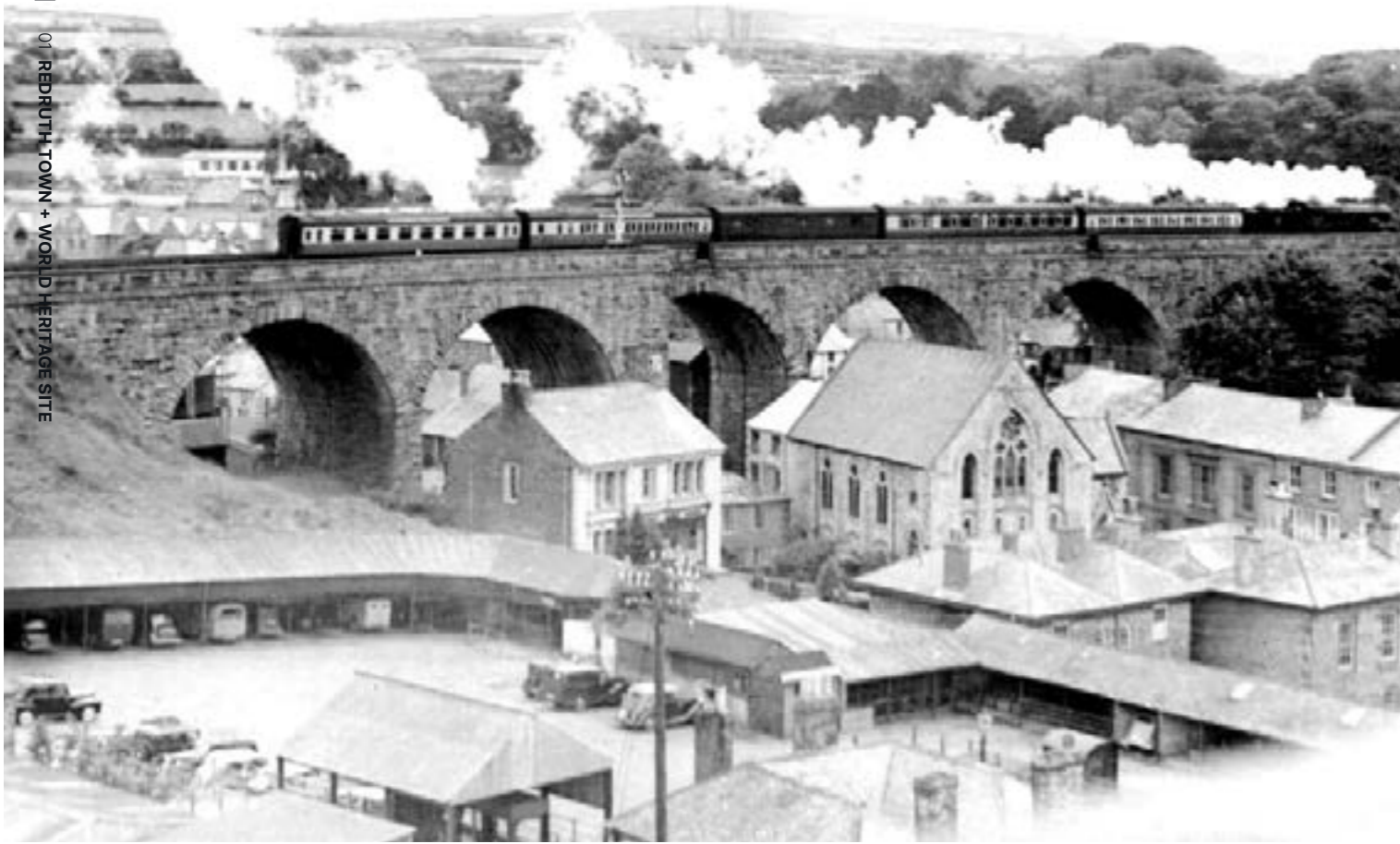


FIG. 008 Top left : Fair Meadow © Cornish Nostalgia

FIG. 009 Top Right: Affluent Fore Street c1900 © Kresen Kernow

FIG. 010 Bottom left: Tram on West End © Kresen Kernow

FIG. 011 Bottom right: Carn Brea Mining District © Kresen Kernow



HERITAGE

LISTED BUILDINGS

Redruth has a rich heritage of buildings and structures.

Listed buildings are those of national architectural and historic importance.

48 statutory listed structures and buildings lie within the Redruth Town Centre Conservation Area, all Grade II listed:

Alma Place	Mining Exchange Office Wheal Peevor Pursor's Office Former Post Office Coffee Tavern
Chapel Street	Rose Cottage Tavern Cross set against wall, Rose Cottage Tavern Former Chapel of Ease No. 3, No. 4, and No. 5
Cross Street	Murdoch House
Clinton Road	Church of St Andrew Passmore Edward's Library
Falmouth Rd	Falmouth Road Fire Station Nos. 2 and 4 Nos. 60, 62, 64, 66
Fore Street	No. 9 and 10 No. 11, Natwest Bank No. 18 and 20, King's Arms Hotel No. 23 and 24, either side of Symons Terrace Opeway No. 70 and 72 Clock Tower The London Hotel Red Lion Hotel Telephone kiosk adj. to London Hotel
Green Lane	No. 24 Belmont House

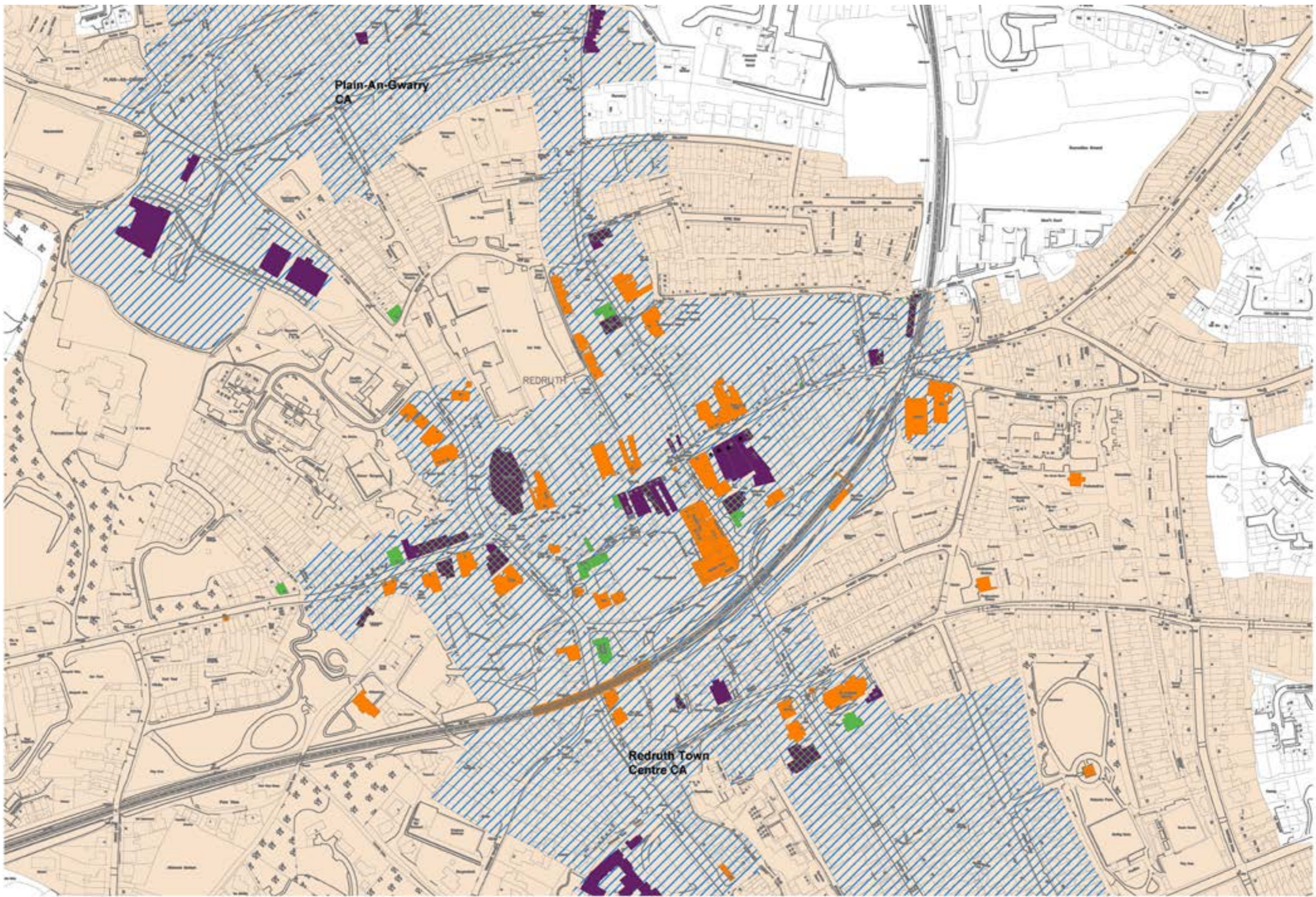
Penryn St.	No. 28 No. 30 and 32 No. 4 No. 6 and 8 Royal British Legion Club Railway Viaduct Old Town Hall & Court House
Station Road	No. 1 No. 2 Nos. 3 and 4 Footbridge linking platforms at Redruth Station Former offices of Malayan Tin Dredging Co. Offices Messrs Abbot & Wickett Waiting room on platform of Station
Symons Terr.	Nos. 1-4 No. 5 No. 6 Nos. 7-10
Wesley St.	Redruth Methodist Chapel Wesley Centenary Memorial Hall
West End	No. 3 + No.9
	1 grade II listed building lies in the Plain an Gwarry Conservation Area: Plain-an-Gwarry Former Plain-An-Gwarry Methodist Chapel
	7 Grade II listed structures and buildings lie within the town but outside the Conservation Areas:
Victoria Park	War Memorial
West End	Mile Stone set in wall
Trewirgie Rd	Trewirgie House + outbuildings
Falmouth Rd	Town Farm Farmhouse
Heanton Terr.	Pedn-An-Drea House
Trew Parc	Pedn-An-Drea Chimney Stack The Count House

BUILDINGS OF LOCAL INTEREST (BLI)

Buildings of Local Interest are non-designated heritage assets. They have been nominated to be locally listed having been identified by the local community as buildings and structures of local architectural and historic interest that are deemed to make a positive contribution to the character and appearance of Redruth.

Alma Place	No. 1, Douglas Hochen Day Centre	Penryn Street	Former Bank, ex Town Council offices
Chapel Row	Nos.1-2	Plain-an-Gwarry	Miners Arms Plain-an-Gwarry
Chapel Street	Bonded Warehouse Chymbbla House Winklow	Station Hill	Market Redruth Baptist Church
Clinton Road	Great Hunt Memorial Museum, 1889 St Andrew's Church Hall	Treruffe Hill	Former Chapel Gas Cottage
Drump Road	Trenessa with gateway + walls	Vauxhall	Redruth Brewery
Falmouth Rd.	Trewirgie Junior School	West End	West End Drapery Stores No. 59 and 60 Laburnum House 'Arts + Graphics' site of Former Police Station
Fore Street	No. 27a/27b, Lloyds TSB bank No. 67-70 No. 75-80 No. 81, HSBC bank Regal cinema		
Green Lane	Masonic lodge (No. 13) No.58-66 No.54 + 56 Nos. 44-46		
Higher Fore St	Nos. 1+2		
Miners Row	Warehouse		

FIG. 013 CPIR : Heritage Assets : Town Centre





Look up!!!

02.06 LAND USE

LAND USE

TOWN CENTRE CORE

Redruth has for centuries been one of the greatest market towns in Cornwall, with metal ore extraction a key factor in Redruth's economy from at least the 13th century.

Strategically located at an important crossroad and river fording point, the town's layout is defined by its topography with higgledy-piggledy lanes and beautiful historic buildings and opeways. The quality, diversity and rich architectural detail of the buildings is associated to its former wealth as the administrative and financial centre of Cornwall Mining and creates an outstanding streetscape. However many of the buildings are in a poor state of repair and there is a need to reshape the economy of the town centre and invest in the town's heritage and historic fabric so that it becomes a key component of the town rediscovery and revitalisation.

The retail centre **(4)** is focused on Fore Street, Alma Place, Green Lane, Chapel Street, Penryn Street and Bond Street and includes The Buttermarket off Station Hill. It has a mix of retail, civic, office and cultural functions - with a hard working business community at its core providing independent retail, fruit and veg shops, butchers, bakers, hair salons, antique/ re-purposing /up-cycling shops, banks, take-a-ways, betting shops, cafes, pubs, a few professional services and a noticeable number of independent charity shops. There is also a noticeable presence of the creative industries on the high street with a number of galleries and arts collectives. The trade that is possible during the day isn't transitioning to a successful early evening economy. There are some residential uses, predominantly on upper floors.

Currently under utilised, and recognised as needing greater support, there are a significant number of vacant shops and a lack of tourism functions. A coherent palette of building materials provides a quality and unity to the town centre core - with a mix of local granite, killas, slate and sometimes brick in commercial buildings.

RESIDENTIAL

Residential land use radiates beyond the town centre core, largely characterised by **The industrial town** - comprising sites of former industrial uses such as Redruth Brewery **(1)**, and 2 storey tightly-knit stone terraces that housed the mining workforce. **The Victorian middle class** comprising semi and detached substantial houses with tree lined streets is centred around Clinton Road/Albany Road **(2)**, together with a strong civic focus that includes St Andrews Church, the former Passmore Library and the municipal Victoria Park. **The opulent residential area** is concentrated to the west of the town, upper Green Lane and east of Plain-an-Gwarry. These detached houses, set in sometimes extensive treed grounds provide an important green backdrop to the town as a whole. **Modern housing expansion** is located predominantly to the north of the town, north of Redruth Rugby Club **(4)**, with a significant urban extension currently being built in Tolgus, west of the A 3047 **(11)**.

ARTS + CULTURAL

There is an exceptional creative cluster of talent in Redruth, with the main focus at **Krowji (1)** - the largest cluster of creatives in Cornwall and a huge success for Redruth. This lies somewhat separate to the town off Blowinghouse Hill to the west.

There are a few arts workshops in the town centre such as **Auction House (6)** and **The Art Room**, and **Golden Tree Productions** based at the Old Arts School, but there is room for much more. **The Ladder (7)**, has now established a Community Hub in the former Passmore Library, and with the lease of the building will host The Writer's Block and artists in residence together with offering studio space.

Kresen Kernow (1), on Chapel Street, is the centre of 'Cultural Cornwall' - a stunning, award-winning building that has transformed and regenerated the derelict, former Redruth Brewery, to provide the world's biggest collection of archive and library material related to Cornwall.

GREEN INFRASTRUCTURE

There is a noticeable lack of green civic and dwell space in the town centre. Places for people to meet, socialise, eat lunch and enjoy nature. There is a range of parks in the suburbs, however facilities are not consistent and they need review to create more multi-functional, multi-generational green spaces. Management and Maintenance regimes could also improve biodiversity, beauty and wildlife value.

INDUSTRY/EMPLOYMENT

Redruth known historically for its industrial advances and innovation, now provides a significant amount of CPIR's existing employment, particularly industrial. The principal Industrial /employment area of Redruth is served by Treleigh **(9)** and Cardrew **(10)** Industrial Estates - modern and purpose built light industrial units that are strategically located adjacent to the A30 on the northern edge of the town.

SCHOOLS/EDUCATION

Redruth has a good range of pre-school nurseries and Primary and Junior schools with one special school and Redruth School **(12)** - a secondary school/technology college for 1400 pupils.

BROWNFIELD SITES

Three key brownfield sites in Redruth include Redruth Brewery, Trengweath former hospital site, off Penryn Street and Land off Cardrew Lane.

The cleared derelict Brewery site surrounds the Cornwall Archive Library of Kresen Kernow and is at a key gateway into the town. It is of prime importance that the redevelopment of this site respects its setting within a World Heritage Site and next to the culturally important Archive Facility and also responds to the needs and desires of the community of Redruth.

LAND USE HEADLINES

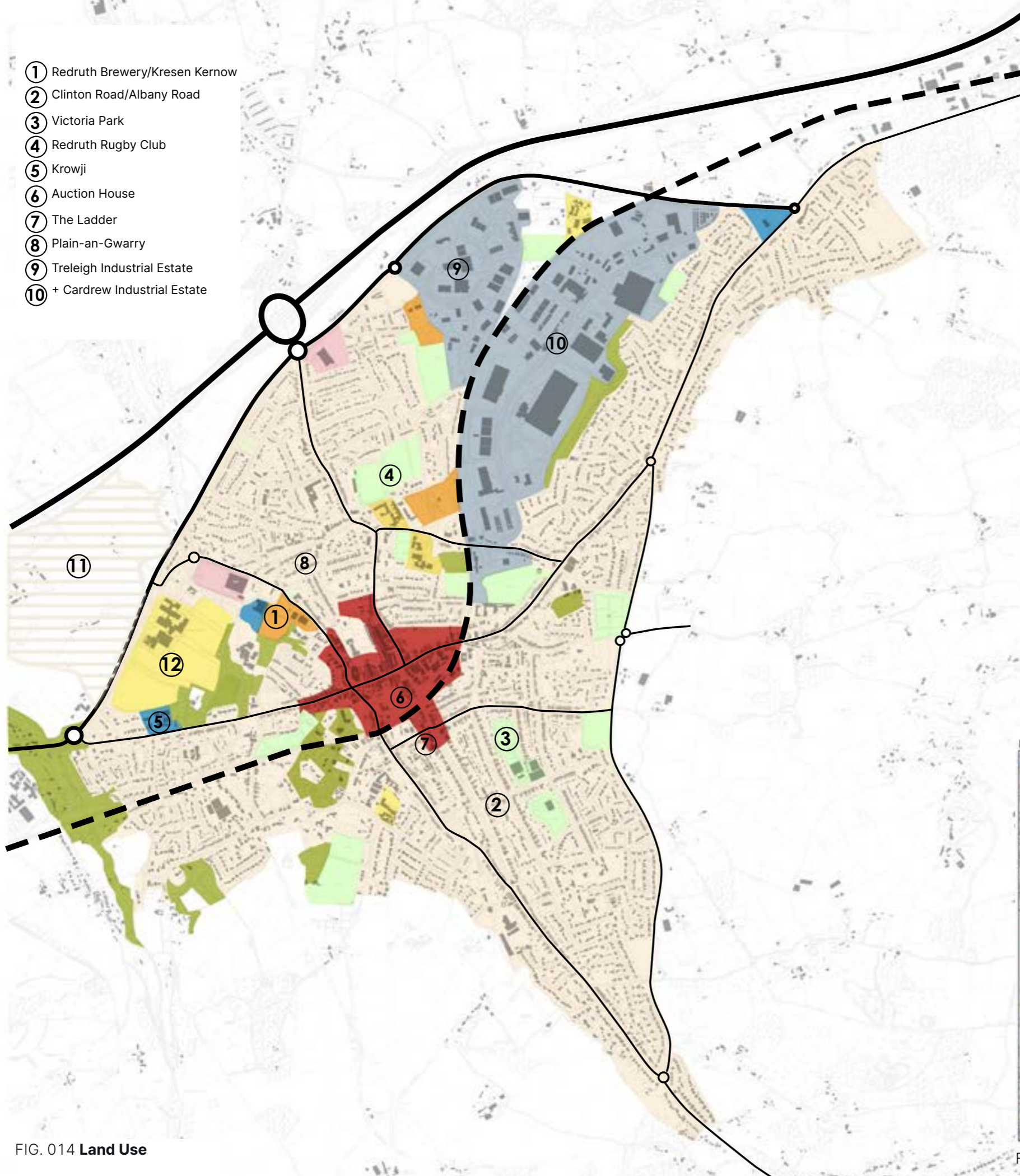
A town centre core with the fine bones of beautiful buildings and opeways but in need of repair and maintenance to support and improve the independent business community and retail / town centre offer.

High quality residential stock that reflects the towns former mining glory, and provides homes for local Cornish people. Industry strategically placed north of the town.

Exceptional arts and cultural offer on the edge of the town with the need to draw /connect this into the town centre.

Redevelopment of brownfield sites at key gateways into the town is of prime importance.

- ① Redruth Brewery/Kresen Kernow
- ② Clinton Road/Albany Road
- ③ Victoria Park
- ④ Redruth Rugby Club
- ⑤ Krowji
- ⑥ Auction House
- ⑦ The Ladder
- ⑧ Plain-an-Gwarry
- ⑨ Treleigh Industrial Estate
- ⑩ + Cardrew Industrial Estate



- Key:
- Town Centre
 - Employment
 - Residential Expansion Area
 - Retail Area
 - Brownfield
 - School Sites
 - Arts / Civic
 - Green Infrastructure
 - Green Open Space / Sports
 - Residential

FIG. 014 Land Use

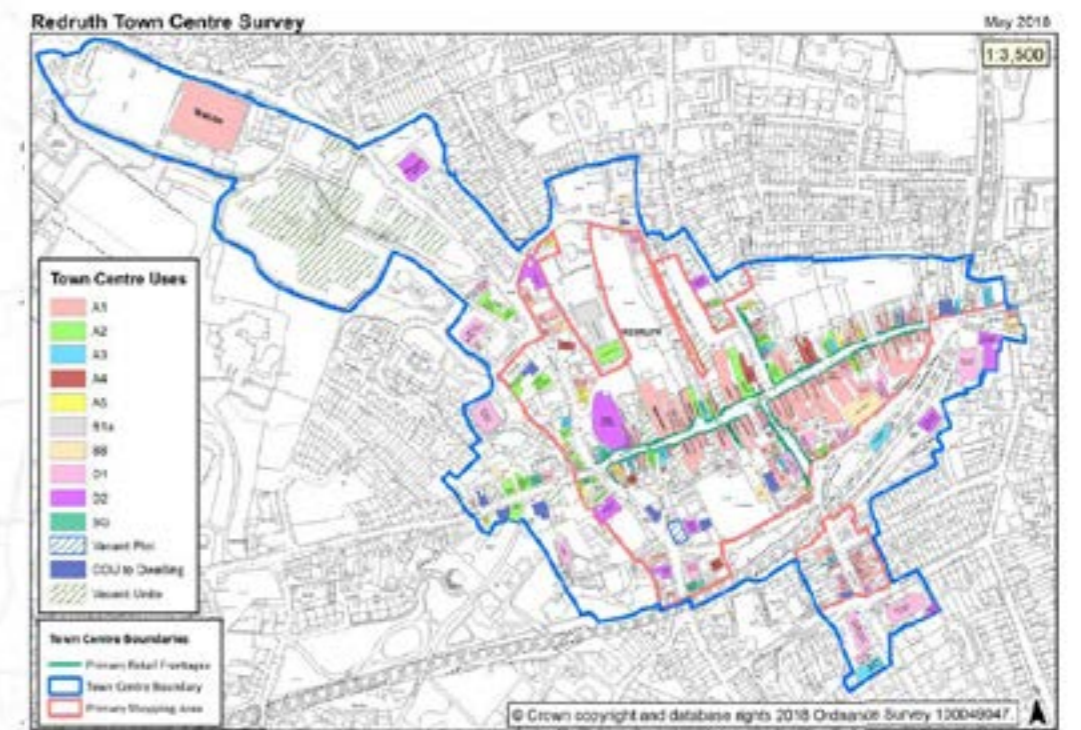


FIG. 015 Town Centre Land Use

02.07

GREEN INFRASTRUCTURE

GREEN INFRASTRUCTURE

PARKS + OPEN SPACES

There is little public green space in the Town Centre other than **St. Rumon's Gardens (1)**, next to Murdoch House- a small, tranquil, gated garden in the ruined walls of Druid's Hall.

Former historic burgage plots and orchards have been lost over time and the perceived lack of civic green space in the town centre is very apparent.

There is a good range of parks in the suburbs. Key Parks include **Victoria Park (2)**, the towns municipal formal park and laid out to commemorate the Golden Jubilee. It lies south of the town centre and has a war memorial, mature trees, flower beds, bandstand, play area, tennis courts and Redruth Bowls Club Green.

Trefusis Park (3), is a good quality green space with a teenage play area and exercise equipment and is popular for local dog walking.

Fairfield Park (4), off West End, is a municipal, grassed area with children's play and a small open air theatre. This is tired and suffers from some anti-social behaviour.

East End Playing Field (5), is a large grassed expanse north of the town, that has a small fenced off play area and now has a very popular skate park. It is in an elevated position with fine views but is very exposed and under utilised and the Skate Park is drawing some anti-social behaviour due to lack of surveillance and limited use by other members of the community. As a large grassed expanse it lacks structure, trees, planting and biodiversity. It also needs a surfaced pathway for all-weather access to the play facilities and Skatepark.

SPORT/LEISURE

Redruth Rugby Club (6) lies north of the town centre and is the home of rugby in Cornwall, where Hellfire Corner provides a real sense of a place and cultural voice for Cornwall.

Redruth is well served for sport, with two Cricket Clubs, a Football club, Tennis Club and Bowling Club.

ALLOTMENTS

Redruth has two allotments at Raymond Road and Coach Lane, but there is a real desire for more Community Gardens throughout the town.

TREE COVER

There is a noticeable lack of tree cover in the town centre.

Mature trees line the streets of Clinton Road and Albany Road and the large treed gardens that lie west of the town provide significant tree cover and a valuable green backdrop to the town.

Linear tree cover lines the open section of Redruth River adjacent to Tesco's and also bounds the industrial estates to the north of the town.

GREEN INFRASTRUCTURE HEADLINES

A Green Infrastructure Strategy for CPIR identifies local priorities and ambitions that 'reduce car use, increase activity levels, foster community and connect us all with nature'.


There is a perceived lack of civic green space and dwell spaces in the town centre.

The main parks are within a 10 minute walk but play provision and accessibility needs review, with the opportunity to create a 'Parks Trail' that connects all parks as a multi-play offer.

There is a real call for more Community Gardens and Growing Larders.



Key:

- Sports Pitches / Clubs / School Grounds 
- Green Infrastructure 
- Parks / Formal / Play 
- Public Open Space 
- Cemeteries 
- Allotments 

- ① St. Rumon's Gardens
- ② Victoria Park
- ③ Trefusis Park
- ④ Fairfield Park
- ⑤ East End Playing Field
- ⑥ Redruth Rugby Club

FIG. 016 Green Infrastructure

02.08

TRANSPORT + MOVEMENT

TRANSPORT

ROADS

Redruth is strategically well-located. Key vehicular gateways include:

- A30 to the north - the main trunk road connecting Cornwall to the UK
- A3047 the main east/west route within the CPIR conurbation - connecting Redruth directly to Pool and Camborne
- A393 to the south connecting Redruth to Falmouth

KEY ISSUES

Congestion and car dominated - Redruth Town Centre is at the centre of four, busy commuter routes and the crossroads where these meet - West End / Fore Street / Penryn and Chapel Street, is congested and heavily trafficked. The overriding experience is a car dominated town making it a poor pedestrian environment.

Poor wayfinding / signage - results in a poor sense of arrival + welcome and lack of celebration of Redruth's unique World Heritage Site status

Derelict sites at key gateways - notably the Brewery site and 1, Station Hill

Car Parking - The town centre is served by 8 surface car parks providing over 650 parking spaces within close walking distance of the retail core. A Car Parking Study has recently been carried out by PJA to understand occupancy rates and determine if under-used car parks could provide more flexible use to improve Redruth's offer and vitality (see page 35).

SUSTAINABLE MOVEMENT

SUSTAINABLE MODES - TRAINS + BUSES

Redruth is well served by public transport.

The Transport Hub (Railway Station and Bus Service on Station Hill) - is very central and a 2 minute walk to the Town Centre.

Bus Services are reasonably well connected to larger towns with limited services in the evenings and on Sundays.

Rail - Redruth is well-served by two rail networks: Great Western Railway / Cornish Main Line between Penzance and Plymouth with services to and from London via Bristol, and; CrossCountry trains providing connections up North to Manchester, Glasgow etc.

KEY ISSUES

No bus service to outlying villages - such as Carnkie, so residents without cars are reliant on free buses that are put on by Asda to shop in Penryn/ Falmouth despite being much closer to shops in Redruth.

Poor gateway when arriving by train - first view on leaving the station is the large graffiti wall to the Post Office Sorting Office office.

A lack of well placed, well designed signage and clear wayfinding to key destinations - notably the town centre, Kresen Kernow and Krowji.

SUSTAINABLE MODES - WALKING + CYCLING

The pedestrian opeways are delightful and quirky heritage townscape features of Redruth. These act as primary routes via the car parks in the burgage plots and act to irrigate (link) the town centre. Most are in a poor state of repair and badly lit, but contain some beautiful paving and carved pennant stones inlaid at the entrances to Fore Street.

Public realm to Fore Street - pedestrianised in 2004-08 this provides a high quality environment and the design and materiality has stood the test of time. Incorporating public art, some seating areas and occasional semi-mature trees, it is predominantly hard paved.

KEY ISSUES

Overriding quality and experience of the opeways is poor - despite their charm they lack legibility and quality due to adjacent vacant or poor quality buildings, poor paving and lack of wayfinding and lighting - making them feel unsafe at night. Some conflict with vehicular routes and areas of informal parking.

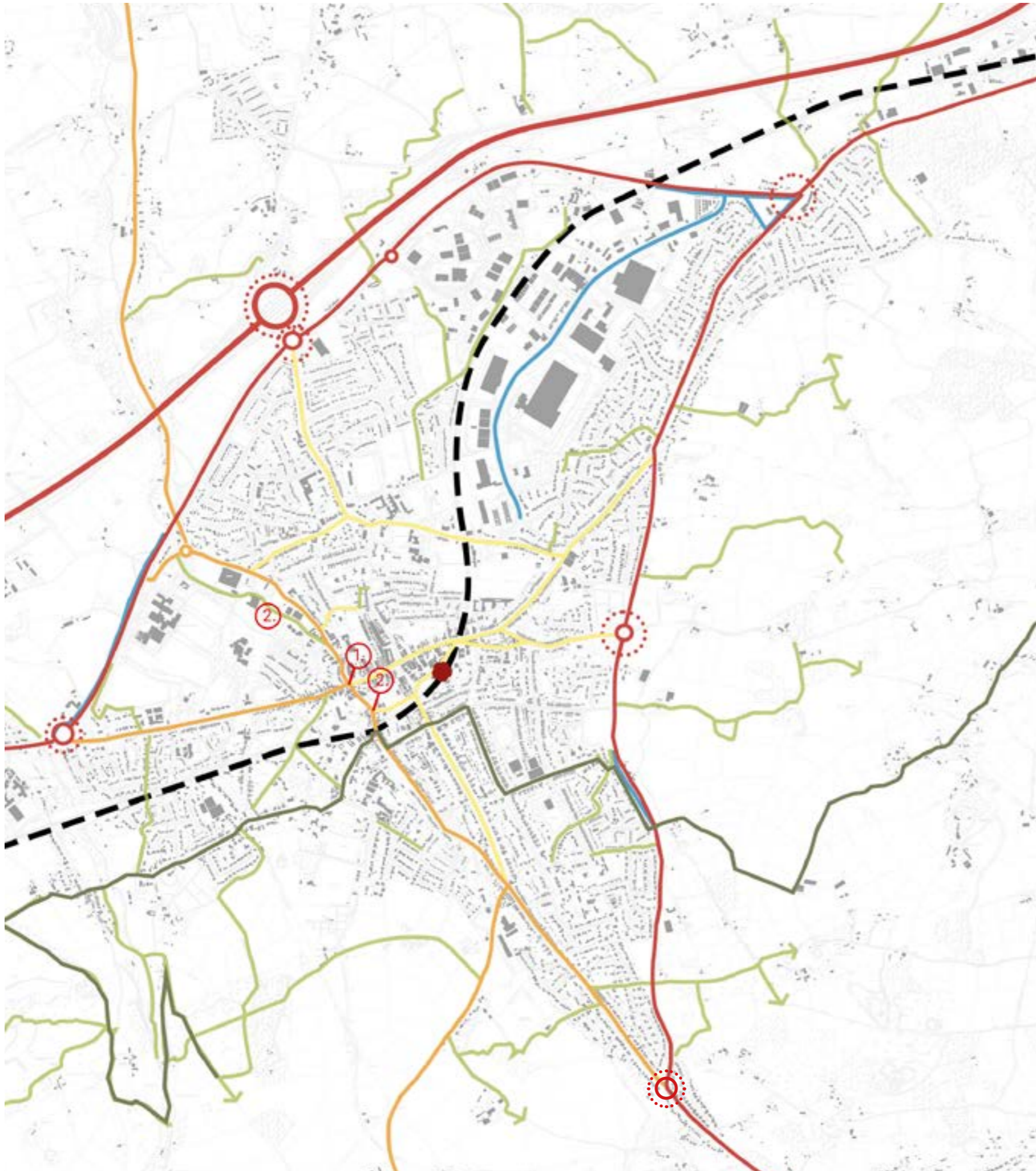
Overriding experience navigating across town is an unsafe, pedestrian unfriendly environment - poor crossing points, overly high drop kerbs impeding accessibility for wheel chair users, mobility scooters etc., overly wide road junctions, narrow/ restricted footpaths or none at all.

Lack of cycle infrastructure - such as covered cycle parking/Cycle Hub and repair stations and **lack of foot /cycle connections to the wider landscape** - and the recreational/heritage Tram Trails on Carn Brea, Great Flat Lode and Portreath. National Cycle Route (NCR3) comes to the southern edge of the town.

TRANSPORT + MOVEMENT HEADLINES

A Transport Strategy for Cornwall is currently building on what has previously been delivered in the CPIR and the HSHAZ masterplan of 2021 and this Vision + Investment Plan for Redruth. The intent is to promote sustainable transport, that incorporates authentic high quality urban design principles, delivers accessibility to the town and supports economic growth.

A co-ordinated Public Realm Strategy is required to deliver a high quality, legible, pedestrian priority environment that reflects the outstanding value of the World Heritage Site. To include the Opeways, wayfinding, signage, lighting, paving, planting, public art, heritage interpretation, high impact green dwell and performance spaces and cycle infrastructure.



KEY:

- Main Route
- Rail
- Secondary
- Tertiary
- Public Right of Way
- Cycle Lane
- Key Gateway
- Transport Hub (Train Station and Bus Stop Terminal)
- Cornish Way (NC3)
- Congestion in the Town Centre and poor pedestrian environment 1
- Derelict Sites:
- Brewery Site
- Station Hill 2

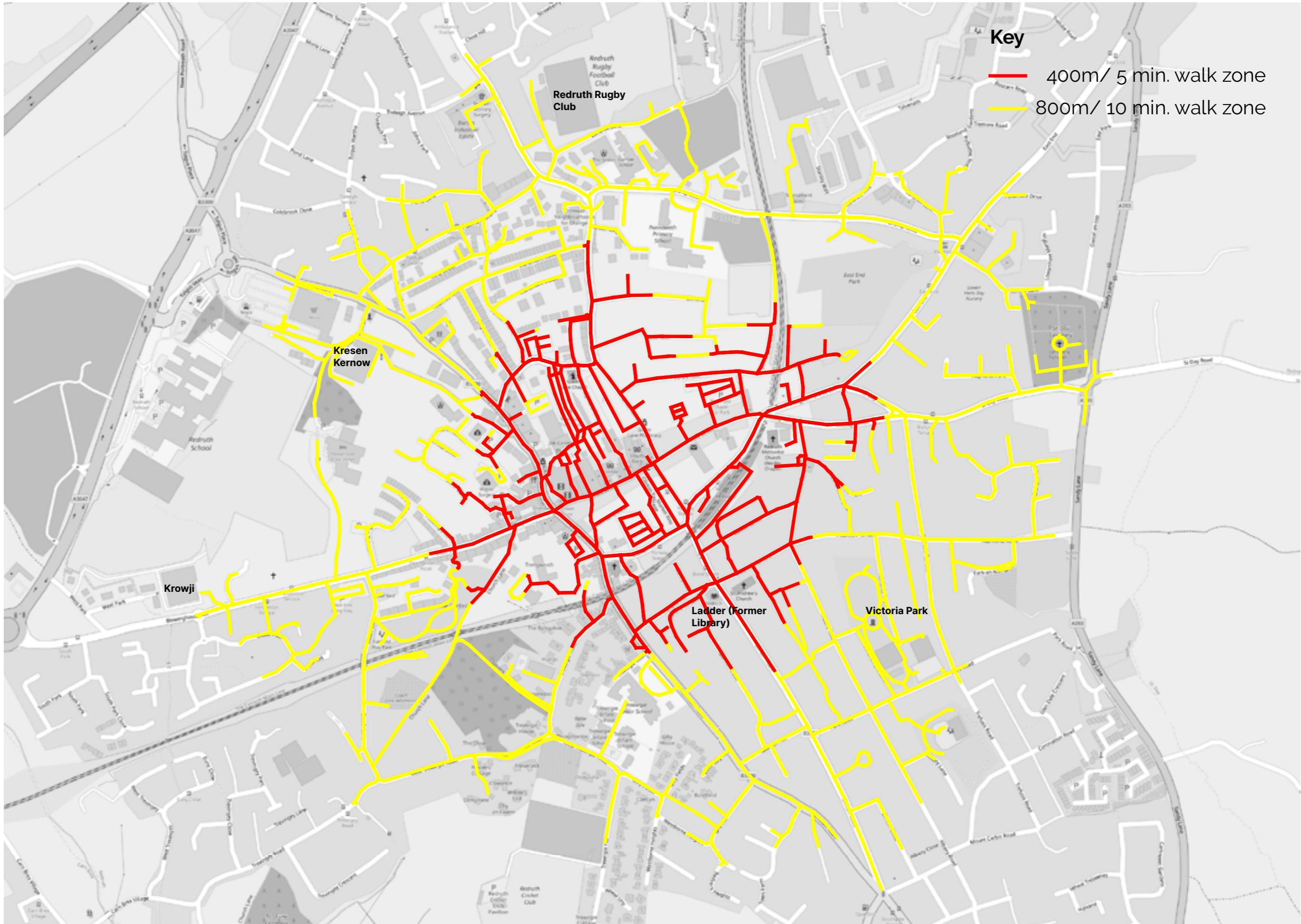


FIG. 018 Walkable Neighbourhood - Town Centre 5 and 10 minute walking zones

02.09

PARKING

CAR PARKING + SERVICE ACCESS STUDY

PJA carried out a Car Parking, Servicing and Access Study between May - August 2022 to inform the Vision and Investment Plan. On-site surveys using a RAG rating presented a status assessment of car parks using the traffic light colour designations; Red, Amber or Green. This gives a very visual and immediate way of identifying problem areas and potential problem areas. The surveys were carried out on the 7 town car parks in July on a weekday and a Saturday (when no specific events were taking place). It also included on-street parking within a 5-minute walk zone of the town centre.

SUMMARY FINDINGS

- High levels of on-street parking on Upper Fore Street impact nearby residential roads
- Iceland and Flowerpot are the most used car parks during the weekday.
- Iceland refund a maximum of £1 parking (i.e. 2 hour stay) with a minimum spend of £5 in Iceland.
- St. Rumons and Iceland most used on a Saturday
- Highest proportion of parking are short stays 15-30 mins in week and 30mins – 2hrs on Saturday
- Little demand for long stay and very low parking rates in the evening
- Significant use of car parks outside charging period, particularly Cornwall Council ones where tariffs are between 09:00-16:00
- There is a significant over provision of car parking. It could be halved from 697 to around 330 and still accommodate the level of demand
- There is a definite case for more flexible use of under occupied car parks
- Service areas for town centre loading / waiting are allocated on Green Lane and Alma Place
- Rising bollards restrict service access to Fore Street to between 16:00 - 10:00



FIG. 019 Car Parks + restricted service access area

CAR PARKS

- 1. NEW CUT EXTENSION - Cornwall Council : 55 spaces** (including 4 disabled) + 1-2 coach spaces; Long Stay, Rates - 0 - 4hr between £1.60 - £4.40, 24hr £5.10
- 2. NEW CUT - Cornwall Council : 197 spaces** including 9 disabled, 6 motorbike + 7 private residential spaces; Short Stay, Rates - 0 - 3hr between 80p - £3.70
- 3. ICELAND - Private Operator : 55 spaces** including 2 disabled + 4 motorbike spaces Short Stay, Rates - 0 - 2hr between 50p - £1.00
- 4. FLOWERPOT CHAPEL - Cornwall Council : 129 spaces** including 8 disabled, 3-4 motorbikes + 2 electric charge points (1 for taxi's only); Long Stay, Rates 0 - 4hr between 80p - £3.70, 24hr £5.10
- 5. FAIR MEADOW - Private Operator : 145 spaces** Long Stay, Rates 0 - 12hr between £1.50 - £3.00
- 6. ST. RUMON - Private Operator : 36 spaces;** Short Stay, Rates 0 - 4hr between 50p - £3.00
- 7. WEST END - Cornwall Council : 85 spaces;** Long Stay, Rates 24hr only £2.80

RAG STATUS

- AMBER.** Car park in adequate condition with markings worn away, significantly in places. Public realm is a high standard.
- AMBER.** Car park in adequate condition with markings worn away, significantly in places. Public realm is a high standard.
- GREEN.** Car park in good condition with all marked bays clearly visible. A footway to separate pedestrians accessing the store would further enhance the provision.
- GREEN.** Car park in good condition; directional signage towards town centre and public realm to high standard.
- RED.** Car park in poor condition with markings worn away, no signage to town centre. Poor pedestrian access to town.
- AMBER.** Car park in good condition however provision of disabled spaces would further enhance the provision.
- RED.** Car park in poor condition with markings worn away, Overgrown grass encroaching on parking spaces. No directional signage to town centre.

PEAK OCCUPANCY RATES

- 60% Saturday + Weekday**
- 38% Saturday /32% Weekday**
- 92% Saturday / 96% Weekday**
- 77% Saturday + Weekday**
- 22% Saturday + Weekday**
- 75% Saturday / 61% Weekday**
- 42% Saturday + Weekday**

02.10

FLOOD RISK

FLOOD RISK

RED RIVER + FLOOD ALLEVIATION WORKS

The Cornish name for Redruth is Resrudh, where 'res' is the Cornish for a ford across a river and 'rudh' is Cornish for red, a reference to the discolouration of the river by the tin waste. Historically important for industrial processes, the river is now almost invisible in the town.

Much of the Red River has been culverted but there are open sections of 'Leat' to the rear of properties on Falmouth Road and within the Former Redruth Brewery Site off Chapel Street. It then runs in open channel alongside the western side of Tescos and continues under the A30 viaduct before entering the main river and down to the sea at Portreath approximately 5km away. The open section of Leat through the Brewery site supports a number of trees but its biodiversity could be greatly improved.

Historically, surface water flooding through Redruth created narrow surface water flood flow paths along streets and pathways and due to its flash flood nature, surface water flood risk is a significant issue along Chapel and Penryn Street, which lies to the valley floor. Much of this area lies within Flood Zones 3/3A.

Comprehensive Flood Alleviation works were carried out on part of the Brewery Site from 2013 to enable the regeneration of Kresen Kernow. These included opening up of the Red River Leat with the creation of a 10m wide flood channel and underground storage, but the Environment Agency advise that further mitigation works will need to be incorporated into any redevelopment proposals for the Brewery site such as raising floor levels.

Flood Risk has contributed to a number of key sites remaining derelict and undeveloped.

FLOOD RISK ASSESSMENTS

In consultation with the Environment Agency they have advised that a number of Flood Risk Assessments have been carried out in the last 12 years. These include:

- **Redruth Action Plan Project : Strategic Flood Risk Assessment, Phase 2 Report (including appendices) - October 2010 for Camborne Pool Redruth Urban Regeneration Company (Haskoning UK Ltd)**
- **Brewery Quarter floodable corridor : Outline Design Report - August 2011 for Camborne Pool Redruth Urban Regeneration Company ((Haskoning UK Ltd)**
- **Hong Kong Cornwall Square : Flood Risk Assessment - June 2014 for Cornwall Council (Capita)**

The RAPP SFRA 2010 : Redruth has a complex arrangement of surface and underground drainage networks, and the SFRA was the first time Redruth had been modelled in its entirety. It formed part of a 'Tool Kit for Managing Water' and a co-ordinated water management plan for the study area. It identified and assessed current and future flood risk with a view to informing and enabling potential redevelopment options for the Redruth Corridor.

The Redruth Corridor was identified as the key redevelopment area for Redruth in 2008 extending from just upstream of the railway line to 300m downstream of the A30 viaduct. However, flood risk was worst in the Redruth Corridor with a risk of significant flooding - and the majority of potential development sites fell within Flood Zone 3, limiting their potential use without completion of the

Exception Test. These sites included: The Old Fire Station; 1; Station Hill; Chapel Street East; Chapel Street West (Bonded Warehouse); Brewery Site and; Tesco.

The Brewery and Bonded Warehouse were assessed in more detail to mitigate flood risk at these priority sites to enable redevelopment, where the main source of flooding is from rainfall falling directly on the catchment, flowing north west from the urban areas in Redruth, with surface water flows entering the site from Chapel Street to the north.

The site is considered to lie within NPPF Flood Zone 3a (high probability of flooding). The Exception Test applies to more vulnerable development in this zone.

The preferred conceptual approach to managing flood risk was:

1. Formalisation of an existing overland flow conveyance route from Chapel Street in combination with
2. Opening the Town Leat culvert to form a flood corridor, creating a dual amenity benefit by providing a pedestrian and cycle route through the site towards Redruth town centre.

Brewery Quarter Outline Design 2011 : This developed the SFRA preferred design option into 'technically' acceptable flood mitigation measures to enable the development potential of the Brewery Quarter and other key employment and residential sites in Chapel Street.

Flood risk measures were designed to respect the industrial heritage, Conservation Area and World Heritage Site status of the site to 1 in 100 year event

plus climate change including: 10m wide floodable corridor with three stages (terraces); attenuation Pond, and; swales to safely convey pluvial flows from Chapel Street to the floodable corridor or attenuation pond.


The Hong Kong Cornwall Square : FRA 2014 :


This supported the proposed development of the Brewery Quarter comprising 2.4ha of mixed use development included residential, commercial and leisure premises. The key features of the Town Leat Corridor Flood Alleviation Measures were:

- **Flow diversion at Chapel Street**, comprising a lowered road area, a raised crossing and high capacity gullies
- **10m wide flood corridor from Chapel Street to Little Vauxhall road**, designed with stone channel and sloping banks to contain the surface water floodwater for the 1% AEP event (with climate change). The footpath / cycleway alongside is expected to remain largely dry for this event
- **Two weirs** with low flow culverts in the Leat corridor and a footbridge crossing over the upper weir
- **Underground tank storage** at the western end of the corridor. Water exits the storage area through a controlled outlet to return to the main channel slightly downstream
- **Raised wall at the western end of the Leat corridor**, tying into high ground upstream



Key:

Main River 

Flood Zone 3 


Flood Zone 2 

FIG. 020 Flood Zone (EA)

BREWERY SITE : FURTHER FLOOD MITIGATION

There remains some residual risk of flooding to the wider Brewery Site and further detailed mitigation measures are required in addition to the flood corridor, underground storage and attenuation pond carried out in association with the Kresen Kernow development.

Further flood mitigation measures required include:

Raising Finished Floor Levels - allowing a free board (difference between the designed flood level and FFL) of 300mm.

Defined conveyance routes - using the proposed access roads and green spaces to convey surface water flows towards the Town Leat.

High capacity gullies - to capture some of the overland flow and discharge into the Leat through the surface water drainage system.

Raising ground levels - The Leat corridor proposals include minimum proposed bank levels that in some places are higher than the existing ground levels. It is recommended that ground levels for the proposed development adjacent to the Leat have the same minimum level. As the existing ground levels generally rise away from the Leat it is expected that this can be accommodated with relative ease and would eliminate the risk of a breach along the majority of the length. In addition it would also avoid ponding of overland flows behind the banks of the Leat.

Incorporation of Sustainable Drainage Systems (SuDS) where possible. Suitable SuDS techniques based upon ground conditions are shown adjacent.

Management Train approach	Technique	Proposed for Use	Justification
Source Control	Green roofs	x	Unlikely to be viable for a largely residential development.
	Rainwater harvesting	✓	Possible to incorporate as part of the office / retail / hotel buildings.
	Permeable pavement	✓	Potential to be incorporated and linked with underground storage where practicable.
Ponds/ Wetlands/ Detention Basins	Pond/Wetland	x	Not enough land suitable or available to include a large scale pond or wetland for this site. There may be potential to include smaller ponds or wetlands in some of the landscaped areas.
	Detention Basin	✓	Small to medium sized detention basins may be feasible in the larger landscaped areas
Infiltration	Infiltration trenches/basins	x	Due to previous mine workings and the risk of contaminants entering the groundwater, no infiltration measures are permitted as part of a SuDS scheme.
	Soakaways	x	
	Bioretention/filter strips	x	
Open channels	Swales	✓	Swales can be designed for a combination of conveyance, detention and treatment of runoff. Potential to be included alongside site access roads to manage runoff and overland flows.
Retention	Underground storage/oversize pipes	✓	Practical to incorporate underground storage in order to provide the attenuation required for the site.

FIG. 021 Suitable SuDS for the Brewery Site

FLOOD RISK HEADLINES

Redruth is named after its river and yet it is almost invisible in the town.

Surface water flood risk is a significant issue along Chapel and Penryn Street, which lies to the valley floor. Much of this area lies within Flood Zones 3/3A.

Flood Risk has contributed to a number of key gateway sites remaining derelict and undeveloped in Redruth. Resolving this issue is critical to unlocking these sites for redevelopment and regeneration.

Future development of the Brewery Site will require further flood mitigation measures including raising floor levels of existing buildings, raising ground levels, and ensuring defined routes via roads and green spaces to convey surface water flow to the Leat.



FIG. 022 Top left and right: Overland flows diverted from Chapel Street via road hump down wall lined path to the Leat. This flood alleviation measure could be improved to enhance this entry route into the town

FIG. 023 Bottom left and right : Town Leat flood corridor. Good trees but bank planting is poor and needs improving to open up views of the Leat and provide greater biodiversity

02.11

SOCIO-ECONOMIC CONTEXT

SOCIO-ECONOMIC ANALYSIS

The socio-economic analysis carried out by John Lord of Yellow Book has drawn data from two key sources:

- the 2011 Census which is reliable but dated and does not reflect the effects of recent population growth in CPIR
- the 2020 Business Register & Employment Survey (BRES) which is more up-to-date but depends on rounded estimates – with some data suppressed for reasons of confidentiality

The findings are not strictly comparable, but – used in combination with other sources – they contribute to a clear picture of the characteristics of the CPIR communities, and Redruth in particular.

CHARACTERISTICS OF CPIR + REDRUTH

- CPIR is a small conurbation, but the largest urban area in Cornwall
- Each of the CPIR towns has a distinctive character, but they have much in common and in many ways the towns stand out as different to the rest of Cornwall
- Demographically, CPIR has a smaller proportion of older people than Cornwall, and more children/young people
- A substantial minority of residents identify as Cornish, more than in the rest of Cornwall
- Home ownership levels are lower than in Cornwall, especially in Redruth
- The economic activity rate is lower than England but, compared with Cornwall, people are more likely to be in employment, less likely to be self-employed
- The level of workforce qualifications is lower in the CPIR towns than in Cornwall/England, with a big gap at graduate/post-grad level
- CPIR residents are more likely to work in a skilled trade or a semi-skilled/unskilled job,
- New homes and an influx of new residents have the potential to make big changes; there has been strong population growth in the past decade, especially in Pool (Carn Brea)
- Pool has easily the highest jobs density
- Redruth specialises in manufacturing, construction, wholesale and transport
- There is an absence of high end professional services and a tourism offer
- The area has few business services jobs and knowledge-intensive industries are under-represented
- The incidence of multiple deprivation is above average across the conurbation and there are pockets of acute deprivation in Redruth, Pool and Camborne
- Redruth and Illogan have some areas of relative prosperity
- Compared with other towns in Cornwall, Redruth has high levels of town centre/ retail vacancies.

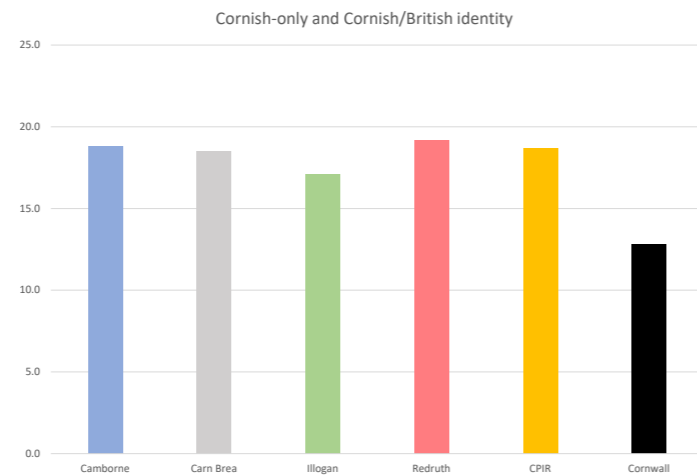
SOCIO-ECONOMIC HEADLINES

The primary purpose of the socio-economic analysis is to help us understand Redruth in its local and Cornish context. The data is important, but is only part of the story and should be interpreted in combination with: the key messages from the neighbourhood plan /values and consultation research; Quality of life indicators, and; an assessment of Redruth's built and natural environment.

The CPIR conurbation has distinctive features. To a degree it has been insulated from aspects of the familiar Cornwall narrative: tourism, seasonal/part-time work, second homes and holiday houses, high house prices etc., but it is an area that has been slow to reinvent itself economically.

Knowledge-based sectors are under-represented and there are not enough managerial, professional and technical jobs. There are still significant concentrations of poverty and deprivation.

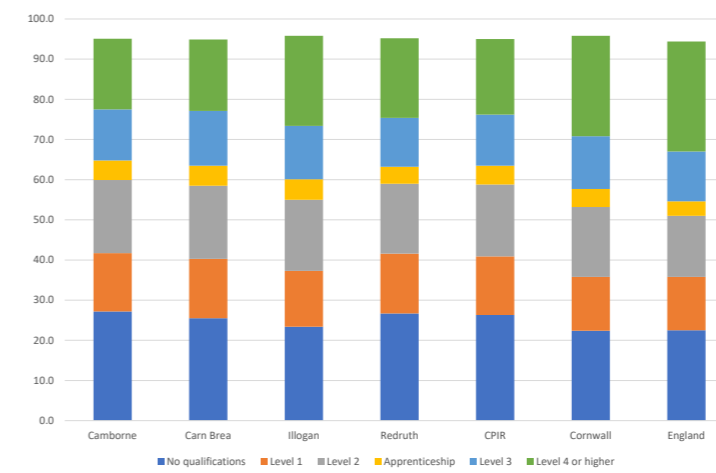
Cornish identity is significantly stronger in the CPIR area than the rest of Cornwall, especially in the urban areas



Source: Census 2011

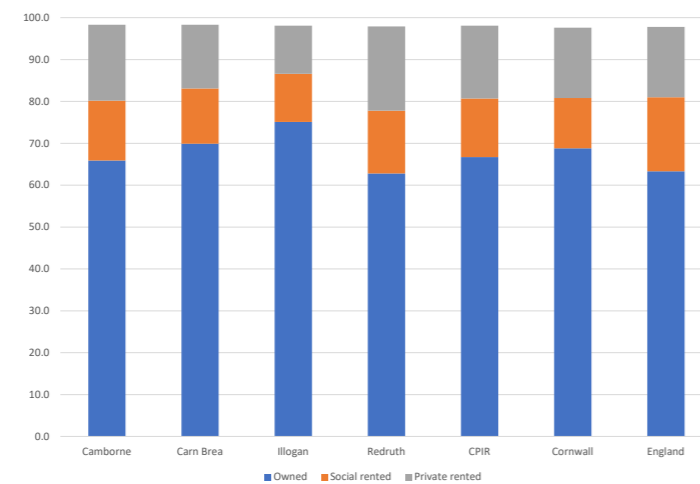
Qualifications

[Residents aged 16+]



Compared with Cornwall and England, the CPIR towns have more people with lower level qualifications or none. The percentage of people with degrees or higher qualifications is markedly lower in CPIR than Cornwall and England

Household tenure: low levels of home ownership in Redruth

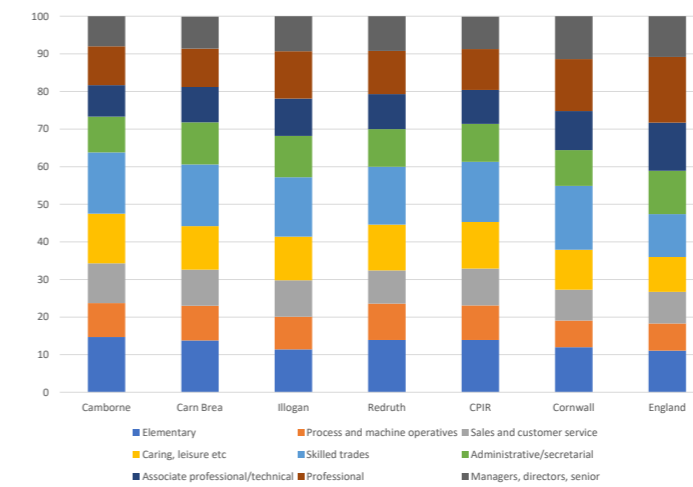


Home ownership in Cornwall/CPIR is higher than in England, except in Redruth. There is less social rented housing than in England, but – especially in Redruth and Camborne – more private rented homes

Source: Census 2011

Occupation

[Residents aged 16-74 in employment]

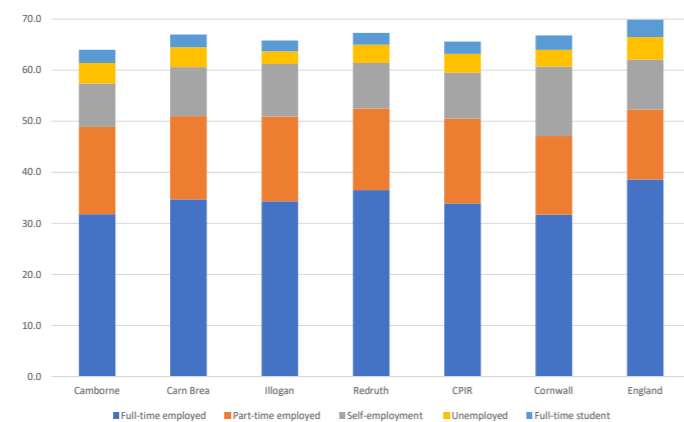


Residents of the CPIR towns are less likely to work in managerial, professional and technical occupations than the residents of Cornwall and England. They are more likely to work in skilled trades, care/leisure occupations, as machine operatives and in elementary occupations.

Source: Census 2011

Economic activity, 2011

[Residents aged 16-74]

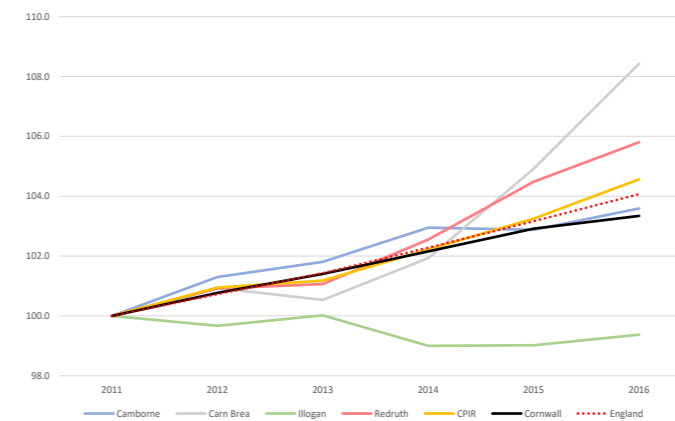


Compared with Cornwall, CPIR has more people in employment (full-time and part-time) but fewer people who are self-employed. Compared with England, the economic activity rate is lower, largely due to the number of retired people – higher in Cornwall than CPIR

Source: Census 2011

Population change 2011 – 2016

[CPIR parishes, Cornwall, England]



Growth in Cornwall slightly below England; strong growth in Pool (Carr Brea) and Redruth; marginal decline in Illogan

Source: Cornwall Council

02.12

RETAIL + BUSINESS ENVIRONMENT

LOCAL BUSINESSES

Redruth has a range of shops and services in the town centre including bakers, grocers, hairdressers, barbers, a butcher, cafes, solicitors, an opticians, estate agents, beauty parlours, fast food outlets, banks, a cinema and theatre, a pub, a couple of bars / events spaces, and a regular monthly market. It also has the civic provision of a library, community centres, voluntary and charitable support services and the town council.

Sadly, the trade that's possible during the day has little to no real evening economy, except for the cinema and theatre, to make that day to night transition.

Like all towns around the country the retail and business environment is facing a real challenge. However, there is a growing sense of community momentum to bring about purposeful and creative change to the town.

REPURPOSEFUL + CREATIVE GROWTH

There is **a strong presence of charity and second hand retail, and a growing theme and presence of reuse and recycling** with businesses such as Make A Mends, Daisy Rain Vintage, Thornleigh Curios and Collectables and La Belle Art Deco.

This **growing tide of repurposing and trend to mend** is exemplified by Sarah the owner of Make A Mends, who is raising awareness of the social, human rights and environmental impact that fast fashion has around the world and creating ingenious items from disregarded things such as sample fabric books and sea eroded beach plastic. *"We need to be proud to be fixing what we had already, not going out and buying new- it's a Japanese ethos that layering things up to fix something reinforces it so it will last longer while also making the item unique".*

There is also the highly influential presence of Redruth Revival CIC who is currently undertaking a multimillion pound regeneration of the historic Buttermarket, and as a result the former tenants have relocated to various spots in the town centre. The former HSBC bank in Redruth, which had been closed since May 2017, has reopened its doors as a creative workspace housing a collection of artists that were based at the Buttermarket - including Siobhan Purdy, Cosmic, Linda Stubbs and Liam Jolly of the Auction House Gallery.

Another former tenant, Kevin Downing of Lucky's Record Bar, has relocated on Fore Street, opposite the Town Clock. When in the Buttermarket, his store was dubbed the smallest record shop in England by Graham Jones, author of books about record shops that includes Last Shop Standing, The Vinyl Revival and The Shops That Made It Happen.

CONSULTATION + BUSINESS SURVEY

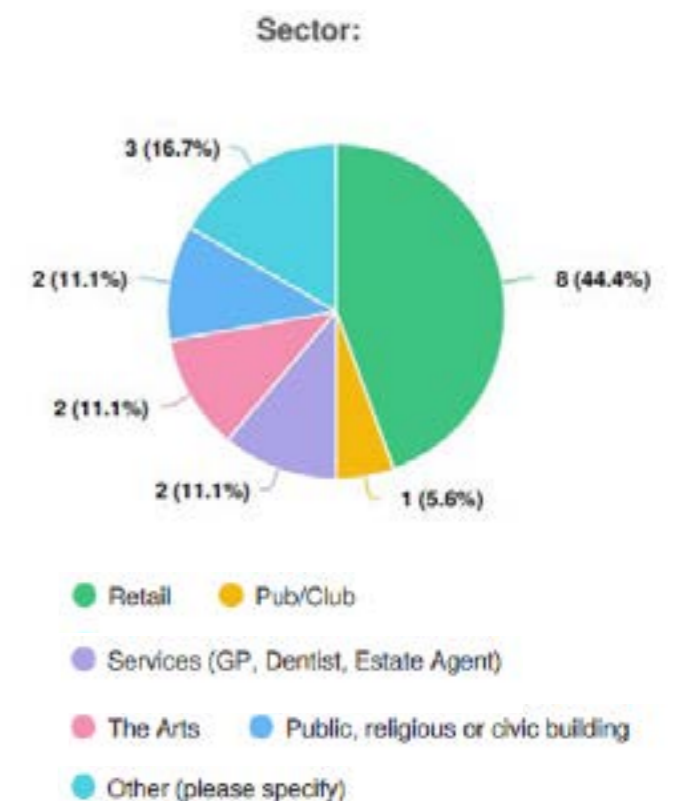
Consultation took place with the Chamber of Commerce over a number of months, together with a detailed and specific business survey carried out by Cornwall Council.

Key issues that were identified by the Chamber of Commerce members included:

- Poor Wifi
- No town manager
- Poor lighting and a perceived lack of safety by the public and shop owners
- Shops close at 3/4pm + no night time economy
- Desire to improve the look of the high street - need to address the state of the buildings and the lack of maintenance by property owners
- Somewhere for younger people and families residents to go for an enjoyable night out
- A town discount card or something similar to encourage people to use the town centre
- Car parking charges
- Poor perception, poor offer, low footfall
- Lack of dwell spaces to encourage people in to stay for longer
- Litter picking and painting of shop fronts and areas of the town that are in need.
- A better working relationship and cooperation between businesses

The Business Survey provided valuable baseline data and insight into local businesses performance, their future plans, challenges and opportunities. Ultimately it sets out what the local businesses feel they need to ensure they have a sustainable and resilient business and trading environment in Redruth. However, out of 118 informed participants, only 18 responded to the survey, which is only a 7% reflection of the business community.

SECTOR RESPONSES



Over 70% are independent businesses

Majority (88%) close on a public bank holiday

80% of businesses park in the town centre

50% of businesses who responded have introduced a social media platform; 25% a delivery service; 17% online shopping

The pandemic and cost of living has affected 84% of businesses

44% plan to make improvements

65% have dealt with Redruth Chamber of Commerce

40% have dealt with the Redruth HSHAZ

23% have expanded during the past year

Overwhelming support for:

- A marketing plan and campaigns to promote the town
- An annual events programme to drive footfall and spend
- Free training and mentor support including, use of social media and on-line selling
- Free visitor Wi-Fi in the town centre
- TV + radio campaigns

Businesses would like support on:

- Specialist grants (e.g. renewable energy, business improvements)
- Security + crime reduction
- Cultural grants for festivals and events
- Improved business performance
- Shop window displays
- Internal organisation and layout

Nearly 70% have been a victim of crime or anti-social behaviour

17% have issues with deliveries

50% have dealt with Redruth Town Council

Busiest day is Saturday followed by Mon / Thurs

No conversion of retail to residential but support for upper floor residential conversion

NEGATIVE ASPECTS OF THE TOWN CENTRE TRADING ENVIRONMENT

- A lack of restaurants, pubs and bars
- A lack of evening economy
- High rental values and rates
- Poor physical appearance of the town
- Safety
- A lack of mix of businesses
- A lack of appeal compared to out of town shopping (8)

POSITIVE ASPECTS OF THE TOWN CENTRE TRADING ENVIRONMENT

- Krowji (9)
- Cafes
- Road links and approaches to the town
- Public transport and rail links
- Off street car parking
- Pedestrianised areas
- Pedestrian access
- Local customers
- Potential tourist customers
- Outdoor seating for hospitality
- Markets (8)
- Events and activities
- Leisure and culture facilities

NEUTRAL ASPECTS

- Krowji (9)
- Kresen Kernow
- Cleanliness
- Town marketing + promotion
- Offer compared to nearby towns
- Online identity of the town
- Local partnerships
- On street parking
- Availability of premises
- Prosperity of the town
- Traffic
- Markets (9)
- Appeal compared to out of town shopping (8)

02.13

GREAT SHOP FRONTAGES IN THE TOWN

WELL-DESIGNED SHOP FRONTAGES

Well-designed and well-curated shop frontages not only make a huge contribution to the local character and quality of a high street but also attract spend.

They bring vibrancy, distinctiveness and colour to the street and shopping environment, and also reflect the quality, ethos and nature of wares for sale. They contribute to how we enjoy visiting and living in a town. By enjoying the experience of a place, we value it and the economy prospers.

Redruth has an unusually high number of independent shops - many of which make a really positive contribution to the town.

Overleaf are examples of shops which have great shop frontages!

What stands out is how quirky, artistic and independent they are, and introduce important and stylish colour and design to the streets.

Crafted sign-writing is locally distinctive and the overall effect respects and lifts Redruth's fine heritage.

WHAT MAKES REDRUTH'S SHOPFRONTS SPECIAL?

Redruth, being the mercantile centre of Cornish mining was once the richest mile in the country. As mines prospered, those benefiting had considerable disposable income to spend. This is reflected in the quality of shops that were created in this time.

The most notable remaining shopfronts are those for the various fine drapery shops, including the impressive ones in the East End, with curved glass shop display windows and gilt glass signs.

Redruth's shopfronts have a number of characteristics which make them significant:

- Glass & gilt signs; gilded incised 3d wooden letters covered with a reverse painted sheet of glass or reverse gilded glass
- Links to tin and copper mining
- Predominantly Victorian shopfronts with some later examples, such as on Clinton Road, which reflect the aspirations of the 1920's with features such as sunburst motifs
- A vibrancy which reflects that of the community and the town's history

KEY DESIGN PRINCIPLES

The Draft Redruth Shopfront Guide provides a specific guide and sets out the policy framework.

KEY SHOPFRONT DESIGN PRINCIPLES:

- **Design:** should be contextual and respond to the existing architecture and proportions of the building and those around it
- **Modern shopfronts:** should be of outstanding and innovative design and not detract from the character and appearance of the rest of the building or the wider Conservation Area
- **Colour:** Traditionally shopfronts were a range of colours but discretion used to avoid overly garish colours
- **Materials:** Traditional materials such as wood, stone & tile preferred to fit well with existing buildings and backlit, Perspex signs are not be appropriate
- **Roller shutters :** should be internal to allow shop displays and shopfronts to be visible at night
- **Awnings:** Traditional awnings and sun blinds with integral advertising are encouraged
- **Signwriting :** Traditional signwriting & typography would be appropriate & encouraged

GREAT SHOPFRONT HEADLINES

Preserving / restoring / reinstating historic shop frontages make a vital contribution to the enjoyment and experience of a place and how it is valued by the local community and visitors. It has been shown to attract spend and contribute to a town's economic prosperity e.g. Totnes and Fowey.

Whilst there are many buildings and shop fronts in the town centre that are jaded or poorly maintained and require design improvements there are also shop fronts that are well-designed and bring vibrancy, quality and colour to the town centre.

What stands out in Redruth is how quirky and artistic many are. The well-designed and well-curated shop frontages make a huge contribution to the character of the town and reflect the quality and ethos of the wares for sale, with a growing momentum in the creative, second hand and repurposeful trade.



01. 2, Fore St - Make A Mends



02. 3, Fore St - Wooden Box



03. 10, Fore St - Zen Salon



04. 19, Fore St - Grow Box



05. 81, Fore St - Mining Exchange Studios Gallery



06. 46, Fore St - Thornleigh Trading - Curios and Collectables



07. 60, Fore St - Flower Power



08. 3, Bond St - Cornish Health Stores



09. 92, Fore St - Coffee Ground



10. 60A, Fore St - Daisy Rain Vintage



11. 3, Fore St - Cornwall Barbers



12. 4, West End - Redruth Drapery Events Venue

02.14

AUTHENTICALLY CORNISH

AUTHENTIC CORNWALL

CORNISH EXPORT AROUND THE WORLD

When mining was taking place all over Cornwall, Redruth was the financial and administrative centre of it all.

The community of Redruth feel themselves to be at the heart of what it means to be Cornish. It is understood and exported around the world, 'at the bottom of every mine is a Cornishman', with the famous International Mining & Pasty Festival held every year in Mexico.

This export was a result of the mass exodus in the late 1800's, known as the 'Cornish Diaspora' where skilled miners, or "Cousin Jacks" left to find work in the New World, following the copper crash in Cornwall in 1866. As world leaders in mining technology and innovation their expertise in hard rock mining was highly valued. As well as their mining skills, the Cornish emigrants took their culture and way of life with them: Methodist chapels were constructed and pasties and saffron cakes became well-known in Australia and the United States.

HOME OF RUGBY

The passion for Cornish rugby was exported overseas by the Cornish miners and this helped develop the game in Australia, New Zealand and South Africa. Thought to originate from the popular Cornish sport of '**hurling to goal**' - the earliest known example from anywhere in the world where the ball must be passed backwards, Redruth was the first Rugby Football Club in the County. Local leagues are fiercely fought, and the Hellfire Corner has a real sense of place.

Improved connectivity with the town centre is needed.

KRESEN KERNOW

Kresen Kernow is the centre of Cornish culture, and in Redruth and is recognised as a really strong fit for the town. A remarkable building that has transformed the derelict, fire damaged former Redruth Brewery, integrating the surviving historic fabric with contemporary new additions to provide the world's biggest collection of archive and library material related to Cornwall. This is a beautiful facility which also runs community workshops in digital skills which is an excellent next step in broadening impact. The café is currently closed and looking for a new franchise.

This award-winning facility, is surrounded by remaining dereliction and cleared brownfield so what happens next around it is of prime importance and cannot be wasted.

MINING, PIONEERING + INVENTIONS

Redruth was home to many industrialist inventors and innovators such as: **Murdoch** - a Scottish engineer who developed the invention of the steam engine which was used to pump water out of the Cornish tin mines. He also invented gas lighting and Murdoch House on Cross Street was the first house in the world to be lit by gas. He also invented the finings recipe used to clarify beer which was sold to Redruth Brewery in 1809. **Mining and pioneering is still in Redruth's DNA.**

ManEngine, the largest mechanical puppet ever made in Britain, captured the hearts of the Cornish people on its pilgrimage through the mining landscape and communities of Cornwall and beyond to mining towns in Wales, Somerset and North England. This was created by Golden Tree who are based in Redruth.

Georesources are now an important part of the region's Natural Capital with the opportunity to bring economic development through Clean Growth. Current exploration projects could generate an additional £1 billion GVA over the next 20 years in a world-leading, highly specialist sector. Centred in Cornwall and using the local industrial infrastructure, an ecosystem of geothermal energy, tin, tungsten and lithium exploration, production and refining is underway. The commercial use for lithium in the 21st Century could not be clearer. It is found not only inside smart phones and laptops, but is now vital to the clean energy transition, for the batteries that power electric vehicles and store energy so renewable power can be released steadily and reliably.

CORNISH LANGUAGE, LITERATURE + MUSIC

Cornwall is experiencing a revival of interest and use of the Cornish language and the Cornish were granted national minority status by the UK Government on 24 April 2014. The Cornish language itself is a profoundly important element of living in Cornwall, and local poets, performers and writers are constant reminders of it. Redruth is at the heart of this revival, including the festival Lowender Peran relocating to the town this year. It is also home to many language artists including: The Writers' Block - a unique creative writing hub who bring Cornish story, poetry and song to festivals, events, schools, and hilltops across Cornwall. It is also home to Golden Tree Productions who '**Do stuff that moves people!**' - with performances and productions, deeply rooted in Cornish heritage, creativity and the Cornish language and deliver free Cornish lessons to schools.

AUTHENTIC CORNWALL HEADLINES

Redruth is authentically Cornish. Once the richest mile in Britain as a result of the tin and copper mining boom, Redruth is now a down-to-earth, genuine place inured from the effects of tourism and a place Cornish people are proud to call home. They are fiercely proud of their rich culture and Cornish language that is taught in schools and sung at gigs and gatherings.

From the Mining Exchange to Kresen Kernow, Redruth has a history of being at the heart of Cornish stories, exporting technology, skills and culture across the world. Home to inventors and innovators with new found strengths in clean energy and manufacturing, Redruth is building a reputation as an instigator of change again.

Redruth's authenticity must be protected as the town evolves into a modern, innovative and progressive Cornish town.



FIG. 025 Kernewek Copper Coast Cornish Festival, South Australia

FIG. 026 Redruth Rugby Club

FIG. 027 Drill testing for Lithium

FIG. 028 Kresen Kernow

02.15

EVENTS + FESTIVALS

EVENTS

MARKETS

Focused around the Buttermarket and Market Strand with music sometimes spilling out onto Fore Street the markets are exceptionally well placed in the town centre for access from the train station and car parks. With a range of makers in the Mining Exchange, smaller independent shops clustered along Bond Street and a number of repair and remake shops along Fore Street, **the market has great potential to be a defining strand of Redruth's offer.**

Redruth's origin is that of a medieval market town, receiving its first market and fairs charters in 1333. It was known as the greatest market town in west Cornwall. A letter from a businessman from London, visiting Redruth in 1778, extols the virtues of the Redruth Market... **'Oh, ye who never knew the joys, try it! Remember Redruth Market, there you can have all in perfection and in no town in the kingdom is there greater abundance or quality'.**

The market, whilst reduced in size, is still popular and is held regularly on the first Saturday of every month.

A £3.7m refurbishment of the Buttermarket will commence at the end of 2022. Led by Redruth Revival CIC, the Buttermarket will reopen in Spring 2024 and will provide a revitalised space for small specialist shops, affordable workspace, entertainment and a range of small food and drink outlets. With an enhanced programme of markets and other events the intent is to grow footfall to the town centre and rediscover Redruth's reputation as a market town.

There is a desire amongst young people that the markets could do more for their demographic, including a busking stage, youth led market and youth led cafe.

FESTIVALS

FESTIVALS / EVENTS

'Discover Redruth' website is a real asset to the visibility of festivals and events in the town and provides a one-stop-shop for information on what is happening in Redruth.

Redruth has four annual festivals throughout the year which reflect the town's active and vibrant community culture: **St Piran's** - 5th March; **Murdoch Day** - 1 day event mid June; **International Mining & Pasty Festival** - over 3 days Friday to Sunday in early September, and; **Christmas Lights and festivities** - starting in November. In addition is the relaunched **Lowender Peran** that took place on the 26-30 October 2022 celebrating Cornwall's cultural heritage and Celtic connections. These are well-embedded and well-attended and appear as high points of community cohesion across all ages and backgrounds.

Destination Redruth has recently been carried out by RIFT as part of the Town Vitality Funding, to promote Redruth as a stage for large events, festivals and markets. This builds upon the existing four festivals and regular markets and sets out a strategy for enhancing the venues and locations across the town centre – with a 'brochure' of venues, places and spaces across the town with information on facilities, charges, how to book, insurances, risk assessments and supporting greater use by young people and local entrepreneurs, including of empty shops and premises.

Krowji also holds Open Studios events (summer and christmas) giving the public a chance to see behind the scenes in artists' studios. There is the opportunity to bring these new audiences down into the town centre, which highlights the potential for The Ladder, the Buttermarket and the purposeful creative shops like The Bank and Make A Mends on Fore Street.

VENUES

There are a number of venues in town, the majority focused around the high street in the form of cafes, a few pubs, the **Regal Cinema, St. Rumons Club and the Rugby Club**. There are two Indian restaurants and an excellent Fish and Chip Shop that has won awards with an eat-in restaurant and the excellent Beats and Roots Vegan/Vegetarian cafe at the Buttermarket plus a range of takeaways. However, there is a noticeable lack of night-time entertainment venues and lack of restaurants. The day-time offer currently is able to serve the locals but lacks a pull that would bring in visitors as a destination for events and food and beverage. Early closing times and poor WiFi connection are also hindering greater vitality of the town centre.

There is a limited accommodation offer. Penventon Hotel is the main large, 4 star hotel + pool and spa, with a handful of guest houses, a Travel Lodge on the perimeter and a handful of small and friendly rural campsites around Redruth.

The Ladder, formerly the Passmore Library, is a recent venue addition to Redruth, which is being developed into a Community Hub with studios and performance spaces - and has started to hold events, most recently a Ukraine theatre company.

St. Rumon Gardens is a potentially exciting venue for activities in the town centre. Rogue Theatre's storytelling and communal food events used to be held here, so opportunities abound to reclaim this as an innovative events space.

Fairmeadow car park, next to the Buttermarket, has a very low occupancy rate and in poor condition. There is the opportunity to develop this as a flexible, multi-use space for parking, events, cycle hub, visitor information etc., to support the revitalisation of the Buttermarket and improve town centre access.

EVENTS + FESTIVALS

The market, focussed around the Buttermarket and Market Strand, has great potential to be a defining strand of Redruth's offer, supported by a range of local food and drink outlets.

With a vibrant and active community, celebrated through annual Cornish festivals throughout the year, there is the opportunity to grow this offer - coupled with the largest hub of creative industries and its authentically Cornish culture.

Redruth wants to be a contemporary version of its past - a place for trading, markets, social events, vibrancy and culture - 'the enterprising capital' town of the county. A place that embraces the circular, local economy and promotes sustainable, and independent trading.



SUNDAY FUNDAY!
 Sunday 12th September
 Victoria Park, Redruth
 10am - 2pm

The Victoria Park Fun Day returns!
 There will be entertainment, food and drink stalls, charity stalls, a face painter, family games and a fun dog show.

Jon Martin Magic joins us

LAST CHANCE HOTEL'S FUN DOG SHOW

This day is all about fun, there'll be a selection of games to include:

- Skittles
- Giant Jenga
- Splat the rat
- Space Hopper racing
- Coconut Shy

Tolvaddon Community Fire Service will be there with a fire engine and some fire representatives

There will be bowls on the green and a BBQ hosted by Redruth Bowls Club

Charity stalls, traders, ice cream, food and drink and face painting!

REDRUTH TOWN Market

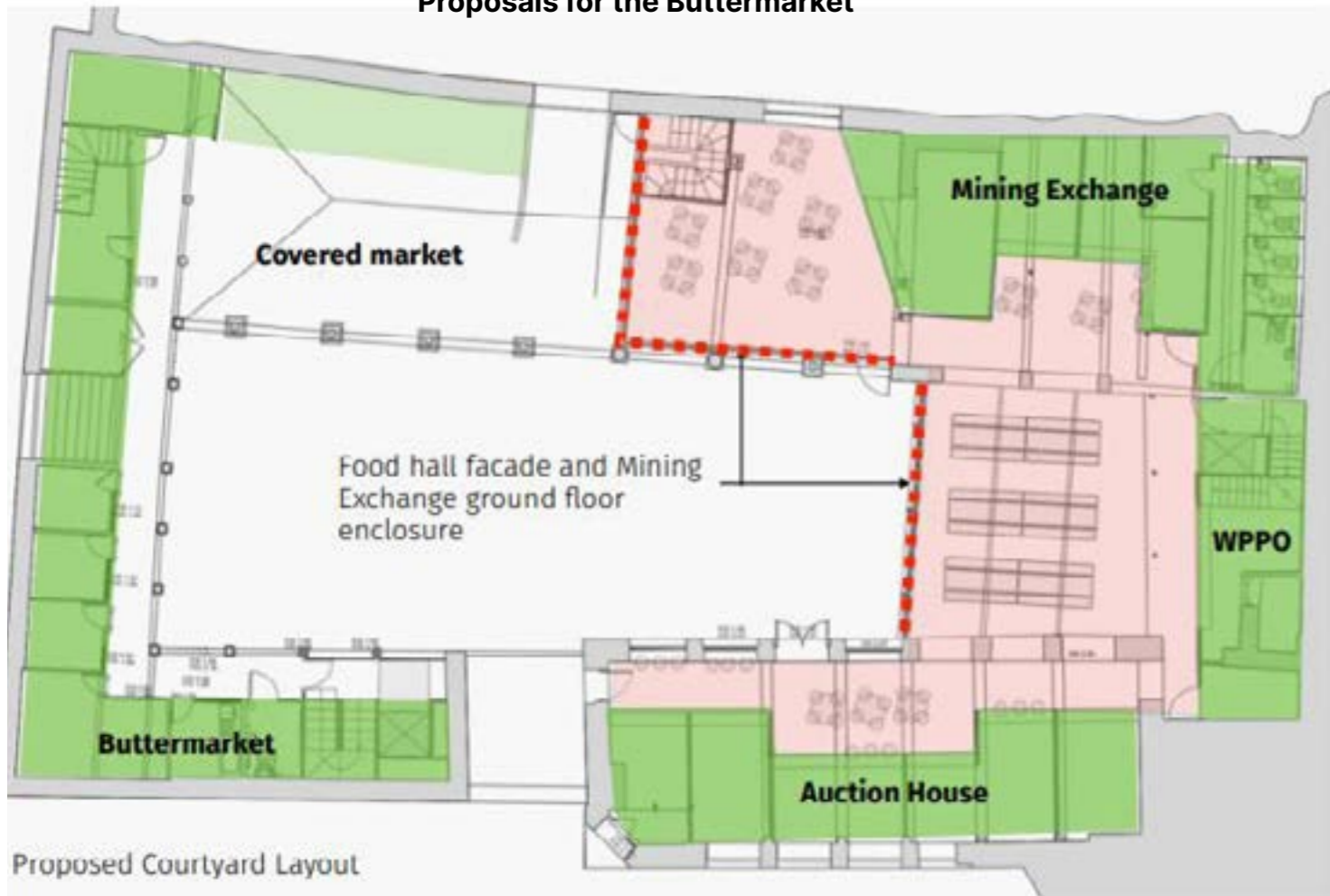
Produce Streetfood Crafts Live Music and so much more!

in The Buttermarket Market Strand and Market Hall

10 til 2pm

1st Saturday in the month

Proposals for the Buttermarket



02.16

CREATIVE INDUSTRIES

ARTS SCENE

For many years painters and writers have been drawn to Cornwall, fascinated by its light, its atmosphere, its ability to be both far from the London art establishment, and yet, with the arrival of the Great Western Railway, connected to it. Redruth is rapidly securing a reputation as a venue for an innovative, edgy and contemporary art scene.

BERNARD LEACH

Bernard Leach was the most influential studio potter of the 20th century and founder of the internationally acclaimed Leach Pottery in St Ives. Less well known is that he taught ceramics at Redruth Art School in the 1960s. and was hugely influential in drawing creative talent to the area.

KROWJI

Krowji, meaning workshop or shed in Cornish, is the largest creative cluster 'this side of Bristol'. Based in a collection of buildings around the Old Grammar School on the outskirts of town it was set up in 2005 by Creative Kernow, and provides collaborative, vibrant studios and networking and business support to over 200 creatives.

Krowji is a huge success for Redruth.

Stronger physical connections to the town would be beneficial to help bring a greater presence of Krowji creatives into the town centre which would help to reach a wider audience.

CREATIVE KERNOW

Creative Kernow, based at Krowji, is an umbrella organisation that supports the production, promotion

and distribution of work by creative practitioners in Cornwall. These include:

Carn to Cove - Cornwall's performing arts scheme for rural communities using poetry, laughter, music, drama, stories and dancing.

C FyIm - Cornwall's rural multiplex - providing rural communities with the chance to watch great films in their own village or town.

FEAST - Creative Kernow's grants funding programme for art projects across Cornwall that invests in community and artist-led projects. It harnesses the talents and energies of Cornish artists and communities to bring people together and enjoy ground breaking participatory art.

AUCTION HOUSE

Auction House opened in 2018, an artist led space on Back Lane West in the heart of the town. It offer creative space for contemporary artists to experiment and test ideas and has since developed into a platform for public exhibitions, performance, screenings and residencies. Founded by artist Liam Jolly, it recently drew Turner prize winning artist Mark Leckey, who has been working with 10 young people attending his Music & Video Lab.

"It's not the kind of thing you usually see in Redruth on a Saturday," Jolly laughs. "Most people are just out shopping. But this is such an exciting thing for the town, especially for young artists who are showing their work for the first time. And it's all thanks to Mark. Without him, this never would have come together."

CULTURAL EVENTS

REDRUTH HSHAZ CULTURAL PROGRAMME

With an initial grant of £80,000 awarded by Historic England in 2021, the Redruth HSHAZ Cultural Programme "Redruth Unlimited" has garnered a positive groundswell of enthusiasm, empowering the community to take the reins to revitalise Redruth with projects such as **Redruth Press, Hellfire Kernow and Treasures of Redruth.**

There is a waiting list for grant funding and local and national cultural bodies wishing to develop and deliver a range of cultural events from small-scale, pop-up events to major festivals in Redruth town centre including - **Under the Bridge by Liam Jolly; Red River Festival by Redruth's young people 'Agents for Change'; Seed funding for Pop-ups in underused parts of the town; St Piran's Cycling Festival and Purposeful Redruth by Hemingway Design.**

CORNISH MINING STORY - MAN ENGINE

'ManEngine', commissioned in June 2015 by the Cornwall Mining World Heritage Site (CMWHS) saw the creation of Britain's largest mechanical puppet. Captivating the length and breadth of Cornwall and beyond, this hugely successful and award-winning, public art project was led by founder Will Coleman of Golden Tree Productions, based in Redruth. Resurrected in 2018, it toured Cornwall and Devon, and the former mining communities of Somerset, South Wales and the North of England. People related to this type of project in a way that most people don't easily relate to industrial architecture and processes and ManEngine is worthy of a permanent viewing platform in Redruth to celebrate this positive assertion of Cornish identity.

Redruth has become a beacon and gathering place for West Country artists. *Oliver Berry, The Guardian, 11 July 2022.*

PLEN AN GWARI

A Plen an Gwari is **a medieval outdoor immersible theatre or playing place.** There are only 2 surviving ones in Cornwall (St. Just and Perranporth), with evidence of over 30 that used to exist across mid and West Cornwall; **a phenomenon unparalleled anywhere in Europe.**

Golden Tree have visionary plans for the first new Plen in Cornwall in 500 years. Akin to Shakespeare's Globe or the Minack Theatre, but with a difference - where the audience is in the middle with the action going on around the circumference - this new/ancient venue is intended to be a significant international visitor destination. Designed as a Plen an Gwari for the 21st century and the production of the medieval mystery plays it would be a place where stories can be told for generations to come. A place that would stage an annual performance of Beunans Meryasek; a place that will be used as a 'creative' showground including music markets etc.; a playing place for sports such as 'Hurling for Goal'; an important community hub; a beautiful civic green space for the whole town, and; an exciting performance venue with a rolling programme of cultural events.

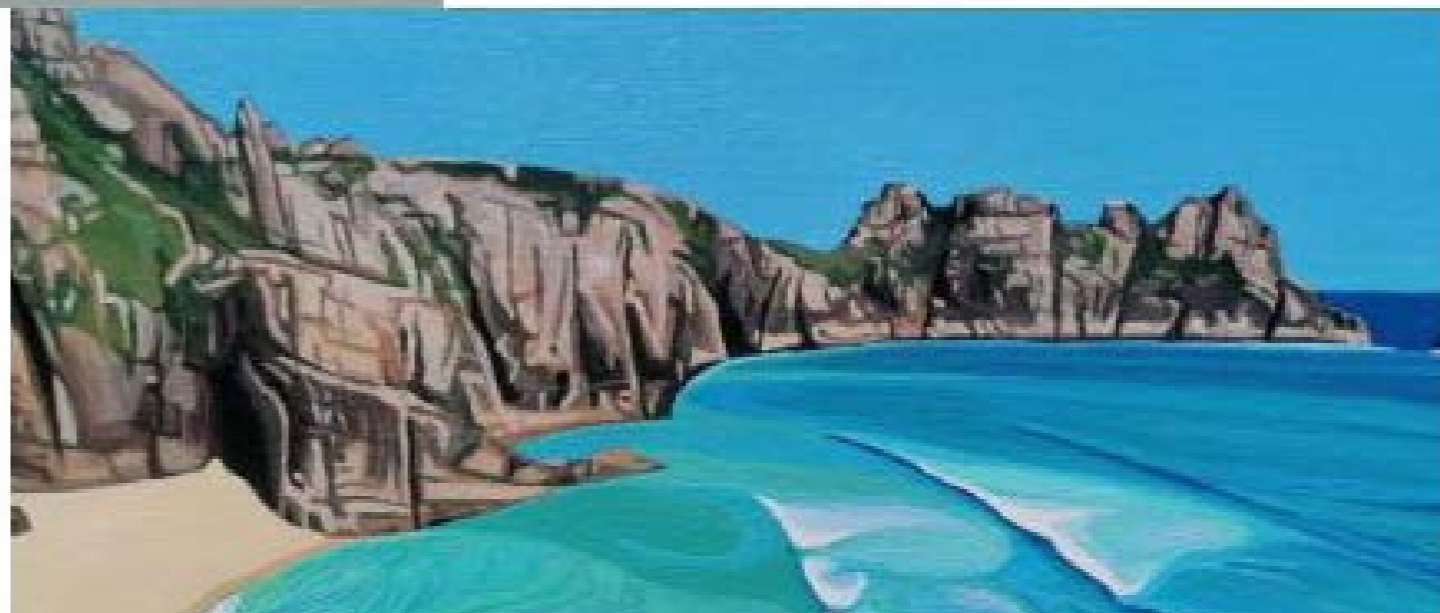
HELLFIRE KERNOW

Each Plen an Gwari was also used as a 'playing place' for sports such as Cornish wrestling and **'hurling to goal'** played with a heavy, metal 'silver ball'. This is being revived by GoldenTree through their Hellfire Kernow events, a new cultural adventure, with the inaugural Redruth Hurling Championships held in May 2022, working with young people of Redruth School, community groups and Redruth Rugby Club.



krowji

01 REDRUTH TOWN + WORLD HERITAGE SITE



[HOME](#) [CONTACT](#) [ARCHIVE](#)

AH.

Auction House is an artist led project space in the heart of Redruth, Cornwall. Est.2018 to offer creative space for contemporary artists to experiment and test ideas, AH has since developed into a platform for public exhibitions, performance, screenings and residencies

SUZANNAH PETTIGREW
The End (For Now)

Exhibition: Thursday 18 August - Saturday 20 August
Open 11am - 5pm Thu/Fri/Sat
Opening Event: Friday 19 August, 6pm-9pm

[More info](#)



LAVIGNE LONSDALE

02.17

LIVING IN REDRUTH

RESIDENTIAL CHARACTER

Redruth residents recognise their town as having a special character and being a unique place to live, one that is distinctly different to other Cornish towns. Redruth's past industrial importance has had a profound influence on the townscape character of its residential areas that provides high quality housing stock to much of the town. There are however areas of acute deprivation and poverty and a real need for better quality, truly affordable housing.

The residential areas of Redruth have distinct characteristics:

The high density, tight urban grain of granite stone 18th and 19th century terraced houses that housed the industrial workforce are set close to the heart of the town and industrial areas associated with the river valley and principal routes into town. e.g. Blight's Row, Roach's Row, Plain-An-Gwarry.

South of the town centre are late 19th century Victorian properties built out of high quality stone with considerable architectural ornamentation, set within tree-lined streets with the strong civic presence of St Andrews church and Victoria Park. The largest and most opulent properties are concentrated to the west of the town, the upper extent of Green Lane and east end of Plain-an-Gwarry. These are detached, often set in extensive mature treed grounds.

Residential development from the early 20th century extends beyond the historic core with late 20th century housing located predominantly to the north of the town. The significant urban extension at Tolgus, west of the A 3047 is currently being built and will provide 185 new open market homes of which 73 are affordable.

REDRUTH NDP : HOUSING PROVISION

The Emerging Redruth Neighbourhood Development Plan has a clear set of objectives.

At its core is the need for a good mix of homes to ensure a balanced community.

Homes that:

- Facilitate an appropriate mix of market, social and affordable homes including the provision of adaptable properties to meet the needs of changing demographics
- Create good, practical, quality places in which people want to live, play and work,
- Use resources effectively and imaginatively.
- Promote high quality, local context-informed design with the innovative use of traditional and modern materials
- Maintain, respect and promote the character and quality of Redruth's built and natural environment for the benefit of residents, visitors and biodiversity.

HOUSING TARGET + HOUSING NEED

The Cornwall Local Plan has a housing target for CPIR of 5200 homes for 2010 - 2030. For Redruth, the Tolgus urban extension (phase 1 permitted and phase 2 allocated) provides 650 units. Existing completions, permissions and other windfall development are felt to be sufficient to deliver the housing target for the area, but it will be monitored.

A Housing Needs Assessment (HNA) for Redruth Parish in 2019 identified the following:

- **For 2010- 2030 the housing needs is 1960 homes** (or 98 dwellings per annum)
- **For 2020 - 2030 a further 1038 homes are required** (or 104 dwellings per annum)

A strong focus should be placed on delivering more affordable housing, to enable all potential residents to access housing in Redruth.

Redruth falls within Value Zone 5 where the Council seeks to provide 25% affordable housing with a target tenure mix of 70% affordable rented and 30% intermediate sale or shared ownership.

There is a need for affordable homes, housing for older people and housing for specialist needs, many of which tend to be smaller i.e. one- and two-bedroom dwellings to enable older households in larger properties to downsize and allow new residents to access smaller, more affordable homes.

SUMMARY

334 units - Housing with care for the elderly

305 units - Specialist housing for disabled

539 units - Housing mixed (25% affordable)

John Williams, who has been living in Redruth for 15 years and trading on the high street for three, owns and runs the Home Ground Coffee Shop on Fore Street. "For me it's the warmth of the people here. I come from West London and the contrast with here is huge. People here are so much friendlier. They have a great sense of humour and completely different approach to life."

LIVING IN REDRUTH

As a place to live, Redruth is a friendly, welcoming town with a strong and active community.

With an historic core that provides high quality built characterful housing that is a reflection of its industrial and wealthy past, it has considerable post war housing to the north of the town. It also has areas of acute deprivation and poverty.

A Housing Need Assessment in 2019 identified a real need and focus on delivering more affordable housing, to enable all residents to access affordable homes. These need to be well-designed and respond the character and quality of the townscape with a focus on innovation and energy efficiency.



Ford's Row, Flowerpot car park



Back Lane West (south)



Plain-An-Gwarry



Falmouth Road



Clinton Road



Clinton Road



Trewirgie



St Euny Church



Colebrook Close



Murdoch Close



Hawthorn Close



Tresarderns Road

02.18

REDRUTH : RETAINING + ATTRACTING INVESTMENT

RETAINING + ATTRACTING INVESTMENT

The condition of any town centre and the quality of the experience it provides for residents, workers, shoppers and visitors is in large part a function of the level of expenditure in the town centre, which in turn influences its attractiveness to investors, developers and occupiers.

Local spending power is determined by the disposable income of people living in the Redruth catchment area, supplemented by expenditure by tourists, day visitors and shoppers from further afield, and day-time expenditure by people who commute to work in Redruth.

Leakage occurs when local residents purchase goods and services online from suppliers outside Redruth, shop in out-of-town locations, travel to other towns in Cornwall for shopping/leisure visits, or commute outside Redruth and buy goods and services close to their place of work.

The level of local expenditure therefore, is the value of local spending power less leakage.

The question for business owners and policy makers is whether and how we can influence these expenditure flows. How can we maximise the spending power available to the businesses and amenities in Redruth town centre, and what can we do to contain it to a sustainable level if the town's offer is sufficiently attractive and competitive.

There are a broad range of objectives that policy makers can do to help to shape and prioritise interventions in the town to improve the offer and attractiveness of Redruth:

- growing the resident population of Redruth and its catchment area
- attracting and retaining skilled and educated people of working age
- raising average household incomes through increased economic activity and higher productivity
- supporting knowledge-based business start-ups, growth, innovation and productivity
- making Redruth a more attractive, better cared-for place with an excellent public realm and a people-friendly environment
- investing in digital and transport infrastructure to make Redruth a connected and accessible place to live and run a business
- improving the quality and choice of shopping, culture, leisure, food and drink and hospitality
- helping to create a viable, functioning property market across all sectors, delivering market-led solutions for opportunity sites and redundant buildings

ACHIEVING SUSTAINABLE CHANGE

Through commissioning this Spatial Vision and Investment Plan there is an opportunity for regional and local partners including, Cornwall Council, Historic England, the HSHAZ Board, Chamber of Commerce, the Neighbourhood Plan team, Redruth Revival and the wider business community and others, to bring together **a shared sustainable vision** to make Redruth a better and more competitive and attractive place to live, work and visit.

To achieve sustainable change, interventions to tackle property market failure and unlock investment needs to be complemented by a whole-place approach that encompasses:

- **economic development, including enterprise, innovation and skills**
- **place shaping and proactive planning**
- **place marketing, to attract entrepreneurs, skilled workers, visitors, and inward investment**
- **governance, partnership, entrepreneurship and community engagement.**

SUMMARY

Redruth is an authentic Cornish town that people care passionately about. There is a real sense of purpose and momentum in the local community to re-discover its former reputation as one of the greatest market towns in the southwest and celebrate and promote it being the largest creative hub this side of Bristol.

Redruth's historic significance as probably the most important town of the Cornwall and Devon Mining World Heritage Site has shaped its past and left an amazing legacy of architecture and strong sense of Cornish identity, and the innovation and ingenuity that contributed to Cornwall's role in the industrial revolution is now being applied to today's challenges of environmental sustainability. Yet many pass the town unaware of its rare global acclaim and all that it has to offer.

Strategically and logistically very well connected to the rest of Cornwall, the South West, London and the rest of the U.K., Redruth lies next to the A30, with a main rail line and excellent bus services to the main towns. Forming part of the CPIR conurbation, Redruth is the largest urban settlement and the industrial heartland of Cornwall. However, whilst the four areas have close relationships to each other, it is important that Redruth retains and celebrates its own unique character.

In its mining heyday the town centre was once the richest mile in the world, which has left a rich legacy reflected in the fine bones of the historic buildings and townscape. These however are now suffering deterioration after decades of economic decline. Currently under utilized, and recognised as needing greater support, with many of the buildings in a poor state of repair, there are a significant number of vacant shops and lack of functions.

Having originated as a market town, Redruth was once the largest market in the South-West. It still has a strong market trade and the current regeneration of the Buttermarket is a real catalyst for renewal.

With its independent shops, a growing number promote resourcefulness and raise awareness of our throw away society and the environmental and human right impacts that the fast fashion industry causes. With a new generation coming through who have a genuine desire to re-purpose, shop locally and live in a sustainable way, the green movement is high on Redruth's agenda.

These types of enterprises can be helped to flourish and thrive where a town is able to provide a 'supportive' environment, such as the town council providing good, free Wifi; supporting events and festivals that increase footfall; and provide a town centre manager to create and sustain relationships between businesses and other organisations and establish a healthy and sustainable environment for visitors and residents.

Redruth is fiercely proud of its Cornish culture and identity and has a very strong sense of community. Despite areas of real poverty, homes and commercial rents are more affordable than in many other towns, especially coastal towns, and the high quality housing stock provides homes for local Cornish people. It is important that Redruth continues to do so.

With a thriving arts scene and the largest creative hub in Cornwall, Redruth is becoming the new contemporary art kid on the block - bringing artists, makers, musicians and creatives into the heart of the town.

Previous regeneration studies for Redruth date back 22 years and whilst quite a lot has been

SPATIAL PERSPECTIVE

implemented, a considerable number of sites remain derelict or vacant - many of which form important gateways and are a significant blight on the town.

This Vision + Investment Document identifies a definitive list of priority regeneration projects for the whole of Redruth Town, and looks to address historic issues to help unlock long-term vacant and derelict sites and make real improvements to accessibility and a positive experience, to help bring about lasting positive change to the fabric and community of Redruth.

From a spatial perspective, the town presents a range of challenges and opportunities, which by virtue of their scale, condition, visual impact or location have a fundamental impact upon the quality and perception of the town. Our analysis has identified a number of key areas for investment and improvements. These have been set out in PART B into the following categories:

- **Strategic Redevelopment + Investment**

HEADLINES

KEY CAPITAL INVESTMENT PROJECTS

- **Strategic Sites for Redevelopment**
- **Significant Buildings for Repair and re-use**
- **Priority Shop Front Improvements**
- **Significant road/public realm Improvements**
- **Significant Opeway Improvements**
- **Public Realm, Signage + Lighting Strategy**
- **Green Infrastructure Strategy**

KEY BUSINESS/SOCIAL INVESTMENT PROJECTS

- **Town Centre Business Investment**
- **Social Enterprise Investment**





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03
**THE CORE
VALUES OF
REDRUTH**

03.01

PLACE BRAND AND VALUES

PLACE BRAND AND VALUES

HEMINGWAY DESIGN + CTCONSULTS

HemingwayDesign and CTConsults were appointed through the Redruth HSHAZ scheme to develop and agree a set of values that will act as a 'filter' for projects and developments in Redruth Town Centre.

The following has been taken from 'A Place Brand for Redruth - Values' by HemingwayDesign.

WHAT IS A PLACE BRAND ANYWAY?

'Let's get something straight right away: places don't need brands. places are brands.'

Redruth's brand is the mental image that people hold about the place. That already exists - but place branding allows you to gain control over it.

*It's not about a logo, its not about marketing. It's a **set of shared values and common goals** that give focus to a place and its people. It's about **better decision making**: sending a consistent and united message through your actions'.*

HOW DO WE CREATE A PLACE BRAND?

For a place brand to be effective, it is vital that it is based in **fact, with built in aspiration**.

This is about uncovering what already makes Redruth special, and identifying goals for the future.

VALUES, VISION + INVESTMENT

HOW DO THE VALUES FEED INTO THE VISION + INVESTMENT PLAN?

The values fundamentally inform the development of the big ideas and key themes that underpin the Vision for Redruth and the decision-making on what should be the key priorities sites for investment.

This ensures that all actions and initiatives are true to the story of Redruth where the investment priorities build the brand, and the brand priorities build the investment.

By creating a set of clear values for Redruth it will be possible to ensure that Redruth builds a positive consumer brand as well as a brand that businesses and the cultural sector want to be associated with and work in.

PUTTING THE BRAND FILTER INTO ACTION

1. Using it to inform decision making - to make sure all actions and initiatives are true to the story of the place.
2. Using it as the basis for new initiatives/plans to tell that story louder.
3. Testing existing initiatives/plans against it - to ensure all activity is communicating the same message.

03.02

DISCOVERY, LISTENING + GATHERING

PUBLIC SURVEY

Hemingway Design and CTConsults research methods included a public online survey, consultations and conversations with stakeholders, review of material and reports and workshops.

The online survey enabled them to reach a real cross section of user groups rather than the 'same old, same old' and received over 770 responses. This provided a robust quantitative data set and perception baseline that was further supplemented by stakeholder engagement and one-to-one conversations.

Further stakeholder and community group conversations were carried out by Lavigne Lonsdale which is detailed overleaf.

Priorities seem to focus on a regenerative approach

Which of the following would you prioritise for Redruth - if you could pick only 2

767 out of 772 people answered this question (with multiple choice)



What do you love most about Redruth?



What would you change about Redruth?



03.03

THE CORE VALUES OF REDRUTH

THE REDRUTH NARRATIVE

Three Core values tell the story and articulate the ambition of our place.

- **Distinctly Cornish**
- **Resourceful + Regenerative**
- **Sparking Ideas**

The values have come about from extensive consultation and underpin any decision making for the town.



Core Value 1

DISTINCTIVELY CORNISH

Original | Genuine | Open to everyone, made by us | Down to earth | Independent | and alternative

This is authentic Cornwall. We're down-to-earth, genuine Cornwall with no pretence. We're proud Cornish people living our real lives - whether we're born here or drawn here.

We're independent without being exclusive. Everyone is welcome to be part of our diverse Cornish culture and wider family. We're proud to be a place that's affordable for Cornish people to call their home, and we want it to stay that way as it evolves into a modern, creative, progressive Cornish town that works for everyone.

Redruth is true Cornish - it's in the mud on our rugby boots, it's woven into our St. Piran's day flags, y'gan yeth war'n arwodhow yw, it came out of our mines and fields and up through the chimneys and it's who we are - all of Redruth.

Core Value 2

RESOURCEFUL + REGENERATIVE

Doing it for ourselves | Circular economy | A low impact place | A regenerative place | Innovating our way

We're embracing a repurposed economy - rethinking our buildings to give them new lives, embracing slow retail and second hand and ready to close the loop on waste and carbon emissions. We want to be known as a place that's leading the charge for a more sustainable and equal society; where a groundswell of grassroots action is already driving positive change. We might be small but that doesn't mean we can't be leaders. We are working to harness local talent, skills and knowledge to build our own circular economy; to support our people and our businesses whilst taking big leaps towards green living.

We're resourceful, resilient and take a long term approach; bringing traditional industries up to date with creative and innovative thinking. To us sustainability means longevity, and creating our own solutions; embracing change and always being adaptable. That's our future, and will be our legacy.

Progress to us means connection, because progress happens together. We are proud of our existing networks of support for people and businesses, of our international connection to the Cornish diaspora across the Celtic connections of the Atlantic arc, and of building a locally connected economy. We can become even more connected to our region too - with our coastal neighbours and physical links across Cornwall.

Core Value 3

SPARKING IDEAS

Redruth

Innovating and instigating | Mining roots | Always important | Cornwall's home of creativity | Waves of momentum

From the Mining Exchange to Krowji and Kresen Kernow, Redruth has a history of being the heart of stories in Cornwall; a spark of change with the potential to be as revolutionary as the spark that lit William Murdoch's first gas lamp. Our communities are ready for innovation and progress, where our ambitious young voices help to drive purposeful change.

Our historical exports opened up international channels of trade and spread the language, technology and skills of mining across the world. With the largest cluster of creative businesses anywhere in Kernow or across the Southwest of England as well as our strengths in clean energy and manufacturing, we're building a reputation as instigators of change once again. We're proud of our history and what our forbears achieved, but our heritage is more than just stories - it inspires us to move forward and firmly assert ourselves as 'one to watch' for the future.





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04
**COMMUNITY +
STAKEHOLDER
CONSULTATION**

04.01

CONSULTATION

Extensive consultation took place by Lavigne Lonsdale, HemingwayDesign/CTConsults and RIFT to inform the Redruth Vision + Investment Plan, Destination Redruth and Redruth Values. A full summary is included in the Appendix.

STAKEHOLDER CONSULTATION

INTENSIVE 1-DAY STAKEHOLDER EVENT

The full day stakeholder event took place on 16th March 2022, This involved a Redruth Values workshop by CTConsults in the morning, followed by the Redruth Spatial Vision and Investment workshop led by Lavigne Lonsdale. This included an analysis of Place to understand spatially how the town functions, what works and doesn't work, what people love about Redruth and want to protect and what they want to improve. These focussed upon four main themes:

- **Green Infrastructure** - Parks, Play areas, Public Realm, Climate Change
- **Transport + Movement** - Access, Gateways, Parking, Walking + Cycling
- **Heritage + Leisure** - Cultural Tourism, Entertainment and Events
- **Town Centre + Business** - Functions, Shopping, Evening Economy

Key positive messages : A 'Living' community; independent shops and retail; historic buildings and proud heritage; good public transport links; lots of talent and creativity; good parks in the suburbs.

Key negative messages : State of disrepair of the shop fronts and empty buildings; shopping street on a hill; lack of civic green space in the town centre; need for better signage; dirty alleyways; poor accessibility and poor gateways to the town.

FURTHER STAKEHOLDER ENGAGEMENT

Flood Risk : Further discussions were held with Cornwall Council's Flood Risk/Resilience team and the Environment Agency to try to resolve the flooding issues currently hindering redevelopment of key vacant/derelict sites on Penryn Street and Chapel Street. Opportunities have been explored to unlock these blighted sites for renewal and reuse.

Transport : Further discussions were held with Cornwall Council's Strategic Highways team with the positive outcome that urban design proposals put forward by Lavigne Lonsdale will be incorporated into Redruth's Strategic Transport Strategy, implemented by Cormac. It is intended that this synergy will ensure a co-ordinated, joined up approach that provides solutions of the highest design quality, commensurate with a designated World Heritage Site, that resolve key road and traffic issues and provide a greatly improved walking and cycling environment to the town.

Cycling/Walking : Further discussions were held with Cornwall Council to discuss the wider CPIR walking and cycling routes to provide greater connectivity between Redruth, Camborne, and Portreath.

COMMUNITY ONE-TO-ONES + EXPO 22

It was important that conversations were had with local community groups, schools and groups of people who are often the hardest to reach. Specific one-to-one meetings were held with the Food Bank, Volunteer Cornwall, Cornwall Neighbourhoods for Change Charity, Stitch and Soup local support group, Gwealan Tops Adventure Play charity, Youth Group Hideaway 77 and local school children at Redruth School.

Attendance at the Expo 22 in Redruth on 1st April 2022 provided valuable feedback from local residents.

Key positive findings : There are many volunteer support groups based in Redruth, providing a real sense of community. Gwealan Tops is very popular and provides outstanding free play and meals to over 100 children together with parental support which has a profoundly positive impact at a social, health and wellbeing and community support level. East End Skate park is very popular too, with the children using both venues.

Key negative findings: the High Street feels anti-social and intimidating; loneliness amongst older generation with a desire for a multi-generational community gathering space/place; youths hang out in town where there are Wifi hotspots, but would much prefer a safe, green space with Wifi; lack of entertainment and places to eat out at night; poor communication of events, gatherings, lack of local notice boards.

The Brewery is regarded as a priority site for redevelopment, with a desire for a large civic green space for events and festivals and work/live units.

BUSINESS MEETINGS

Specific business meetings were held with the Chamber of Commerce by Lavigne Lonsdale and Cornwall Council to understand their concerns and strengthen business communication on the many HSHAZ and TVF investments that are currently taking place in Redruth.

The Chamber of Commerce meets monthly, but was attended by only a few business owners when we met. In order to capture as many businesses as possible Cornwall Council drew up a detailed business survey, that was distributed in digital format. The purpose of the survey is to establish a baseline data set that will be used to monitor the ongoing economic vitality and development of Redruth town centre and inform the Vision and Investment Plan and Redruth Town Vitality Funding schemes.



No go
 Town at night
 Market place
 By Wilko's in corridor
 Skate park as older people there
 Drunk People
 Halifax
 Some parks unsafe
 Fairfield lane

Like
 Historic buildings
 Statues
 Theatre (Regal)
 Skate park
 Rugby fields
 Kresen Kemar
 Leats
 Rumans Garden

Dislike
 Unkept buildings everywhere
 Not much to the town has empty building
 Not accessible to people with disabilities
 Rubbish - Cigarettes } everywhere
 Litter }
 Trethuis Park - overgrown especially the bamboo area
 flat bit by Kresen Kemar
 Anti social in towns







05 SWOT ANALYSIS

The SWOT analysis - Strengths, Weaknesses, Opportunities and Threats facing Redruth - is based upon the baseline analysis and extensive consultation.

SWOT ANALYSIS :

Authenticity of the place and people

Insulated from familiar Cornwall narrative: tourism, 2nd homes/ holiday homes and high house prices

Rare status and global acclaim of World Heritage Site inscription

Close to recreational + tourist destinations (Carn Brea, Mining Trails, Coast)

The largest creative cluster in Cornwall

Unique Opeways that provide important walking routes to the town centre

Socio-economic/employment – strong in manufacturing, construction, wholesale, and transport

Redruth has some areas of relative prosperity

Excellent and affordable housing stock

Strong Cornish identity

Sense of momentum with recent regeneration projects including Kresen Kernow, HSHAZ, Buttermarket, Town Vitality Funding

Strong community who are proud of, and love their town

Unique heritage assets /fine buildings + townscape

Excellent strategic location / road and rail links

Good public transport between CPIR / Truro/ Penzance

Independent shops

CPIR conurbation is the manufacturing/industrial heartland of Cornwall

Strong Cornish culture - festivals, plays, Redruth Rugby

STRENGTHS

WEAKNESSES

Slow to reinvent itself economically

Significant pockets of acute deprivation

Lack of Town Centre Manager / business support/ digital initiatives/marketing etc

Lack of public transport to outlying parish villages

Weak in the service industry, knowledge economy, retail, tourism + food

Level of workforce qualifications in CPIR is lower than England with a big gap at graduate/post grad level

Poor perception and self-image

Poor cycling facilities - lack of cycle parking, signage and connectivity from the Mining Trails to the town

Lack of Food +Beverage offer and lack of night-time economy

Over-generous parking provision in the town

No community spaces where all ages can come together

Poor shopping / town centre offer / lack of high street shops

Lack of civic green space and green dwell spaces in the town centre

Congestion at key road junctions and poor accessibility for pedestrians e.g. West End/ Fore Street, Chapel Street, Alma Place

High levels of town centre/retail vacancies (compared with other towns in Cornwall)

Perceived lack of supportive spaces for adult issues (homelessness, relationships, addictions etc)

Difficult to access – on car, foot and cycle

Opeways poorly defined, lack lighting and feel unsafe

Poor gateways and poor sense of welcome into the town from the A30/Camborne and Falmouth

Poor Broadband for businesses on Fore Street

OPPORTUNITIES

Improve the income, wealth, and economy of the local community

Encourage business start-ups and entrepreneurship

Improve communication, governance and business support with a Town Centre Manager

Diversify into higher value sectors

Celebrate its history, heritage and culture and restore neglected historic buildings

Create a more engaging town centre experience

Attract knowledge workers and creative talent

Carry out shop front improvements via funding streams such as Historic England

Restore and re-purpose vacant buildings

New homes and an influx of new residents have the potential to make positive changes

CPIR - new mining for lithium, tin, copper and geothermal brings the opportunity for economic development through clean growth.

Digital transformation + skills development

Re-brand charity shops providing support to curate as cool, second hand 'Re-purposeful Shops'

Community Gardens /orchards and re-wilding of underused green spaces in the suburbs

Reopen historic footpath from Penventon to connect Krowji and Kresen Kernow

New civic green space and dwell spaces in the town centre

Improve quality and safety of Opeways with public realm, lighting, public art to create inviting routes into the town

Road, junction and streetscape improvements to create a more pedestrian friendly and accessible environment

THREATS

Further deterioration and damage to heritage buildings

If well-designed and well-regulated public realm and key building strategies are not initiated this could impact on the outstanding value of the World Heritage Site - caused by continued ad hoc, inappropriate development

Continued degradation and decline of the town centre

Not resolving flood risk issues that are contributing to the blighted, long-term derelict sites at key gateways into the town. If these sites are unable to be unlocked for redeveloped their presence will reinforce the sense of degradation to the town

Continued competition from internet-shopping and edge of town supermarkets

Lack of affordable housing and outward migration

Lack of improvements to key road junctions and Opey will inhibit ease of access for pedestrians and impact upon footfall to the town centre





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06

SPATIAL VISION FOR REDRUTH

There is a real will to renew and revive this outstanding, globally important town as a place that its residents, businesses and visitors can be rightfully proud of. One that shines a light upon its World Heritage status and heritage, broadens its function and resilience, makes it more welcoming and easier to access, exploits its independent community spirit and artistic and creative talents, and, increases its attractiveness and draw.

06.01

SPATIAL VISION FOR REDRUTH

People Place Nature

THE SPATIAL VISION

SPATIAL VISION UNDERPINNED BY VALUES

The Spatial Vision and Investment Plan is a planned vehicle for positive and transformational change for Redruth.

The spatial vision for Redruth is underpinned by the analysis of Redruth as it is today, the feedback and ideas that have emerged through the consultation process and the three Core Values of Redruth that have emerged:

- **Distinctively Cornish**
- **Resourceful + Regenerative, and**
- **Sparking Ideas**

This detailed process has identified a very broad range of issues and opportunities that this 'place-shaping' process seeks to bring together into a unified and integrated strategy.

The Redruth Neighbourhood Plan (emerging) together with the Local Plan provides a robust framework for a policy-led approach to tackle many of these issues. What the place-shaping approach seeks to achieve is to apply these policies in a context that is unique and particular to Redruth to:

- **Re-inforce** the unique Cornish character and identity of the town
- **Re-discover** and re-establish the special features that have shaped Redruth over the centuries
- **Re-balance** those components of the town's social, environmental and economic context that have become lost or diluted over time.

SPATIAL VISION FOR REDRUTH

The Spatial Vision has a series of key objectives that reflect the Core Values and baseline analysis. The three key themes are:

Good for People

Good for Place

Good for Nature

The intent of the Vision and Investment Plan is to apply this approach through a series of capital and social investment initiatives that:

- collectively improve the welfare and well-being of the **PEOPLE** that form the community of Redruth;
- enhance the prosperity of the businesses and individuals that drive the health and wealth of the town as a special **PLACE** and;
- puts **NATURE** at the core of the town's circular and purposeful, sustainable economy.

Good for People

- **Improving the welfare, health and well-being of our people that make the innovative and independent community of Redruth**
- **Improving the skills, support and circular economy and prosperity of our businesses and individuals that drive the health and wealth of the town**
- **Celebrating our unique Cornish culture (including Kresen Kernow and Plen an Gwari), events + festivals, rugby + sport**

Good for Place

- **Reinforcing Redruth as a special cultural place with our unique World Heritage Site status and Capital of Creative Culture of Cornwall**
- **Re-generating + repairing our heritage assets**
- **Re-purposing spaces + places with more flexible uses creating a more accessible, sustainable and inviting place to live and visit**

Good for Nature

- **Re-greening Redruth and living green - reducing carbon emissions and having beautiful, sociable and productive green spaces**
- **Being resourceful and sustainable**

THE SPATIAL VISION + INVESTMENT PLAN

The Spatial Vision + Investment Plan is set out into two parts:

PART A : Baseline information and spatial analysis of the town's assets and considerations, a summary of the Redruth Values work carried out by HemingwayDesign and summary of the stakeholder and community consultation work.

PART B : This sets out the Spatial Strategy for Redruth, identifying key capital and social investment opportunities and key strategies that offer planned transformation of the town.

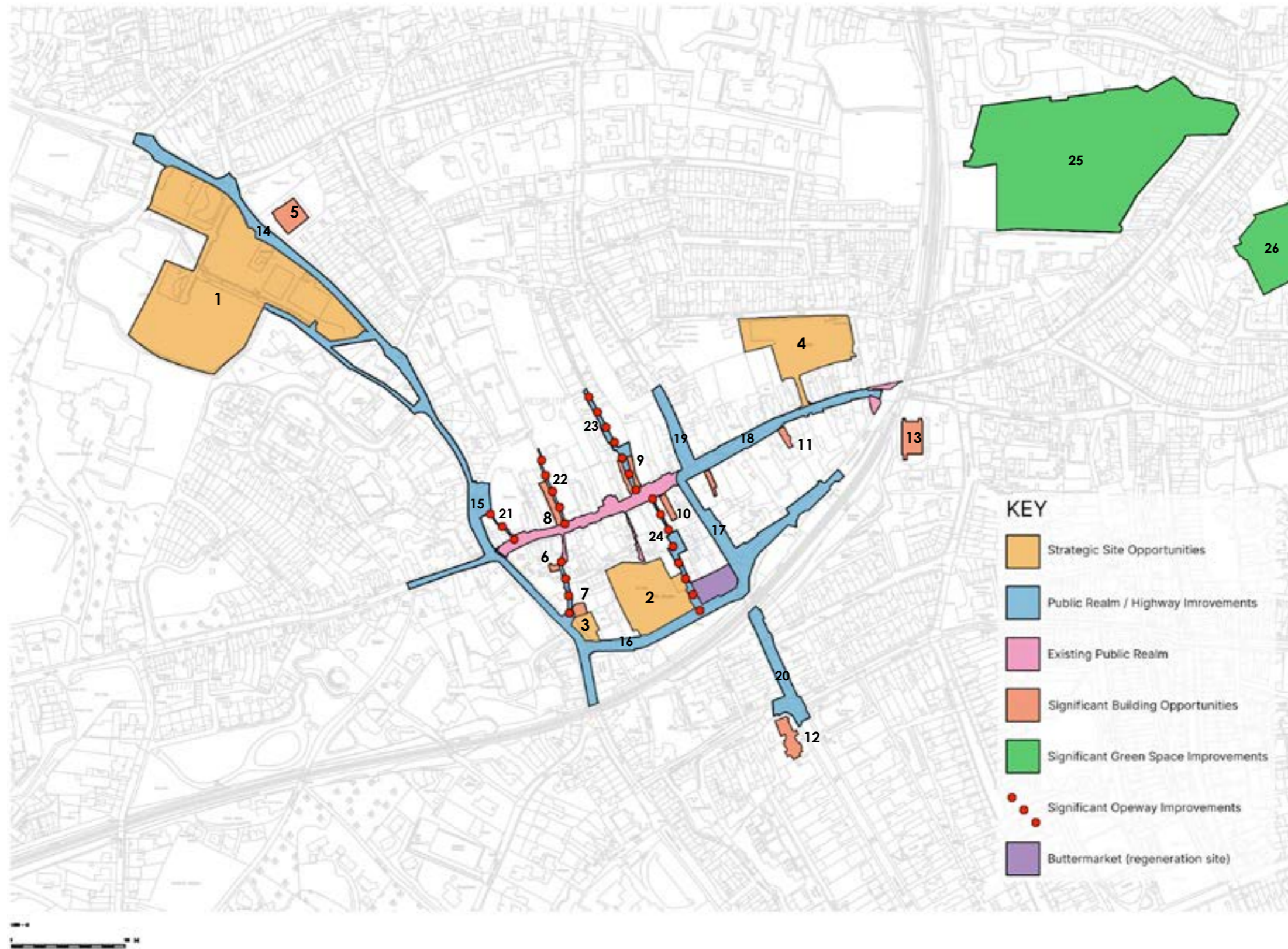
Key capital investment opportunities include strategic development sites, key buildings, public realm, green infrastructure and highways improvements.

Key social investment opportunities include initiatives for town centre businesses, the local community and social enterprise groups.



Good for People Good for Place Good for Nature

Vision and Investment : Spatial Strategy Overview



STRATEGIC SITES FOR REDEVELOPMENT

1. Brewery Site
2. Fair Meadow car park
3. Station Hill
4. Flowerpot car park

SIGNIFICANT BUILDINGS FOR REDEVELOPMENT/INVESTMENT

5. Redruth Community Centre
6. Murdoch House
7. 4/4a Penryn Street
8. Clotworthys
9. Rear of 23/24 Fore Street
10. 73, Fore Street
11. 59, Fore Street
12. The Ladder - Former Redruth Library
13. Redruth Methodist Church

PUBLIC REALM + HIGHWAY IMPROVEMENTS

14. Foundry Row
15. Chapel Street/ Regal Cinema
16. Station Road
17. Alma Place
18. Upper Fore Street
19. Green Lane
20. Bond Street

SIGNIFICANT OPEWAY IMPROVEMENTS

21. Lidgely's Passage
22. Butchers Opeway
23. Symons Opeway
24. Clinton Passageway




































SIGNIFICANT GREEN SPACE IMPROVEMENTS




























25. East End Park
26. Gwealan Tops Adventure Play

KEY

- Strategic Site Opportunities
- Public Realm / Highway Improvements
- Existing Public Realm
- Significant Building Opportunities
- Significant Green Space Improvements
- Significant Opeway Improvements
- Buttermarket (regeneration site)

FIG. 029 Spatial Vision and Investment : Spatial Strategy Overview

CAPITAL INVESTMENT PROJECTS	SITE / LOCATION	GOOD FOR PEOPLE	GOOD FOR PLACE	GOOD FOR NATURE
STRATEGIC SITES FOR REDEVELOPMENT				
	THE BREWERY SITE			
	4/4A PENRYN STREET + ADJACENT VACANT PLOT			 Option 2
	FAIR MEADOW CAR PARK			
	FLOWERPOT CAR PARK			
SIGNIFICANT BUILDINGS FOR REPAIR + RE-USE				
	HERITAGE BUILDINGS			
	NEGATIVE BUILDINGS			
	COMMUNITY BUILDINGS			
	PRIORITY SHOP FRONT IMPROVEMENTS			
SIGNIFICANT ROAD + PUBLIC REALM IMPROVEMENTS				
	EAST END/FORE STREET JUNCTION			
	FOUNDRY ROW / CHAPEL STREET			
	STATION ROAD / ALMA PLACE			
	UPPER FORE STREET / GREEN LANE			

CAPITAL INVESTMENT PROJECTS	SITE / LOCATION	GOOD FOR PEOPLE	GOOD FOR PLACE	GOOD FOR NATURE
SIGNIFICANT OPEWAY IMPROVEMENTS				
	CLINTON PASSAGE			
	LIDGEY'S PASSAGE			
	BUTCHERS PASSAGE			
	SYMONS TERRACE			
PUBLIC REALM, SIGNAGE + LIGHTING STRATEGY				
	OVERARCHING STRATEGY			
GREEN INFRASTRUCTURE STRATEGY				
	OVERARCHING STRATEGY			
	TOWN PARKS TRAIL			
	EAST END PARK			
SOCIAL INVESTMENT PROJECTS		GOOD FOR PEOPLE	GOOD FOR PLACE	GOOD FOR NATURE
TOWN CENTRE BUSINESS INVESTMENT				
	OVERARCHING STRATEGY			
SOCIAL ENTERPRISE INVESTMENT				
	OVERARCHING STRATEGY			





—
07
**KEY CAPITAL
INVESTMENT
PROJECTS**

07.01

STRATEGIC SITES FOR REDEVELOPMENT :

1. THE BREWERY

LOCATION:

In front of Kresen Kernow. West of town centre. Foundry Row.

USE:

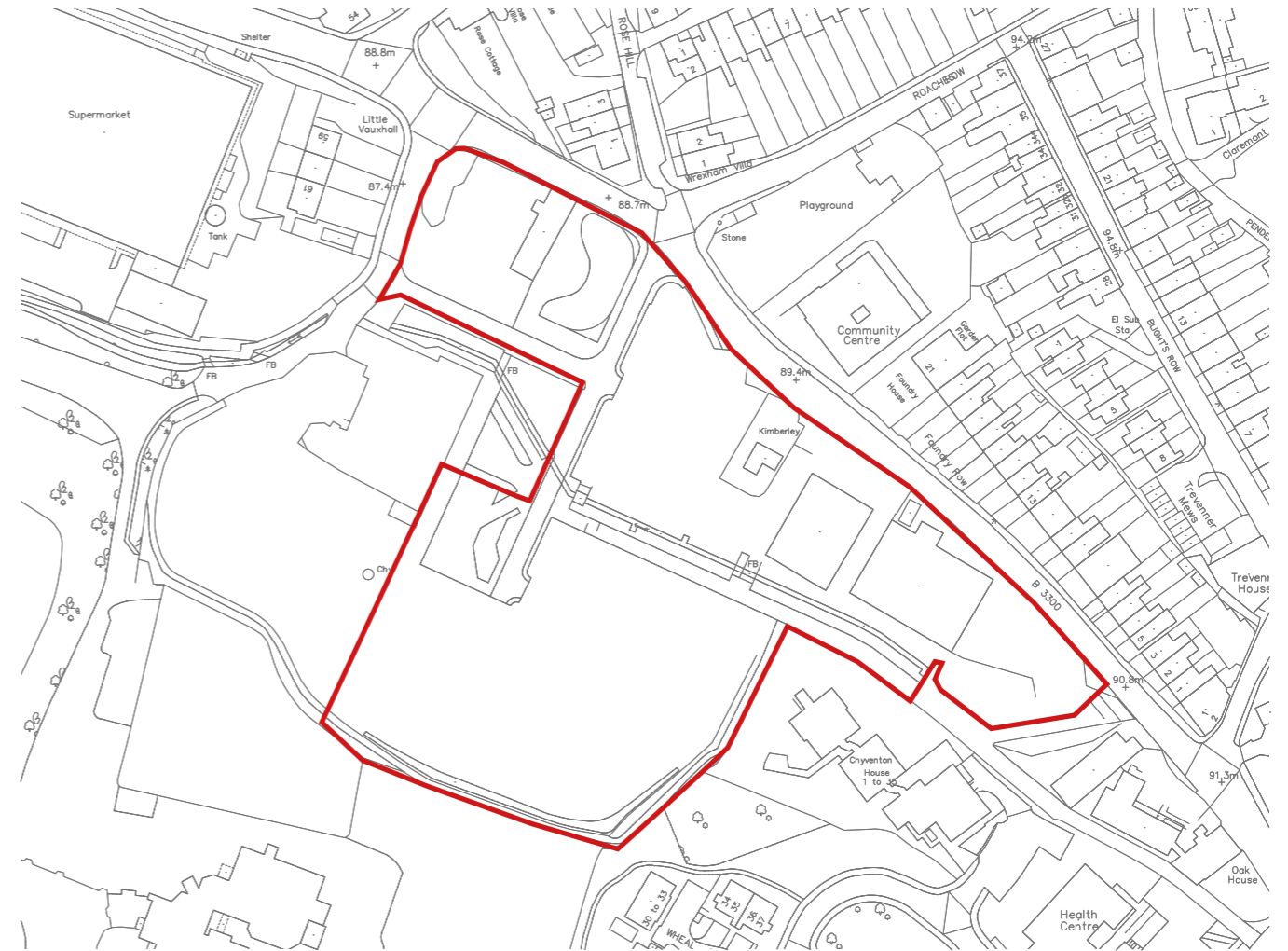
Brownfield. Former Brewery Site - 1.7ha (4.2 acres). There are 3 owners: 2 private owners and Cornwall Council who own a significant portion of the site.

WHAT ARE THE BENEFITS OF DEVELOPMENT

- Redevelop the largest derelict site in Redruth - the flagship project for the town
- Located at a primary gateway into Redruth
- Provide a fine setting to Kresen Kernow
- Opportunity to provide a large civic green space on the only flat site in the town
- Restore confidence in Redruth's young people that Redruth is a good place to grow up in - the site links the town to Redruth School and students walk through it every day - which can only be having a negative impact on whether they have a future in the town

WHAT ARE THE ISSUES

- Edge of the town (5 min walk) - but currently physically disconnected from the town centre
- Current owners proposals for high density, commercial development - which is not wanted by the local community
- Multiple ownership, lack of agreement on future use
- Lies within the World Heritage Site and Conservation Area
- Lies within flood Risk 3 with key flood mitigation measures required
- Made ground to centre of the site with inherent structural issues
- 3 derelict buildings (non-listed heritage assets) - Chymbla has WHS High Significance and Bonded Warehouse of WHS Med - High Significance
- The site was cleared of the vast majority of buildings as part of the flood alleviation works /site preparation for future development facilitated by ERDF funding. As such, the community has got used to the site being a predominantly open space.



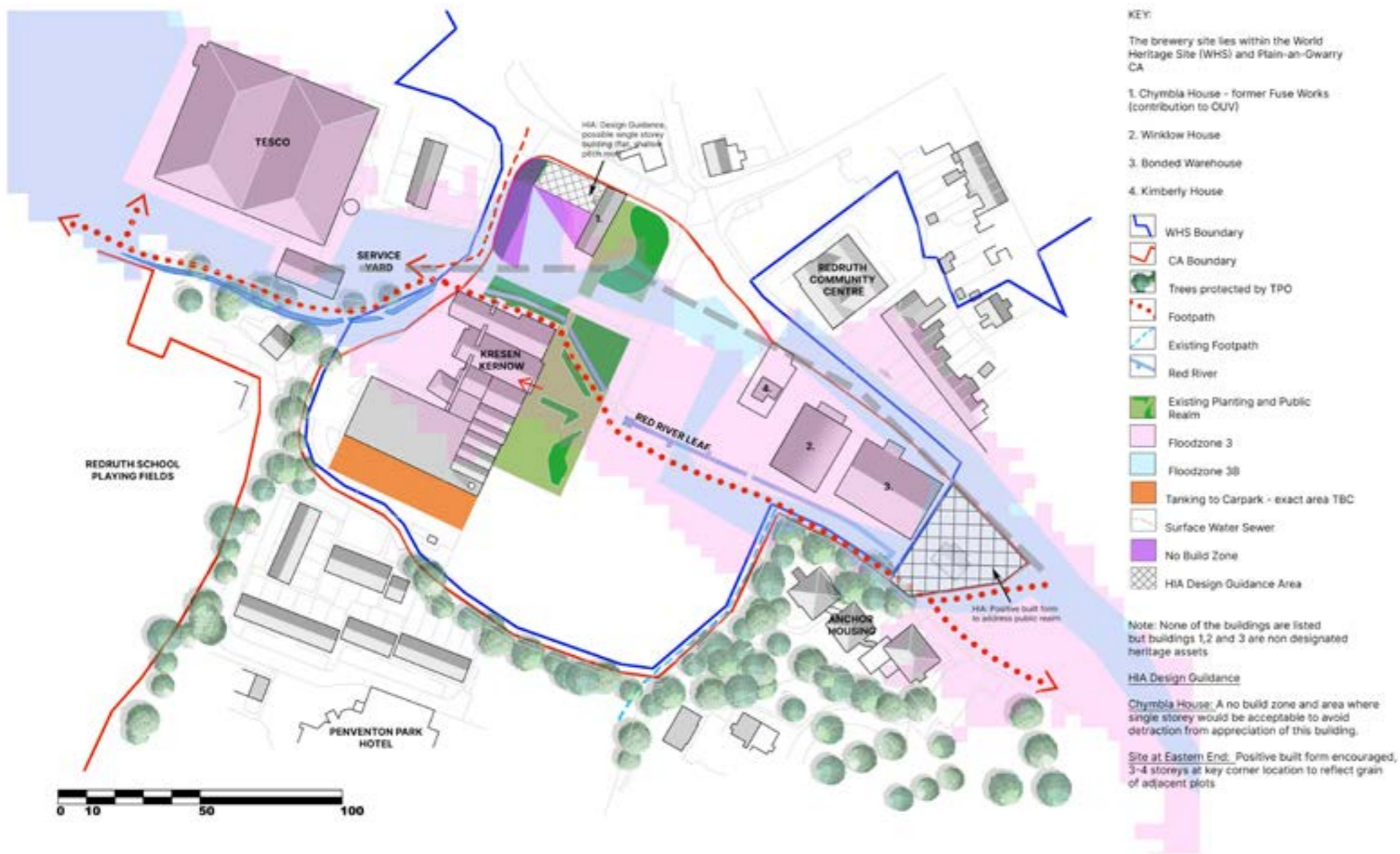


FIG. 030 Brewery Site : Cons and Opps Plan



THE BREWERY SITE : CURRENT DEVELOPER PROPOSAL - High density development including apartments, hotel, housing and small area of green space. Does this meet the core values of Redruth?

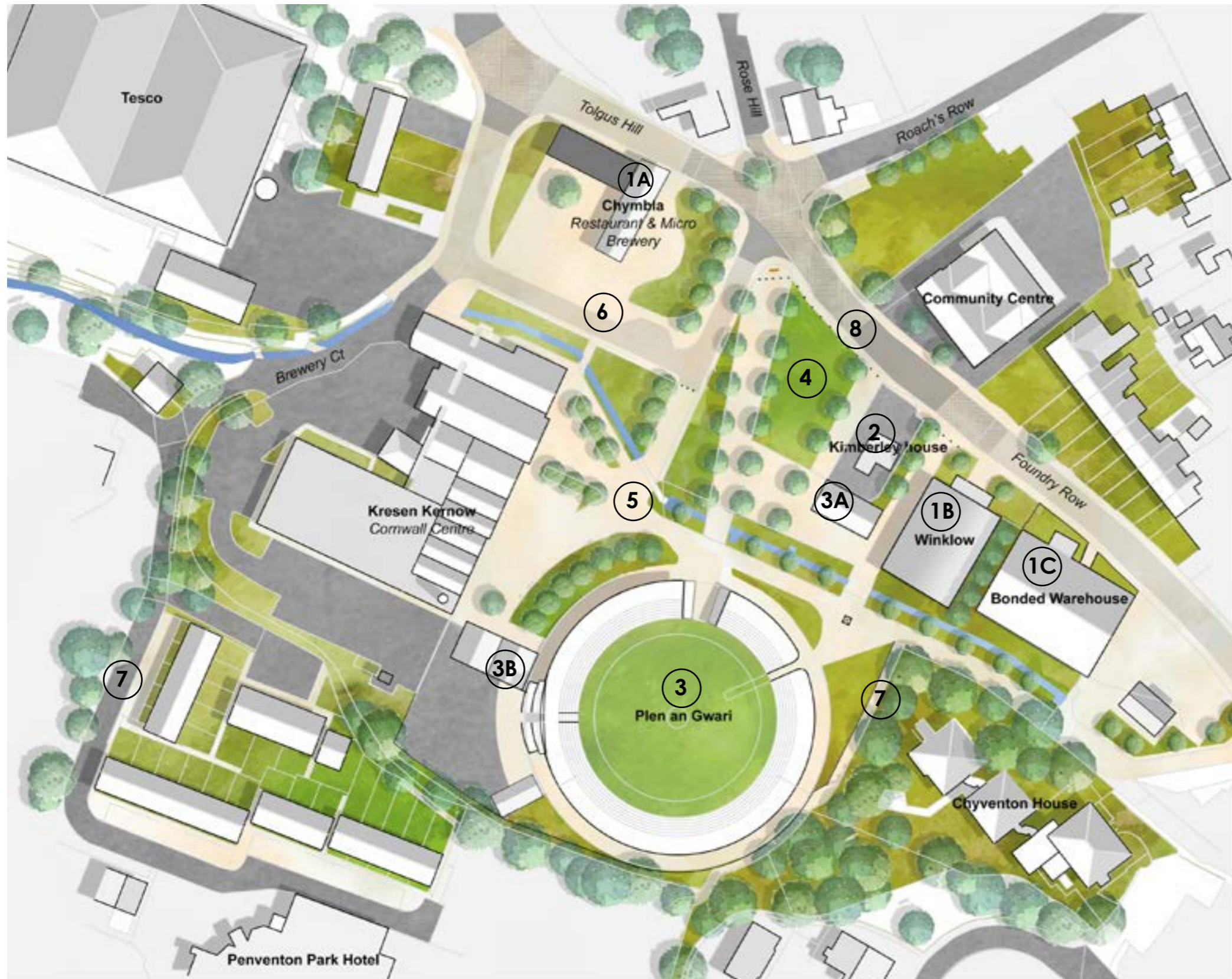


FIG. 031 Brewery Site : Illustration of current developer proposals



FIG. 032 Brewery Site : Plan of current developer proposals

OPTION 1 : HIGH LEVEL CONCEPT IDEA: PLEIN-AN-GWARI + CIVIC GREEN SPACE + COMMUNITY USE (with Restaurant + Micro Brewery)



1. Restoration and re-purpose of:

- **1A - Chymbia House** (former fuse works and OUV status) – extended and proposed as **Micro Brewery/Restaurant**
- **1B - Winklow House** – as **Community Use /Prop storage/ Rehearsal Space** for Plein an Gwari
- **1C - Bonded Warehouse** - Cornwall Council have planning application in for residential use

2. Retention of Kimberley House

3. Plein an Gwari - the re-creation of a playing place for theatrical events/ local community use - wide entrance aligned to views from Foundry Row

3A. New Plein-an-Gwari Reception/Ticket Office building - with external meeting space and two bridge crossing points over the Leat

3B. Plein-an-Gwari delivery area and storage (back of house)

4. Civic green space - open green setting to Foundry Row with tree framed views / pedestrian route into the Plein-an-Gwari.

5. Public Realm : Exemplar design and materiality

6. Transport Hub : Bus stop, Electric bike hire, Electric car share infrastructure and facilities.

7. Reinstated public access to connect Krowji to Kresen Kernow through Penventon down to The Brewery site - 2 possible options (via new Coastline housing or adjacent to Chyventon House)

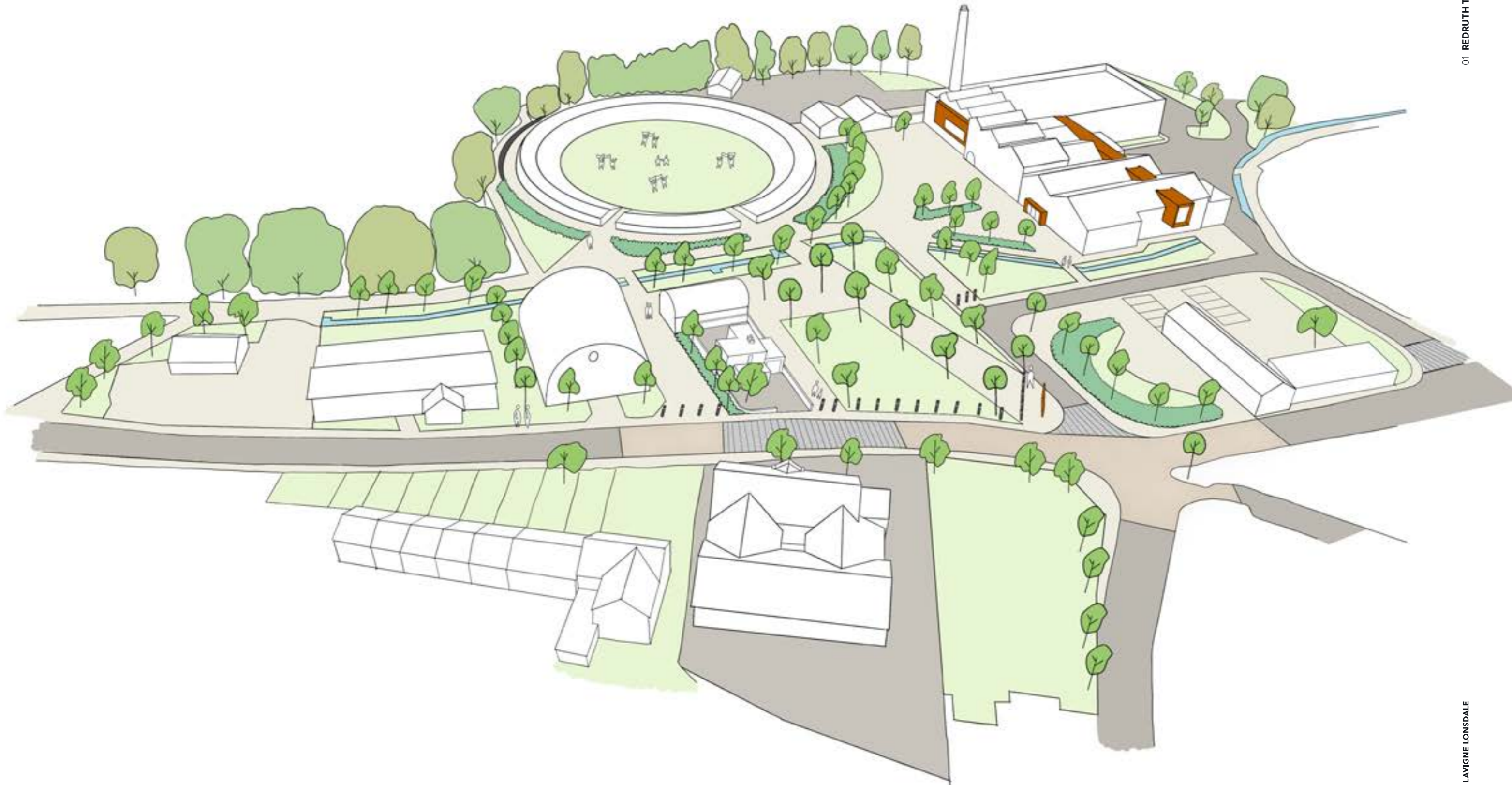
8. Foundry Row

- **Pedestrian Priority high quality granite paved road surface** - along frontage of the Brewery Site
- **Feature granite sett paving in front of Redruth Community Building** - to establish strong connectivity to Brewery Site
- **New pavement to Brewery side of Foundry Row** - to ensure full accessibility from Chapel Street (will require road realignment in places)

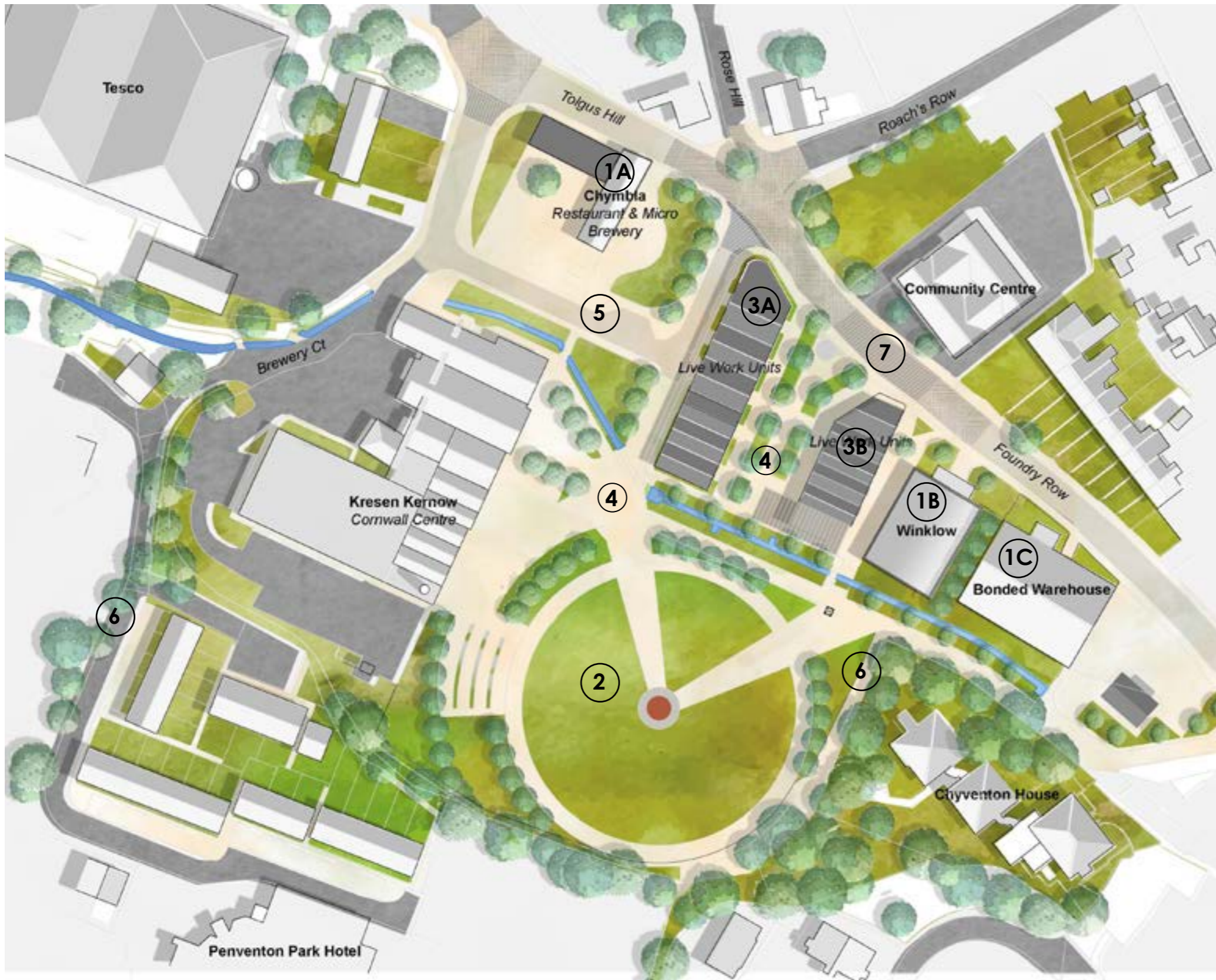
Disclaimer note: This is a conceptual sketch only to explore possible spatial uses of the site. Detailed due diligence works are required and further options to be explored.



OPTION 1 : CONCEPT BIRDS EYE SKETCH



OPTION 2 HIGH LEVEL CONCEPT IDEA : CIVIC GREEN SPACE WITH LIVE/WORK SPACES, COMMUNITY USE + MICRO BREWERY



1. Restoration and re-purpose of:

- **1A - Chymbla House** (former fuse works and OUV status) – **extended and proposed as Micro Brewery/Restaurant**
- **1B - Winklow House** – as **Community Use /Prop storage/ Rehearsal Space for Plein an Gwari**
- **1C - Bonded Warehouse** - **Cornwall Council have planning application in for residential use**

2. Large central civic green space for local community use with central sculpture.

3A+ 3B. 2 new LIVE / WORK buildings - designed as a series of terraces with gable ends onto Foundry Row, to ensure excellent permeability. Design and materiality to match quality of Kresen Kernow - granite stone/ zinc / corten.

4. Public Realm : Exemplar design and materiality - Granite sett paving/resin bonded gravel to all areas of public realm; Inset monolith feature stone slabs from old Brewery building; Avenue street trees within linear rain gardens to convey surface water run off to leat (flood mitigation required).

5. Transport Hub : Bus stop, Electric bike hire, Electric car share infrastructure and facilities.

6. Reinstated public access to connect Krowji to Kresen Kernow through Penventon down to The Brewery site - 2 possible options (via new Coastline housing or adjacent to Chyventon House)

7. Foundry Row

- **Pedestrian Priority high quality granite paved road surface** - along frontage of the Brewery Site
- **Feature granite sett paving in front of Redruth Community Building** - to establish strong connectivity to Brewery Site
- **New pavement to Brewery side of Foundry Row** - to ensure full accessibility from Chapel Street (will require road realignment in places)



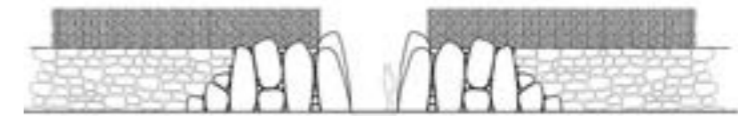
Disclaimer note: This is a conceptual sketch idea only to explore possible spatial uses of the site. Detailed due diligence works are required and further options are to be explored.

OPTION 2 : CONCEPT BIRDS EYE SKETCH





Precedent images for Live/Work buildings



MAIN PEDESTRIAN ENTRANCE

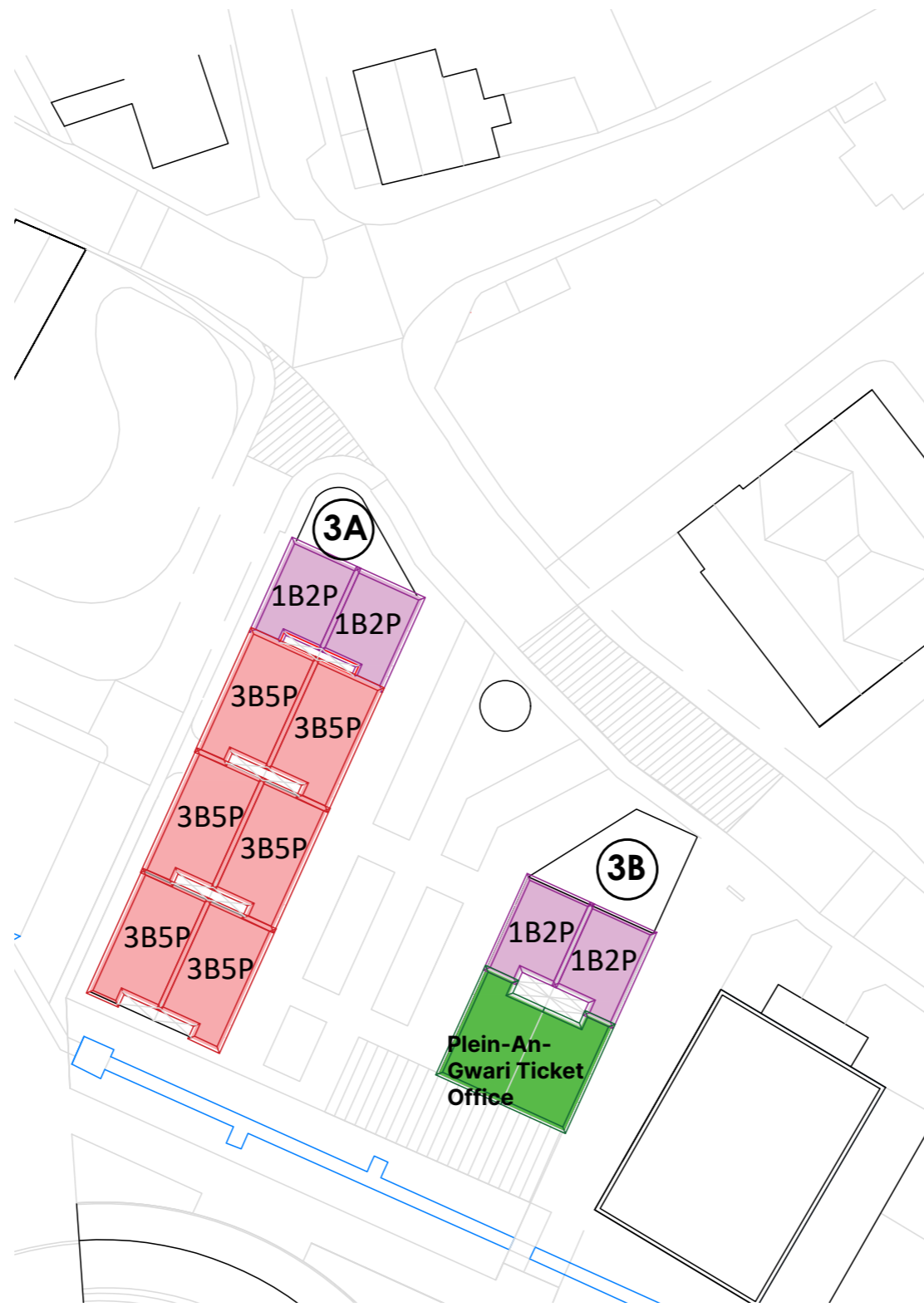


VEHICLE ENTRANCE

Sections of the Plen-an-Gwari (courtesy of Golden Tree / Mei Loci)



Precedent images for Green Infrastructure



CONCEPTUAL LIVE/WORK BUILDINGS

BUILDING 3A. 2-2.5 storey dropping down to 1 storey by Foundry Row.

GF - WORK UNITS.

1F - RESIDENTIAL

GIA = 1323sqm.

6no. 3 bed / 5 person units; 2no. 1 bed / 2 person units.

BUILDING 3B. 2 - 2.5 storey dropping down in height to 1 storey by Foundry Row.

GF - 2NO. WORK UNITS + 1F - RESIDENTIAL

GF + 1F - PLEN-AN-GWARI RECEPTION/TICKET OFFICE + VISITOR INFORMATION

GIA = 651sqm IN TOTAL.

2no. 1 bed / 2 person units.

1no. Community Use.

07.02

STRATEGIC SITES FOR REDEVELOPMENT : 4/4A PENRYN ST + VACANT PLOT

LOCATION:

At junction of Penryn Street/ Station Hill.

USE:

Derelict building and adjacent brownfield site. Private ownerships.

WHAT ARE THE BENEFITS OF DEVELOPMENT

- To improve an important gateway into the town
- Opportunity to provide commercial on ground floor and town centre affordable housing above
- Restore a derelict Grade II listed building that currently blights the entrance into Cross Street - leading to Murdoch House

WHAT ARE THE ISSUES

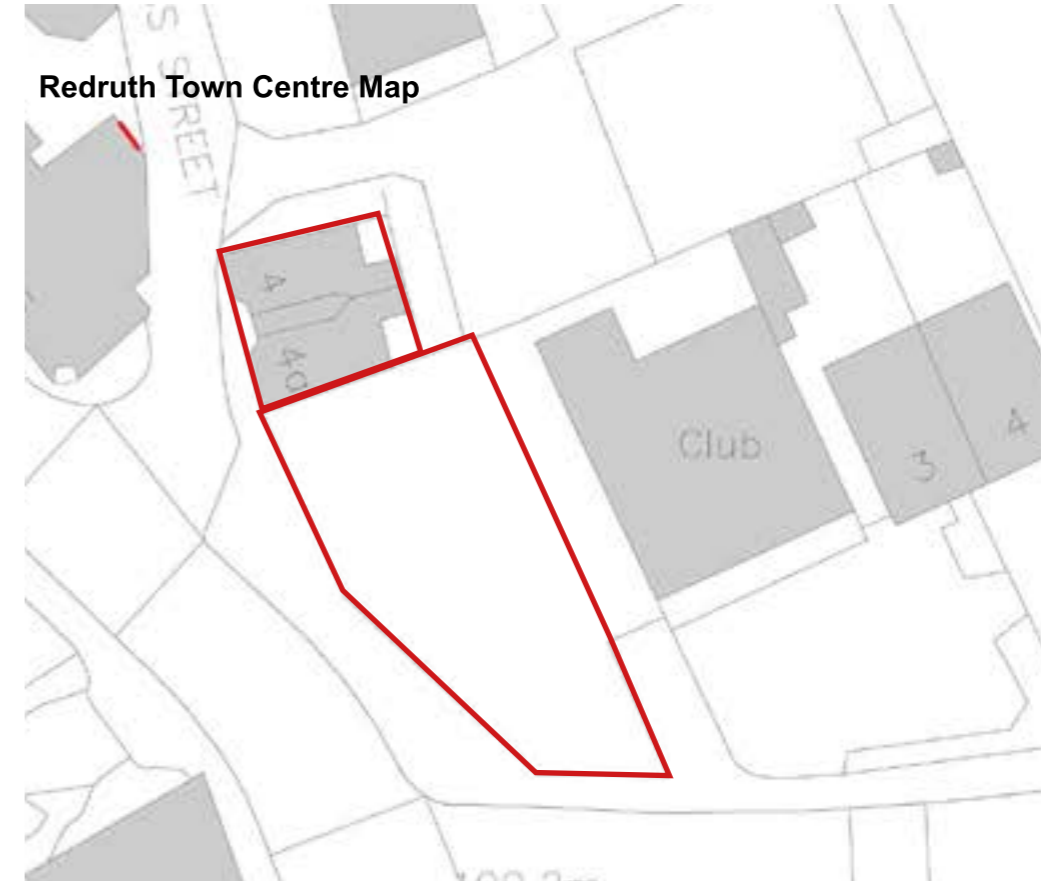
- A blighted gateway that is the first thing in view when entering Redruth from Falmouth under the listed Viaduct
- Lies within Flood Zone 3. Previous separate applications for residential on GF for both sites objected to by EA
- Viability - consider Joint Venture / Shared Prosperity funding
- Alternative option is to provide a SuDS raingarden framed by trees that acts as catchment for storm water surface flows and provides a high quality public realm gateway



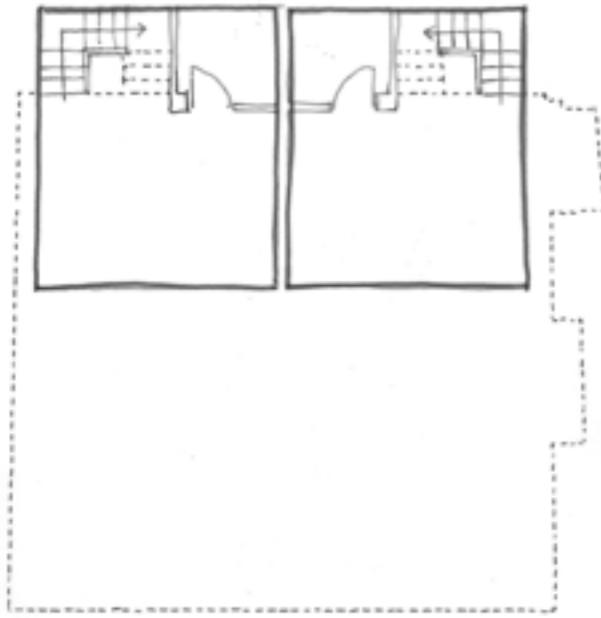
Current condition 10.2022



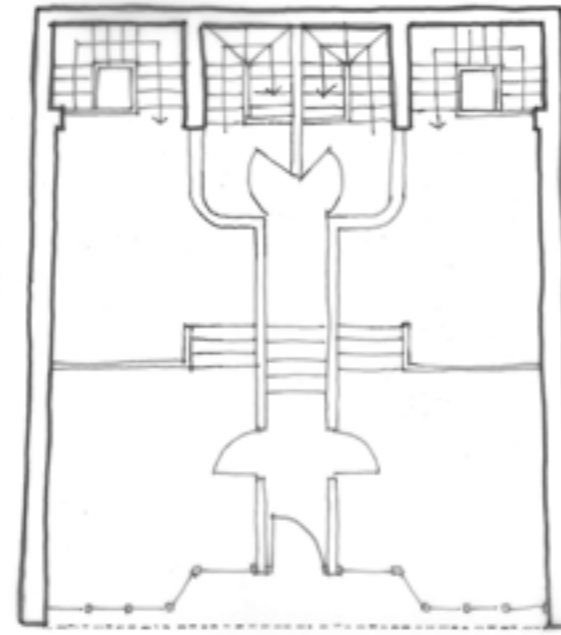
Former condition + use - School uniform shop and toy shop 09.2001



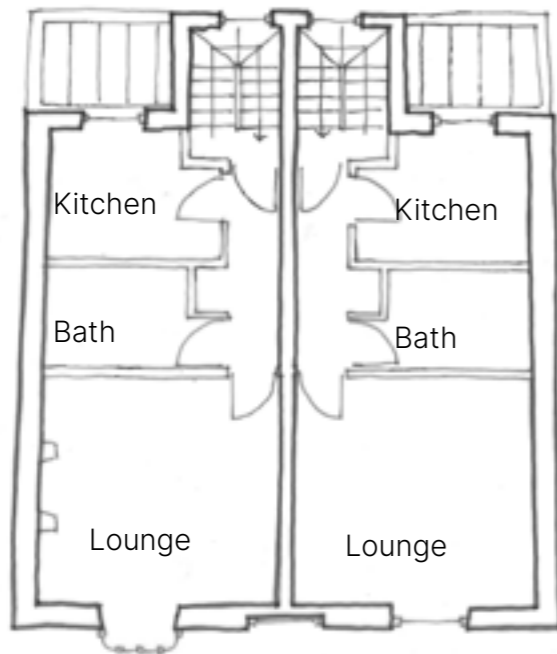
4/4A PENRYN STREET : REPAIR + REUSE OF HERITAGE BUILDING AT KEY LOCATION



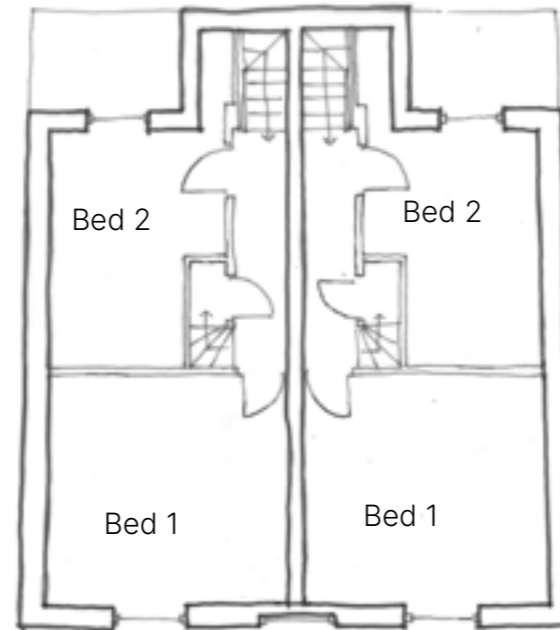
BASEMENT - COMMERCIAL



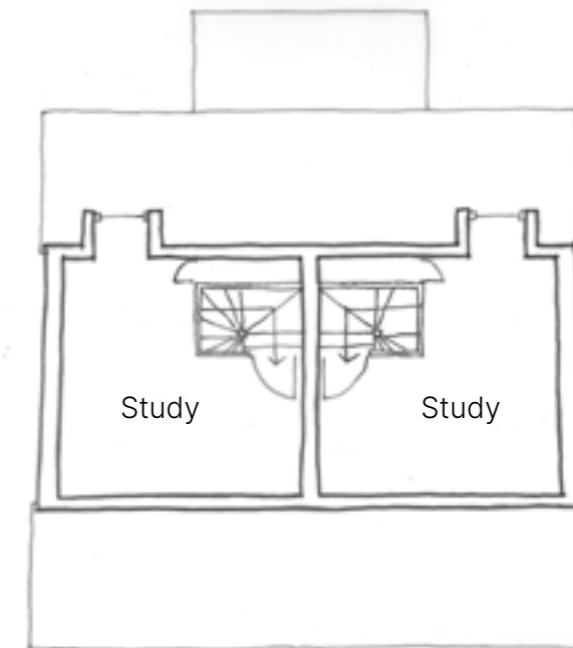
GROUND FLOOR - COMMERCIAL



FIRST FLOOR - RESIDENTIAL



SECOND FLOOR - RESIDENTIAL



THIRD FLOOR/DORMER - RESIDENTIAL

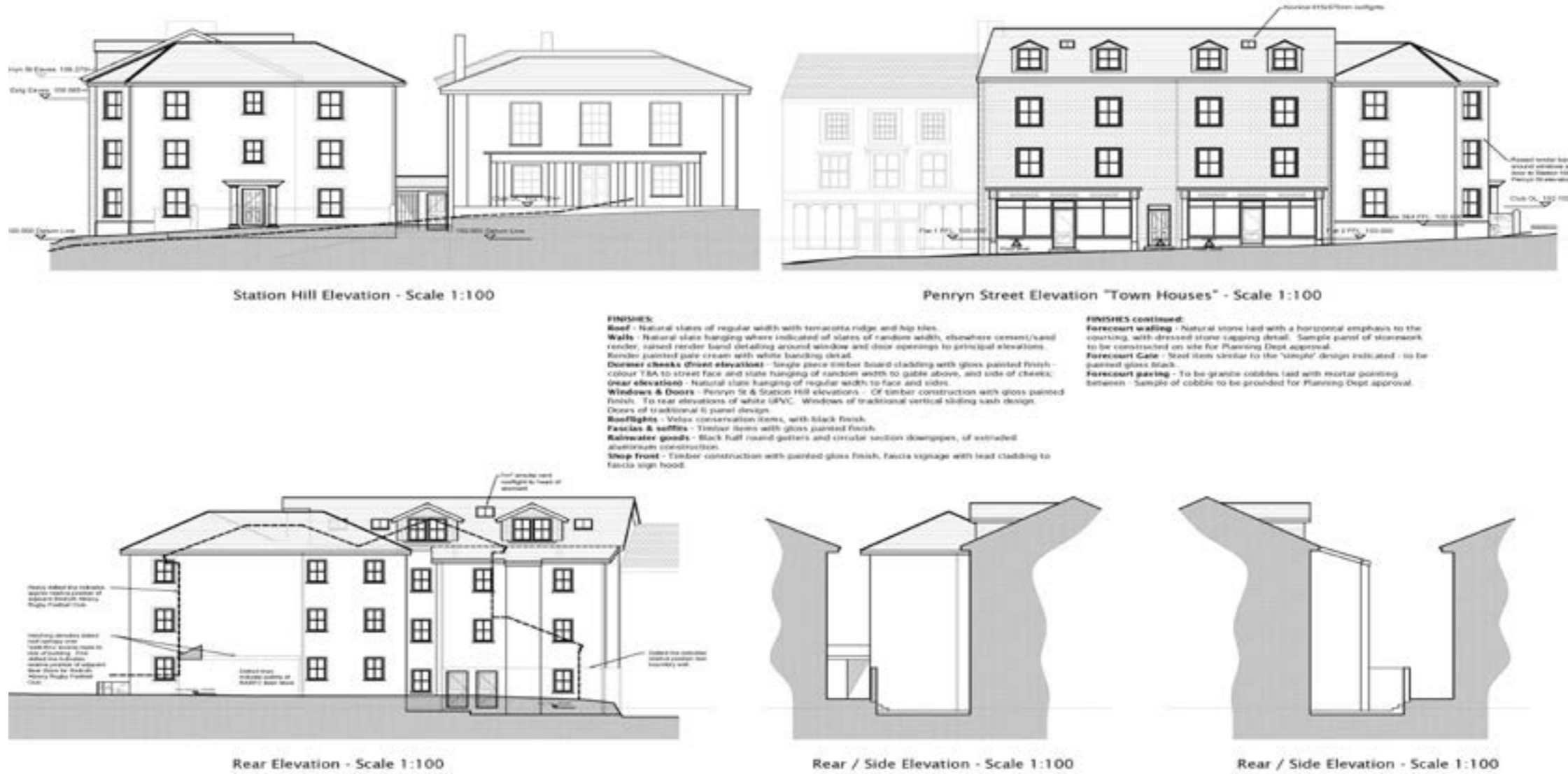


PROPOSAL

Due to the flood risk issues in this location, there is the opportunity to repair and reuse this listed building and bring it back into active use, whilst retaining its historical integrity:

1. 2no. commercial units on ground floor (and basement level)
2. 2no. 2 bed residential units on the 1st/2nd and 3rd floor.

1, STATION HILL VACANT PLOT - OPTION 1 : WORK WITH 2015 CONSENTED DEVELOPMENT SCHEME



OPTION 1 PROPOSAL

Produced by C Pryor Architectural Services

Work with the consented scheme for residential use on this corner plot.

Planning Consent granted January 25th 2015 for the redevelopment of redundant site to create 14 residential flats and associated works, including roof linked replacement beer store to adjacent Redruth Albany RFC club house and erection of courtyard/boundary walls to front and rear of development.

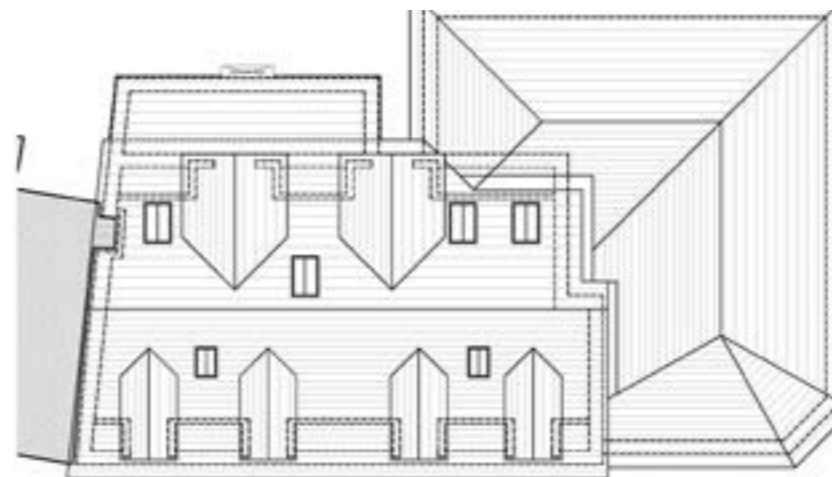
These units however are not to National Design Space Standards (NDSS).

There are a number of options that could be considered:

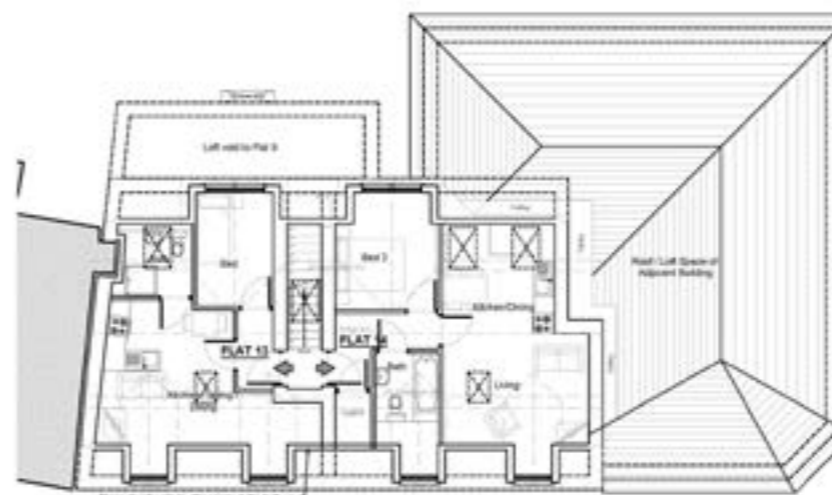
1. Commercial GF - There is the opportunity of providing affordable commercial workspace for artists/ creative industries on the GF with 10no. 1+2 bed market apartments.

2A. Residential GF - The use of faux shop fronts on the ground floor to residential use should be reviewed and honestly reflect the buildings use. Redesign the frontage with appropriate residential windows to the ground floor - retaining 14no. 1+2 bed market apartments.

2B. Residential GF - Redesign the GF frontage as residential and set out to NDSS, to provide circa 9no. affordable apartments.



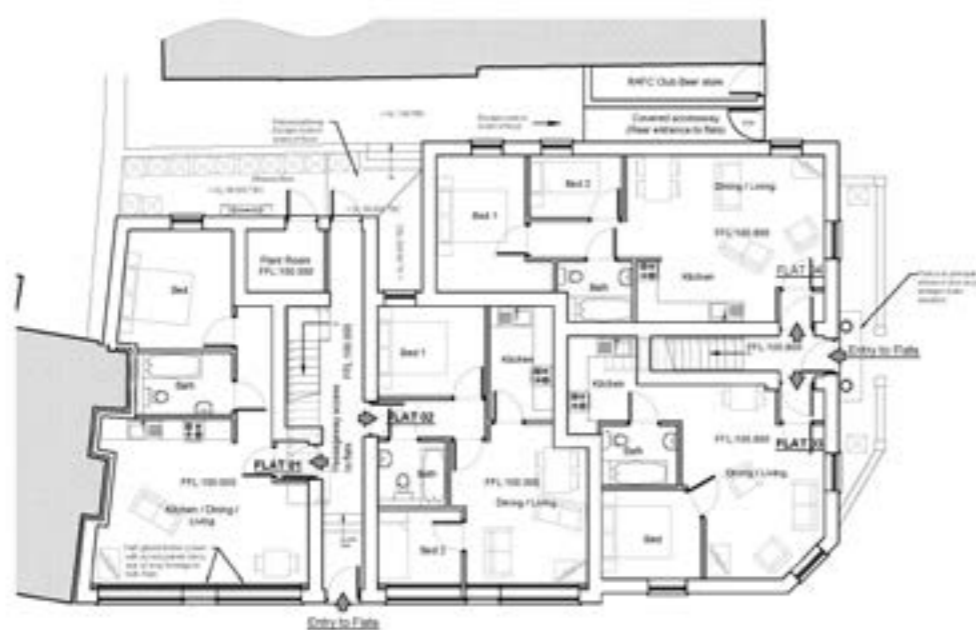
Roof Floor Plan - Scale 1:100



Thrid / Roof Floor Plan - Scale 1:100



First Floor Plan - Scale 1:100



Ground Floor Plan - Scale 1:100



Second Floor Plan - Scale 1:100

Produced by C Pryor Architectural Services

OPTION 2 : PUBLIC REALM : A HIGH QUALITY GREEN WELCOME TO MURDOCH MUSEUM



OPTION 2 PROPOSAL

A 'rain garden' could be an alternative permanent solution if it helps to mitigate flood risk here and elsewhere, since flooding is a significant constraint to a number of areas in Redruth. Framed by blossom trees it could provide a space for reflection and optimism in response to the ambitious project launched by the National Trust (funded through People's Postcode Lottery), to inspire a British equivalent of 'hanami'– the Japanese custom of relishing the fleeting sight and scent of blossom.

1. A green dwelling space + SuDS rain garden - that acts as a surface water retention bed.
2. Framed by a 'Blossom Circle' of columnar cherry trees and ornamental Cornish planting.
3. Feature art installation with directional signage to Murdoch House (Murdoch Museum).



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07.03

STRATEGIC SITES FOR REDEVELOPMENT : FLOWERPOT

LOCATION:

2 entrances - Upper Fore Street and Shoot Row (access from north)

USE:

Car park. Cornwall Council ownership.

WHAT ARE THE BENEFITS OF DEVELOPMENT

- Opportunity to provide town centre affordable housing for local people
- Make greater use of a town centre site for public benefit and to enhance the town centre offer
- Improve the historic environs and make some reparations to the lost urban grain
- Improve green spaces and greenery in the town centre
- Reintroduce reference to its historic former use as Flowerpot Methodist Church

WHAT ARE THE ISSUES

- Car parking study identified it is under occupied. Maximum 77% occupancy rate
- Vast expanse of tarmac, loss of urban grain and character
- Lack of green space and poor amenity to existing terraced houses



- KEY:**
- PLC - Period light column
 - ULC - Utilitarian light column
 - PWL - Period wall light
 - TL - Traffic Light
 - RTC Map
 - Street Tree



FLOWERPOT REGENERATION : AFFORDABLE HOMES, GROWTH, VITALITY



PROPOSALS

1. New Affordable, high quality housing - ensuring vitality in the town centre fronting onto and overlooking the new square

2. Redefined Flower Pot Square - with resurfaced parking and large trees in oversized pots as playful reference to its name and former use

3. Community Gardens - in small pocket park bringing nature into the town centre, with the opportunity for a community larder and 'Incredible Edible' inspired food growing.

4. Improvements to boundary wall - tarmac infill removed and planted with Cornish wall flowers.



07.04

STRATEGIC SITES FOR REDEVELOPMENT : FAIR MEADOW

LOCATION:

Station Hill adjacent to the Grade II Buttermarket and connected via two opeways - Clinton Passage and Fair Meadow - to Fore Street.

USE:

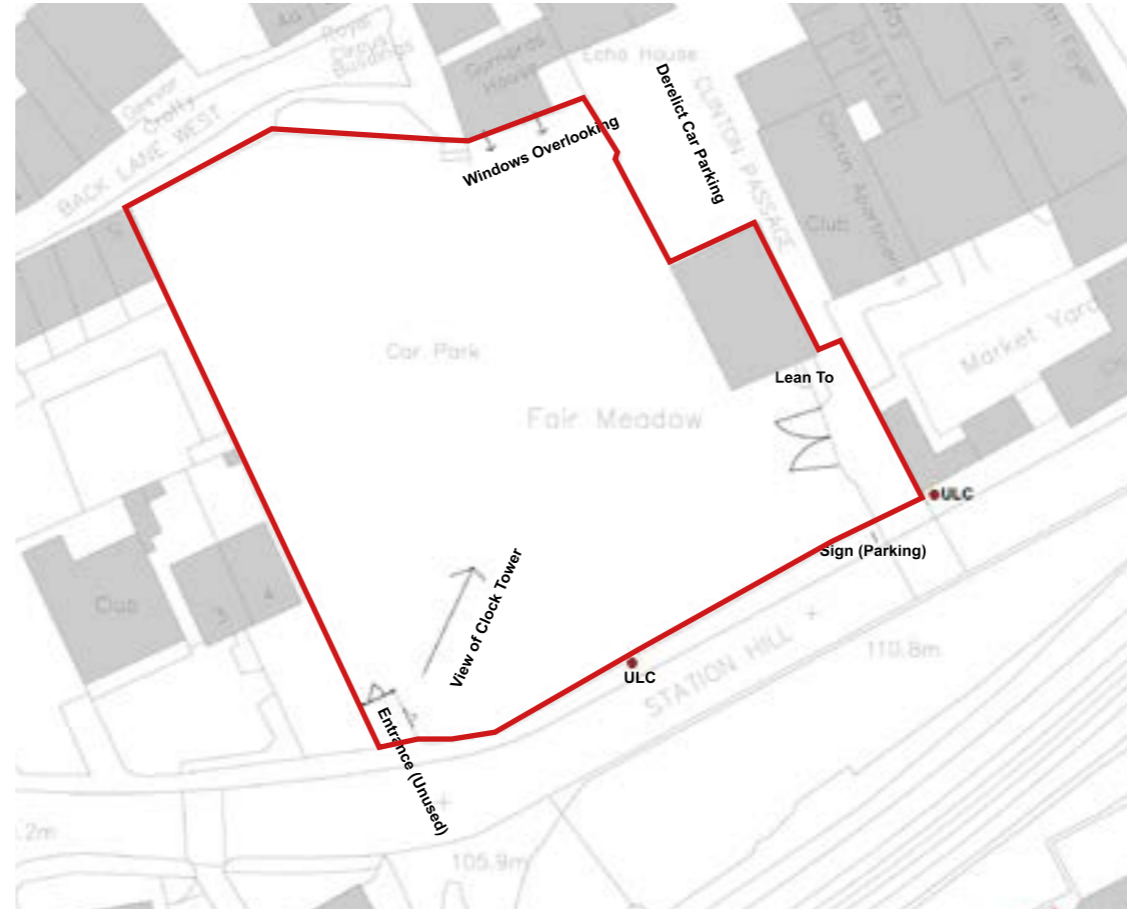
Car park. Private ownership Excel Parking Services Ltd.

WHAT ARE THE BENEFITS OF DEVELOPMENT

- Make greater use of a town centre site for public benefit and to enhance the town centre offer
- Opportunity to provide a multi-purpose, high quality flexible town centre space for an outdoor market, events, and parking associated with the revival of the Buttermarket, within 1 min walk from the train station and bus stops on a relatively flat site
- Improve town centre green space and greenery with the opportunity for a small, much needed green dwell space in the town
- Renovation of derelict building into new Bike Hub

WHAT ARE THE ISSUES

- Car parking study identified it is severely under occupied. Maximum 22% occupancy rate
- Poor quality, degraded, large expanse of tarmac with level change east to west across the site
- Loss of historic character with no reference to its former importance as a Medieval Fair and later as Redruth cattle market
- Allocated as a retail development site in the Local Plan, but the NDP is challenging this
- Poor threshold to Buttermarket with conflict of cars and pedestrians
- Recent purchase by Cornwall Council via the Cornwall Deal to enable redevelopment.

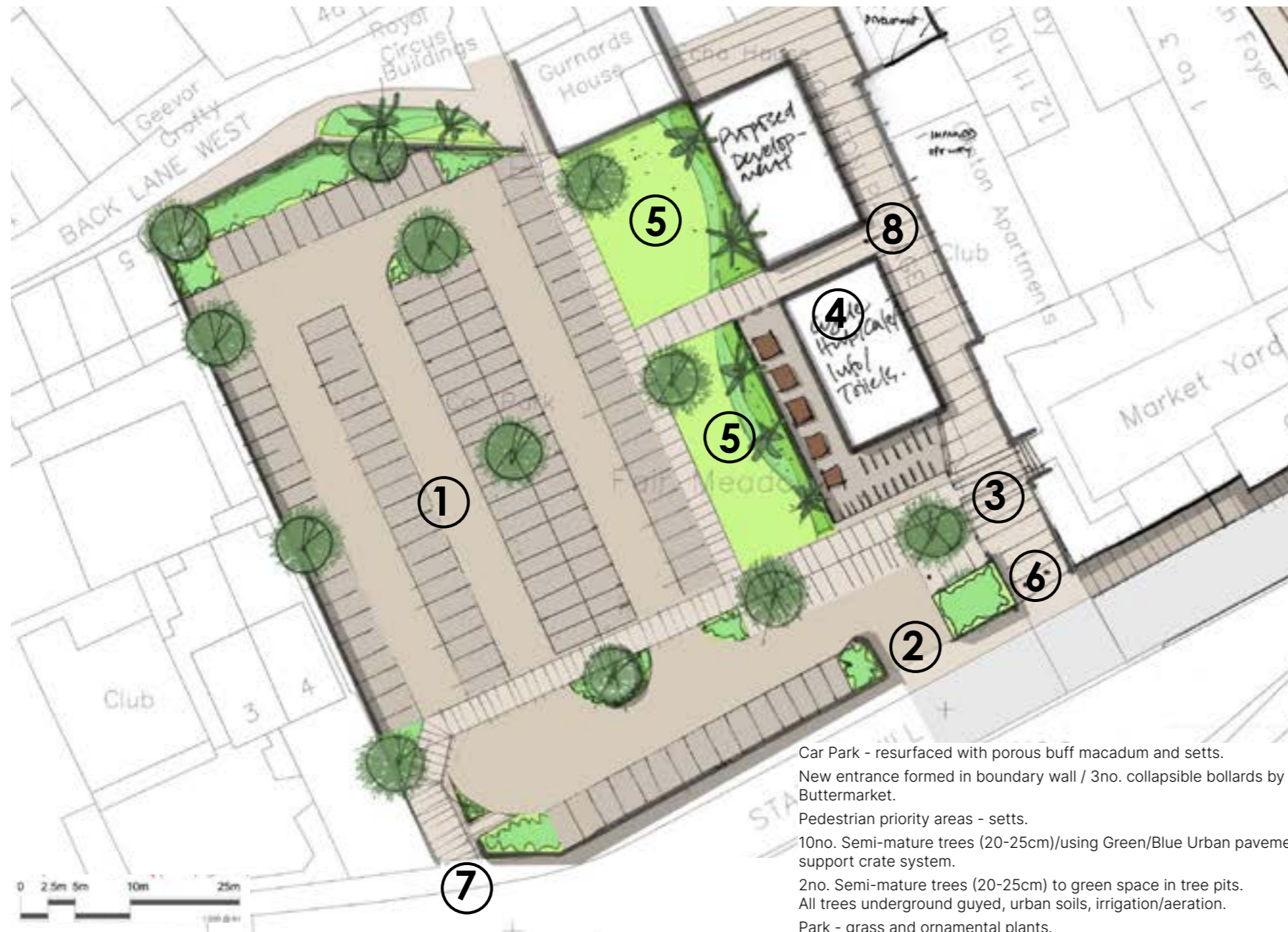


KEY:

- PLC - Period light column
- ULC - Utilitarian light column
- PWL - Period wall light
- TL - Traffic Light
- RTC Map
- Street Tree



FAIR MEADOW : REFLECTING ITS ROOTS AS A TRADING + GATHERING PLACE



Car Park - resurfaced with porous buff macadam and setts.
 New entrance formed in boundary wall / 3no. collapsible bollards by Buttermarket.
 Pedestrian priority areas - setts.
 10no. Semi-mature trees (20-25cm)/using Green/Blue Urban pavement support crate system.
 2no. Semi-mature trees (20-25cm) to green space in tree pits.
 All trees underground guyed, urban soils, irrigation/aeration.
 Park - grass and ornamental plants.

PROPOSALS

- 1. Flexible multi-use space for parking / events and markets** - re-graded, repaved with a grid of street trees and dedicated pedestrian routes to the Buttermarket, and Fair Meadow Opeway and Clinton Passageway Opeway - both leading to the town centre on Fore Street.
- 2. New vehicular entrance** - opening up historic former gateway in the boundary wall.
- 3. Pedestrian priority public realm threshold** - to the Buttermarket entrance (granite setts).

- 4. Derelict 1 storey building renovated as a Bike Hub** - with public toilets/Tourist Information.
- 5. New pocket park + play space.**
- 6. Collapsible bollards at the former main entrance** - to allow vehicular access for property owners to the rear.
- 7. Opened up pedestrian entrance** - in south-west corner
- 8. Link to improved Clinton Passage public realm**







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08

REPAIRING, REGENERATING + REPURPOSING EXISTING BUILDINGS

How you present your High Street.

08.01

SIGNIFICANT HERITAGE BUILDINGS FOR REPAIR + RE-USE**Key :**

Significant Heritage Buildings for Repair, Redevelopment or Re-use

A visual survey was carried out in 2021 by PBWC and Cornwall Council which identified a number of significant heritage buildings for repair and re-use:

1. The Ladder - Former Passmore Library, Clinton Road
2. 4/4a, Penryn Street
3. Rear of 23/24, Fore St / Symons Terrace
4. 2, Alma Place
5. Murdoch House, The Cross
6. London Inn - 33 /34 Fore Street
7. Redruth Methodist Church, Upper Fore Street

WHAT ARE THE BENEFITS

- Restore, repair and re-use existing heritage buildings that are either derelict, vacant or under-used
- Repair the existing historic fabric of the World Heritage Site and Conservation Area
- Provide potential community, workshop and events space use in the town centre
- Encourage greater footfall to add to the day and night-time local economy
- Provide a visitor attraction



01. The Ladder, Clinton Rd



02. 4/4A Penryn St.



03. Rear of 23/24 Fore Street / Symons Opeyway



04. 2 Alma Place



05. Murdoch House



06. London Inn, Upper Fore Street

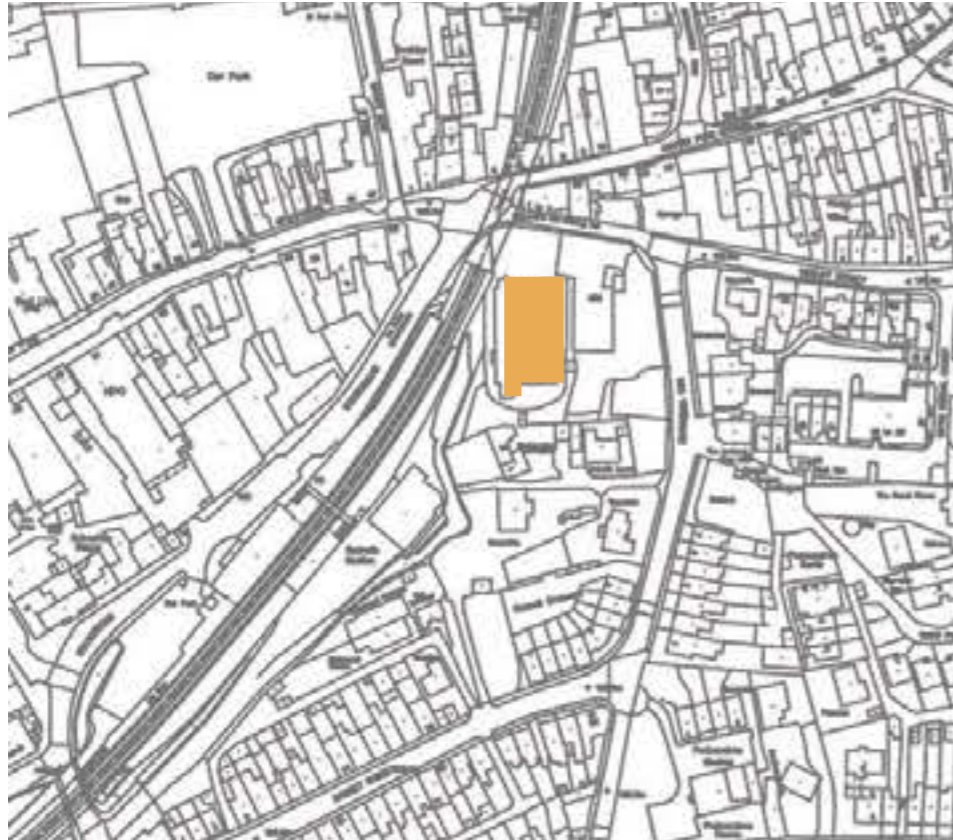


07. Redruth Methodist Church

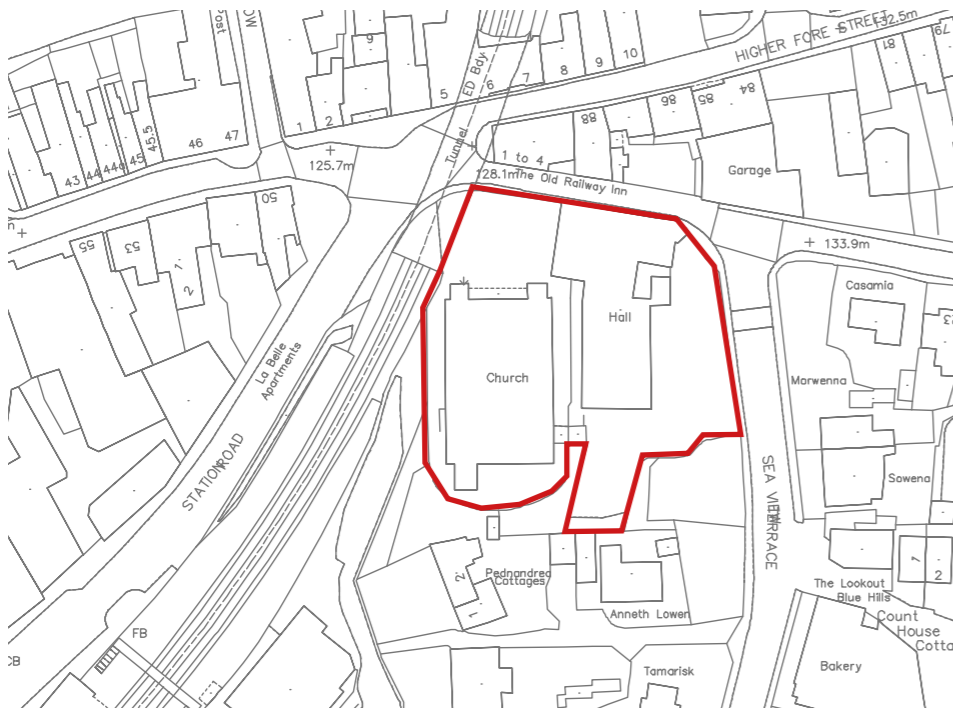
KEY DEVELOPMENT / INVESTMENT DESCRIPTION

NAME	01. Former Redruth Passmore Library : Grade II	02. 4/4a Penryn Street : Grade II	03. Rear 23/24 Fore Street : Grade II	04. 2, Alma Place : Grade II	05. Murdoch House : Grade II	06. London Inn : Grade II	07. Redruth Methodist Church : Grade II
LOCATION	2-4, Clinton Road	4/4a, Penryn Street, at entrance to The Cross Opeyway	23/24, Fore St (back of Hamiltons /Card Factory-Symons Opeyway	2, Alma Place	The Cross Opeyway, next to St. Rumons Gardens	33 /34, Fore Street	Higher Fore Street, above the Railway Station
OWNERSHIP	Cornwall Council	Private	Private	Private	Percy Williams Trust	Premier Contractors Ltd	The Methodist Church Trustees
CURRENT USE	Derelict. PHASE 1 Low cost emergency internal safety/ occupancy works in progress to make air/ water tight.	Derelict and vacant. In dangerous state.	Boarded up windows.	Vacant.	Redruth 2000 + Community	Vacant.	Vacant
PROPOSAL	Relaunched as new Community Hub by Redruth Former Library CIC with studios for small businesses, community cafe, performance,/ rehearsal and meeting spaces, residency studio and potential social enterprise nursery. Phased works to renovate in stages, keep operational, and secure further funding. Primary aim to get £200k to purchase building to bring in anchor tenant (secured) who will provide a significant annual income and create a self sustaining business model . PHASE 1A - £168K (HSHAZ funded).	SEE PROPOSALS SECTION	Refurbish and re-purpose boarded up windows for art installations to celebrate the huge creative skill base of the town and creating a vibrant gateway to the Town centre. These two buildings are at a key gateway either side of Symons Terrace Opeyway which is the primary pedestrian route from New Cut Car Park to Fore Street. Potential for residential on first floor which would also improve natural surveillance.	Refurbish and re-purpose. At an important gateway to the town centre when coming from the train station/bus stop.	SEE PROPOSALS SECTION	Planning and listed building consent for the commercial/retain units at street level and residential above and behind (PA21/11383). Lindmead are carrying out works to replace the shopfront of No.33.	Refurbish and re-purpose as an inclusive and affordable multi-purpose events / music space SEE PROPOSALS SECTION
FURTHER WORKS/ INVESTMENT REQUIRED	PHASE 1B - External occupancy works - £325k PHASE 1C - Further external works - £120k (potential for 1b + 1c match funding from NLHF and CC. PHASE 2 - Reading Rooms + Ancillary bdgs - £130k PHASE 3 - Full Bdg Refurbishment (Library) - £875k PHASE 4 - New build link + External works - £480k TOTAL SUM = £2.15mill.	Valuation, condition surveys, LBC, PC funding for restoration and future use. Due to flood risk constraint and viability issues potential need for JV / Central gov funding.	Valuation, condition surveys, LBC, PC funding for restoration and future use.	Valuation, condition surveys, LBC, PC funding for restoration and future use.			Business Plan needed.

REDRUTH METHODIST CHURCH



Redruth Methodist Church



01. External frontage of Redruth Methodist Church

WHAT ARE THE BENEFITS

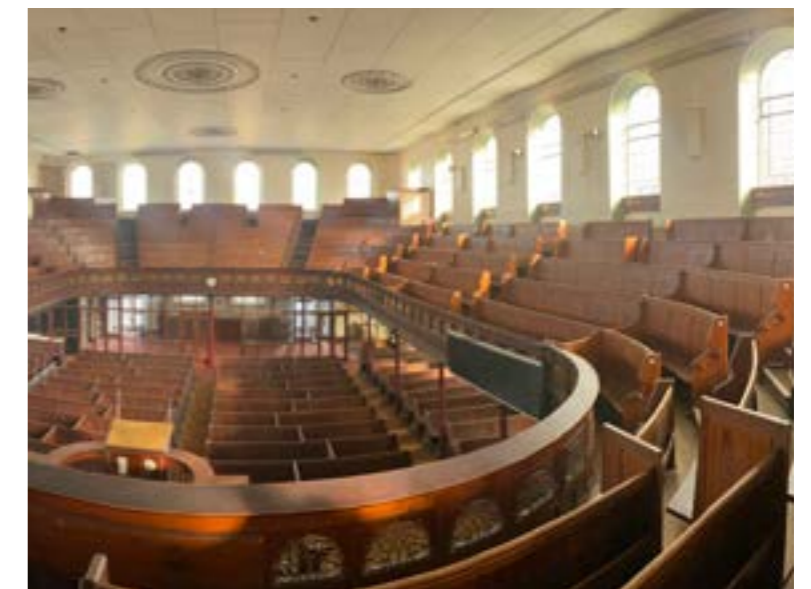
- Restore, repair and re-use of an existing heritage building that is in a poor state of repair
- Provide events space use in the town centre
- Encourage greater footfall to add to the day and night-time local economy
- Provide a visitor attraction



02. External rear of Redruth Methodist Church / Wesleyan Building



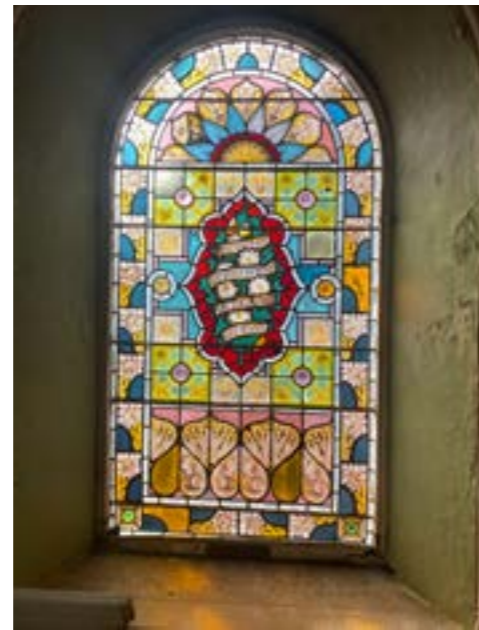
03. Internal main space



04. Internal main space



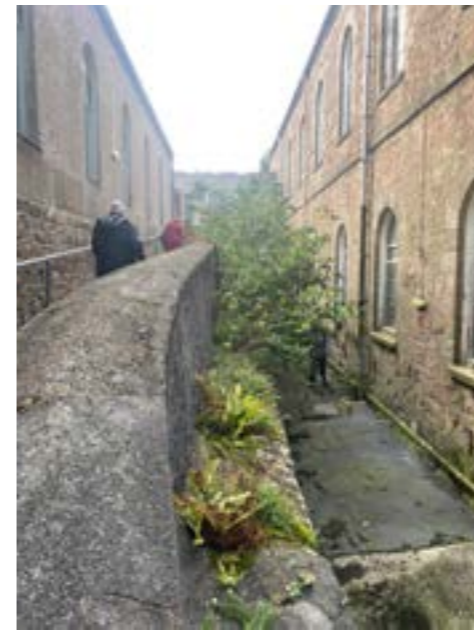
05. Pulpit + Organ



06. Stain glass windows



07. Stairs to upper pews



08. Ramp between Wesleyan building and Methodist church



09. Rooms to rear

KEY DEVELOPMENT / INVESTMENT DESCRIPTION

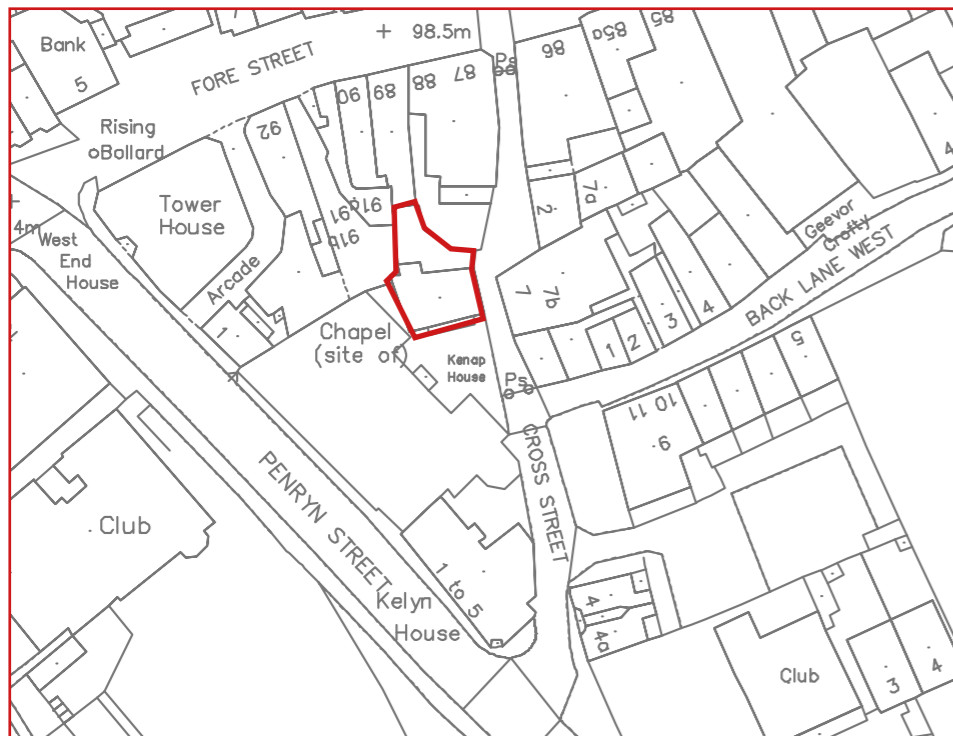
NAME	Redruth Methodist Church
LOCATION	Higher Fore Street. Above the station.
OWNERSHIP	The Methodist Church - Trustees for Methodist Church Purposes, Manchester. Also own Wesleyan building adjacent.
HISTORY	One of the most prominent buildings in Redruth. Built in 1826. Grade II listed. Used to host school christmas festivals, Remembrance Parade, Weddings and funerals etc.
CURRENT USE	Vacant. Up for sale. £40k agreed in principle but MC now reviewing and carrying out their own survey with possible rise in value.
DETAILS	Main Hall, series of rooms to the rear; 4 separate staircases to the upper pews. It has a fine interior, particularly in relation to the gallery, the cast iron support for the gallery, the extensive and original pews, and the pulpit and organ. The organ is the second finest in Cornwall (finest is in Truro Cathedral). Wesleyan Building - Congregation of 40 now use this for worship. It also has a sports hall, rooms and commercial kitchen - let out to community groups e.g. Boys Brigade, Dog training; Alcoholics Anonymous. Two parking areas - frontage = 16; rear = circa 40 used by both buildings.
PROPOSAL	<u>Cornwall Centre for Culture + the Arts CIC</u> has been set up with 6 trustees (W Tremayne (Cllr); D Reeve (Cllr); M Hernandez (CoC); A Reeve (Digital Media Producer for BBC); M Brown (Mayor); A Bishop (Chairman Redruth Football Club). Proposal for an inclusive and affordable multipurpose events, concert, theatre, comedy, music space. Congregation have agreed to the sale on proviso they can hold their events there too. Future Users: Redruth Football Club - has successful business model they want to apply - getting disadvantaged children involved in sport. Events Co-ordinator to be the Musical Director of Cornwall Symphony Choir, Celtic Male Assemble, Lowena Voices and previous director of ROAST. Lowender Perran Festival. £15k from Architectural Heritage Fund for conditional survey - August 2022. Awaiting response to offer from Methodist Church which has a convoluted process and needs sign off from HQ in Manchester which only meet quarterly.

PHASED WORKS	Requires extensive on-going restoration as set out in Conditional Survey= circa £750k. (includes 10% contingency sum).
STAGE 1 : IMMEDIATE	Prior to exchange - Asbestos Survey and Bat and Owl Survey. Purchase Property - £40k +. Obtain Listed Building Consent. Remove ground floor pews and replace with flexible seating. Carry out urgent Fire sprinkler/detection system and means of escape - £30-35k
STAGE 1: SHORT TERM	Internal: Upgrade heating and refurbish kitchen -£25-35k; Electrics upgrade - £15k;
STAGE 2: MEDIUM TERM (5 YEARS)	Internal: Complete renewal of first floor ceilings - £25k; Renewal of plasterwork - £25k; Repair lath and plaster ground floor ceilings - £5k; Plasterwork to ground floor - £30k; Timber treatment to all areas - £10k; Localised repairs to suspended floors - £10-15k; Decoartion / carpet - £15-20k; Insulation upgrade - £35-45k; External: New gutters and downpipes - £8-12k; Window repairs - £36k; Door repairs - £4k; Renew lead flat roof - £20-25k; Entire renewal of north window (load bearing) and roof recovering etc. - £12k; Vegetation clearance and path repairs - £5-8k; Repair of frontage parking/ drive and stone boundary wall - £8-10k; Reinstatement of former railings - £20k; External scaffolding - £12-15k;
STAGE 3: LONGER TERM	External : Asbestos slate removal and replacement with natural slate £80-120k; Leadwork replaced to roof - £4-6k; Rebuild rear chimney - £4k; Raking out and repointing stonework inc. lime mortar - £80-125k; Restoration of leaded light glazing to windows £18-20k.
INVESTMENT REQUIRED	Investment / Funding required for all stages.

MURDOCH HOUSE



Murdoch House



WHAT ARE THE BENEFITS

- Restore, repair and re-use of existing heritage building that is under-used and giving it a clear purpose
- Celebrate Redruth's most famous inventor
- Encourage greater footfall to add to the day and night-time local economy
- Provide a visitor attraction

Scr!bble&Nonsense

CONCEPTUAL DESIGN LAYOUT

CREATING THE NARRATIVE
Presented 3D designs



Conceptual internal design for Murdoch Museum



01. External frontage



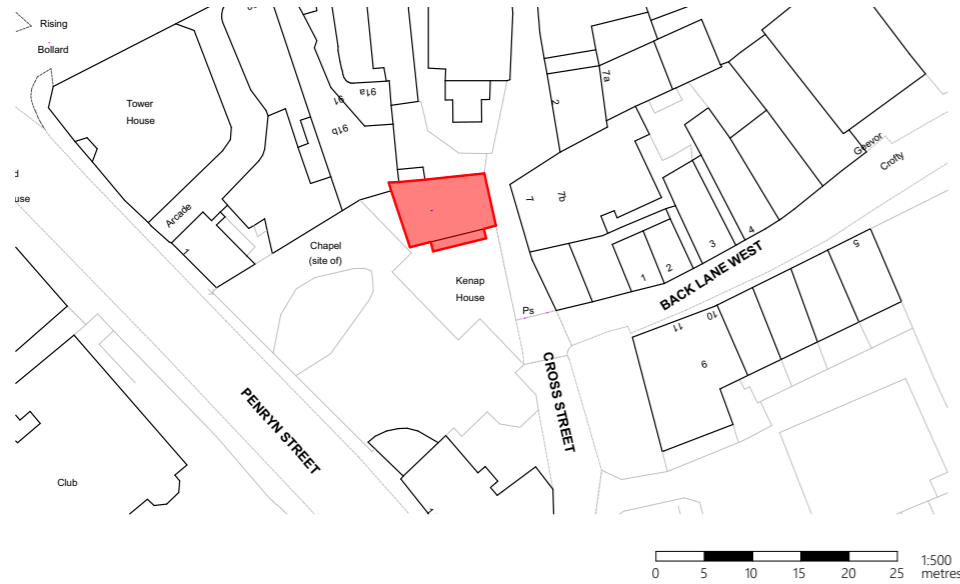
02. External rear + garden



03. Adjacent derelict building

KEY DEVELOPMENT / INVESTMENT DESCRIPTION											
NAME	Murdoch House										
LOCATION	The Cross Opeway, next to St. Rumon Gardens										
OWNERSHIP	Percy Williams Trust										
HISTORY	The most important building in Redruth. Home to William Murdoch, acclaimed as Britain's greatest mechanical engineer. He invented the gas lamp, the high-pressure steam engine and Sun and Planet Gear System - one of the most important inventions in engineering. The building is Grade II listed.										
CURRENT USE	Redruth 2000 + Community Groups										
PROPOSAL	<p>An interpretation museum to celebrate William Murdoch and his inventions.</p> <p>Stage 1 - Funding of £32k received (£28k from Historic England and £4k from Cornwall Council's HSHAZ fund).</p> <table border="0"> <tr> <td>Scribble and Nonsense interpretation</td> <td style="text-align: right;">£2400.00</td> </tr> <tr> <td>Heating panels</td> <td style="text-align: right;">£3550.00</td> </tr> <tr> <td>Metal Railings</td> <td style="text-align: right;">£2601.66</td> </tr> <tr> <td>AV Screen</td> <td style="text-align: right;">£2124.00</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">£32,275.66</td> </tr> </table>	Scribble and Nonsense interpretation	£2400.00	Heating panels	£3550.00	Metal Railings	£2601.66	AV Screen	£2124.00	Total	£32,275.66
Scribble and Nonsense interpretation	£2400.00										
Heating panels	£3550.00										
Metal Railings	£2601.66										
AV Screen	£2124.00										
Total	£32,275.66										
FURTHER WORKS/ INVESTMENT REQUIRED	<p>Stage 2 - Further interpretation + Maintenance works</p> <p>Maintenance/Renovation - Eternal painting, windows and doors, courtyard improvements for use as a cafe - £30k funding req.</p> <p>Interpretation to FF - Cornish Diaspora and Mexican connection/twinning - £20k funding req.</p> <p>Investment streams to be explored.</p>										

MURDOCH HOUSE YARD + REAR OF 91 FORE STREET



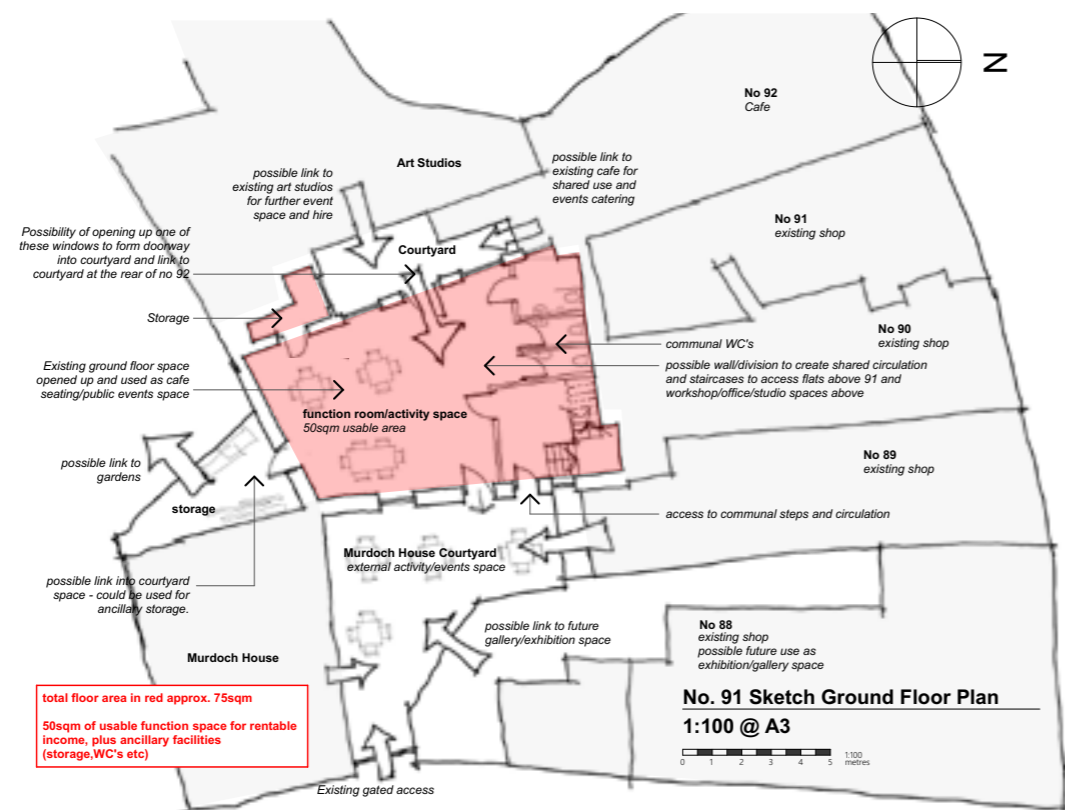
Murdoch House - Site Plan



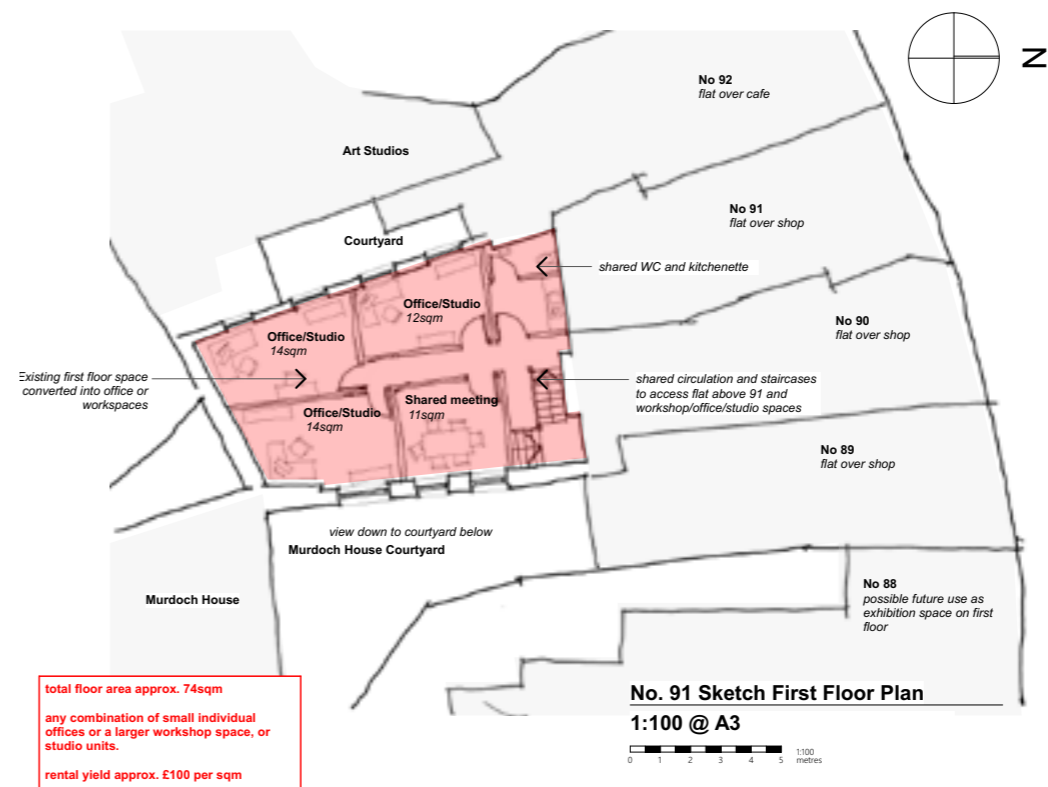
Murdoch House Yard + Rear of 91, Fore Street - Aerial View

KEY DEVELOPMENT / INVESTMENT DESCRIPTION

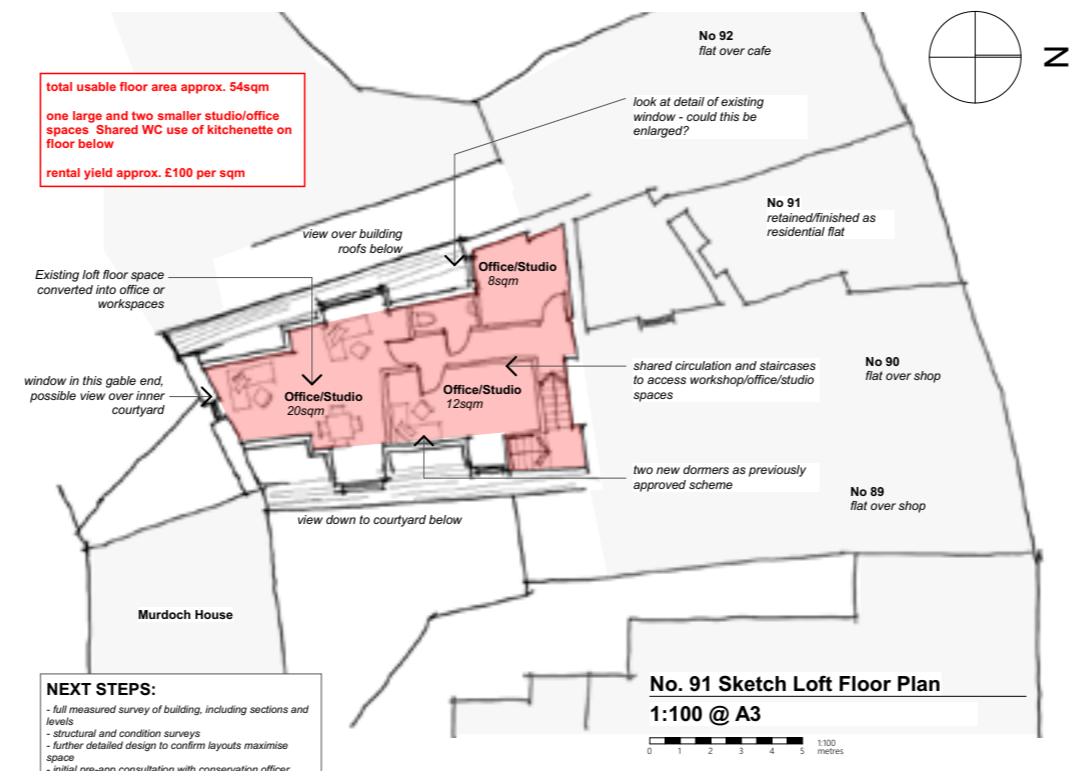
KEY DEVELOPMENT / INVESTMENT DESCRIPTION	
NAME	Murdoch House Yard + Rear of 91, Fore Street
BACKGROUND	<p>A complicated small site that could present benefits to many different users.</p> <p>Murdoch House - Has no external areas – it fronts on to the small courtyard outside St Rumon’s Gardens on one side and a small enclosed yard on the other, towards Fore St. It has a right of way for access only across the small yard. Owned by Percy + Lily Reeed Williams Trust with Redruth 2000 as long term tenant.</p> <p>Murdoch House Yard - Belongs to 89, Fore Street, owned by Stephen Childs (Drapery, West End). The shop is used as an art gallery / installation / residency space.</p> <p>No 90, Fore Street - sits between No 89 and No 91 but has no rear access – that’s owned by Percy Williams & Sons Ltd, our family building company. It is currently an arts & crafts shop, tenanted by the Craft Collective.</p> <p>No 92 Fore Street - on the downhill side of No 91 is the Home Ground coffee shop and café – they have a small yard at the rear overlooked by the rear extension of No 91, but no public seating area.</p> <p>No 91, Fore Street - owner and developer is Mr Parminder Brar from London who bought it a few years ago. There is planning permission for a total of 7 flats plus the shop, granted in January 2019. Building works are ongoing but with big delays and issues of debris in the yard that also blocks the fire exit from Murdoch House. There is NO explicit right of way to 91 across the yard and this is currently a live legal issue. A Building Regs Application has been rejected by Building Control and HSE have ordered an immediate stop on works.</p>
OPPORTUNITY	<p>The group of aforementioned neighbours have made an offer to Mr Brar for the rear which is not commercially viable, but could become tenable with external funding.</p> <p>The consideration is to re-purpose the extension - using the ground floor as an open arcade structure as a function room / activity space that could serve both Murdoch House, the Coffee Shop, and all adjacent neighbours - with the upper floors used as offices or workspace.</p>
BENEFITS	<p>Murdoch House - would be much more attractive and viable - going some way to restoring its pre-Victorian setting when the garden extended to Fore St, and provide another attractive space in the centre of town.</p> <p>A shared use and events catering space - for 90, Craft Collective; 89, Art Gallery; and No 92, Home Ground Coffee Shop</p> <p>Potential link to St Rumon’s Gardens - through a currently inaccessible small triangle of land in between the properties.</p>
FURTHER WORKS/ INVESTMENT	Investment streams to be explored to purchase and develop the property.



Sketch - Ground Floor Plan

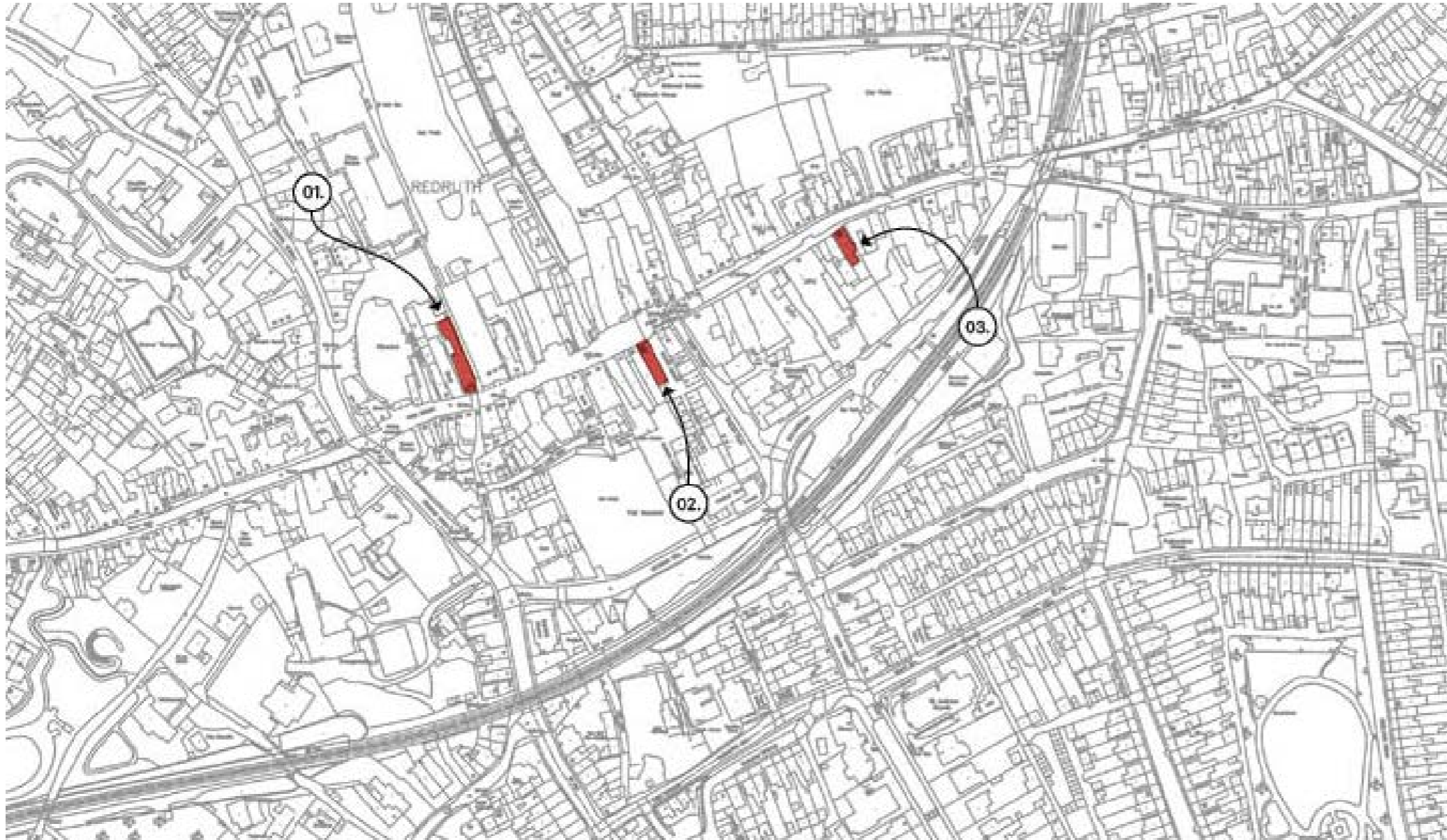


Sketch - First Floor Plan



Sketch - Second Floor Plan

08.02

SIGNIFICANT NEGATIVE BUILDINGS FOR REPAIR + RE-USE**Key :**

Significant Negative Buildings

1. Clotworths 12, Fore Street
2. Former Specsavers, 73/74, Fore Street
3. 59, Fore Street

WHAT ARE THE BENEFITS

- Repair, enhance and re-use existing buildings that are either derelict, vacant or under-used and have a negative impact on the town centre
- Repair the town centre fabric and its important setting in the World Heritage Site and Conservation Area
- Provide new use in the town centre to encourage greater footfall and add to the day and night-time local economy



01. Clotworthys, Fore Street



02. Former Specsavers

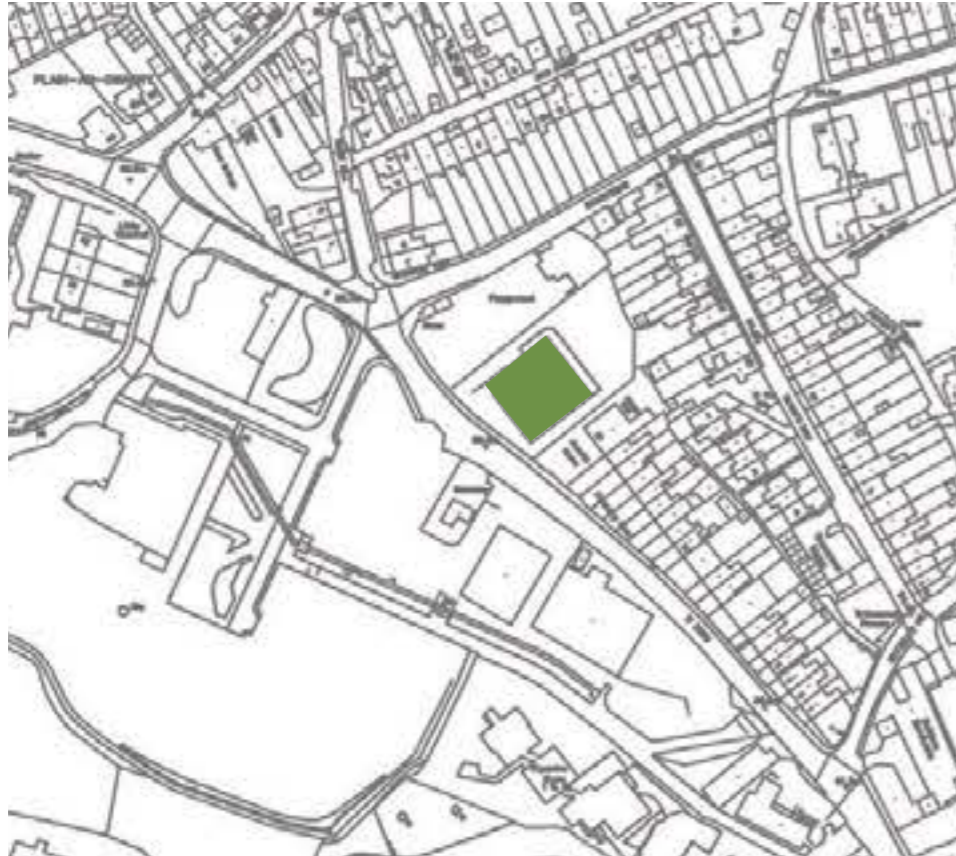


03. 59, Upper Fore Street

KEY DEVELOPMENT / INVESTMENT DESCRIPTION			
NAME	01. Clotworthys	02. Former Specsavers	03. 59, Upper Fore Street
LOCATION	12, Fore Street	73/74, Fore Street next to the listed Clock Tower.	59, Fore Street
OWNERSHIP	Private	Private	Private.
CURRENT USE	Vacant and in a terrible state of dereliction - Council enforcement in hand, to cover urgent works to a 'dangerous structure'. Currently a blight on the high street. Not listed.	Vacant. Not listed.	Vacant. Former Santander Bank. On the market with Colliers. 2 floor. 1295 sqft. Concrete construction built in 1989. Not listed.
PROPOSAL	Purchase and redevelop. Or, if it is too expensive to redevelop, given its deleterious state, a second option to consider is to demolish and create a high impact, town centre green space. <ul style="list-style-type: none"> • Ground Floor - Mixed use/retail/commercial • Residential above 	This is an important building to bring back into use. Excellent location at entrance to Market Strand with good footfall. <ul style="list-style-type: none"> • Ground Floor - Mixed use/retail/commercial • Residential above 	Purchase and redevelopment. Good location. On-street short stay parking near Post Office and local shops. <ul style="list-style-type: none"> • More appropriate design response to the historic streetscape • Ground floor - Mixed use/retail/commercial • Residential above
FURTHER WORKS/ INVESTMENT REQUIRED	Funding required for: valuation, condition surveys, restoration and future use works.	Rent £13,500 pa; rates liability £4,120 pa; on the market for £180k (Millers Commercial) Investment streams to be explored. Independent valuation required and condition surveys etc.	Funding required for: valuation, condition surveys, restoration and future use works.

08.03

SIGNIFICANT COMMUNITY BUILDINGS FOR REPAIR



Redruth Community Centre

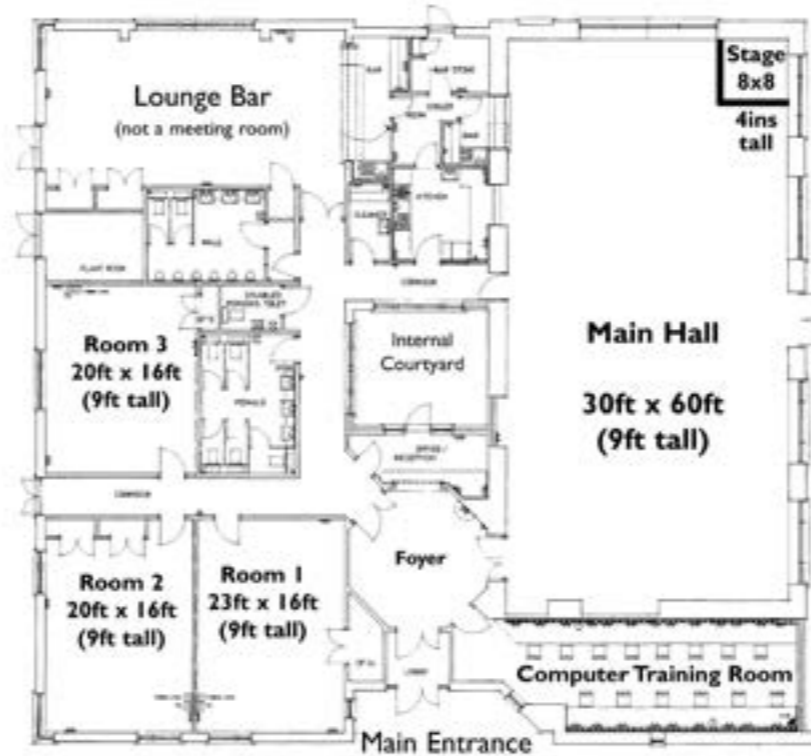


Key :

Significant Community Buildings

WHAT ARE THE BENEFITS

- Repair and improve a non-listed heritage building
- Enhance provision for community use
- Encourage greater footfall to this part of town



north-western facade and current main entrance

Foundry Row (Main Road from town to Tesco's)

south-western facade fronting onto Foundry Row and former main entrance



01. Redruth Community Centre



01. Redruth Community Centre

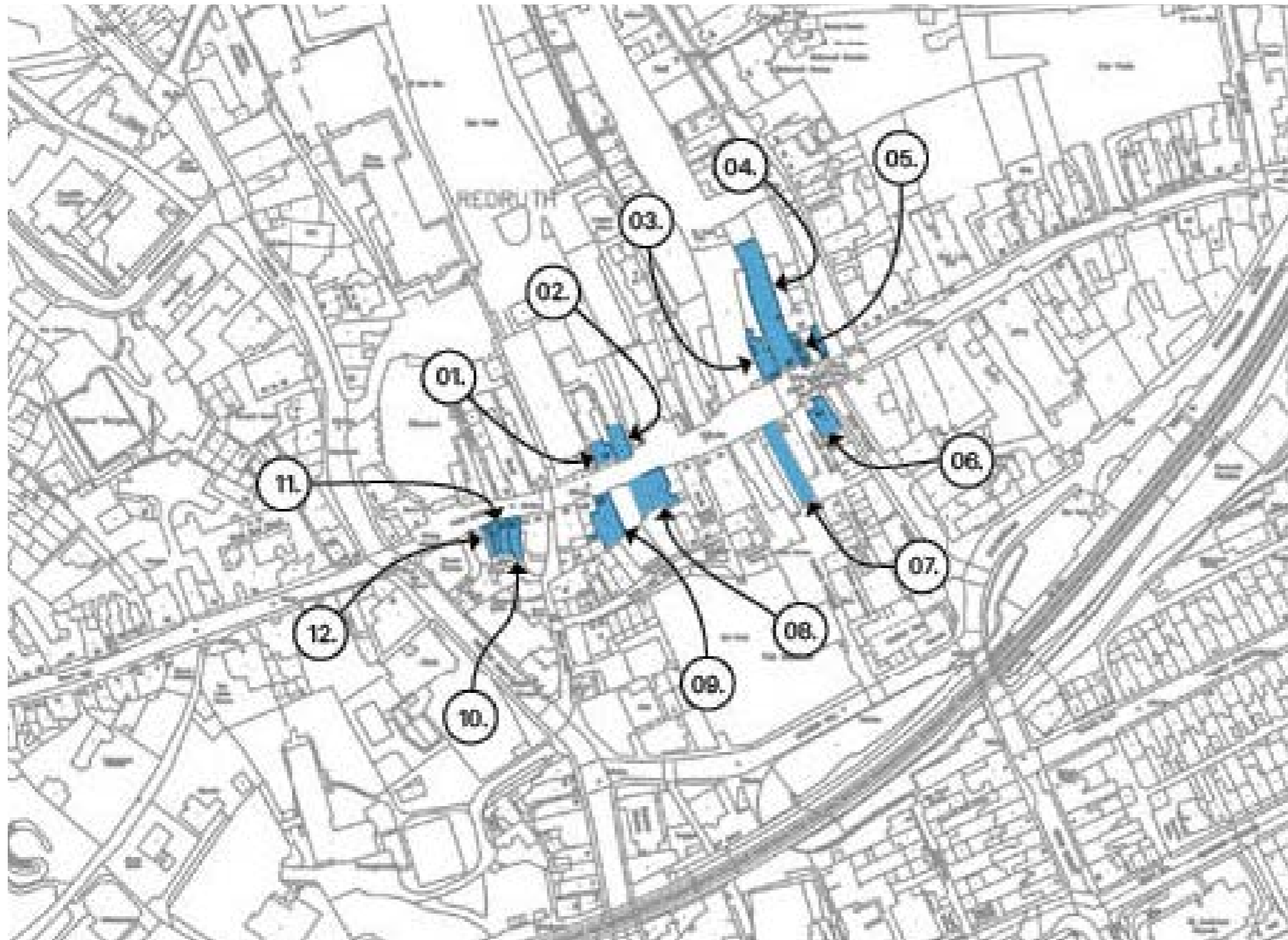


01. Redruth Community Centre

KEY DEVELOPMENT / INVESTMENT DESCRIPTION	
NAME	01. Redruth Community Centre
LOCATION	Foundry Row and directly opposite the Brewery site and Kresen Kernow
OWNERSHIP	Redruth Town Council - managed by the Charity Redruth Community Association.
HISTORY	Former Drill Hall. These appeared in many towns and cities around the country in the mid-19th century to provide home bases for army volunteers.
CURRENT USE	Community Centre. Not listed.
PROPOSAL	<p>Phase 1 Levelling Up Application (COM004) :</p> <p>The Hall – Damp treatment & Decoration, floor, ceiling, double doors, storage space, blinds and furniture (£61,666k)</p> <p>Toilet Refurbishment (£20k)</p> <p>New boilers, radiators, and thermostats (£28,334k)</p> <p>Exterior Works – External improvements to building frontage (£7k)</p> <p>New signage - (£3k)</p> <p>TOTAL = £120k.</p>
FURTHER WORKS/ INVESTMENT REQUIRED	<p>Further funding required for Phase 2 : Rest of the building.</p> <p>To include: ex-computer training room; existing lounge bar, foyer, office, internal courtyard and kitchens; existing bar space where the front door should be. Upstairs space (with no stair access) to consider.</p> <p>Allow for community consultation to check usage.</p> <p>Investment streams to be explored.</p>

08.04

PRIORITY BUILDINGS FOR SHOP FRONT IMPROVEMENTS : FORE STREET



Key :



FUTURE SHOP FRONT IMPROVEMENTS

The visual survey carried out in 2021 by PBWC and Cornwall Council also identified a number of priority buildings for shop front improvements that met the Historic England eligibility criteria. These are focused on the town centre to Fore Street, Alma Place, Station Hill, Chapel Street and Bond Street. This was reviewed in September 2022 by Lavigne Lonsdale. The following plans and photographs show the buildings that have been identified as priority buildings for shopfront improvements.

FORE STREET

1. 17, Fore St - British Heart Foundation
2. 19, Fore St - Ladybird Shop
3. 26, Fore St - Shoezone
4. 27, Fore St - Lloyds Bank
5. 27a +b and 29, Fore St - outside Oxford Inn
6. 73, Fore St - Former Cornwall Hospice Care
7. 75, Fore St - Go Cornwall Bus
8. 83, Fore St - Last Chance Animal Charity Shop
9. 82a, Fore St - Former Morgan Meats
10. 89 Fore St
11. 90, Fore St - The Craft Collective
12. 91, Fore St - Former Whittaker



01. 17, Fore St - British Heart Foundation



02. 19, Fore St - Ladybird Shop



03. 26, Fore St - Shoezone



04. 27, Fore St - Lloyds Bank



05. 27a + b and 29, Fore St - outside Oxford Inn



06. 73, Fore St - Former Cornwall Hospice Care



07. 75, Fore St - Go Cornwall Bus



08. 83, Fore St - Last Chance Animal Charity Shop



09. 82a, Fore St - Former Morgan Meats



010. 89 Fore St



11. 90, Fore St - The Craft Collective



12. 91, Fore St - Former Whittaker

08.05

PRIORITY BUILDINGS FOR SHOP FRONT IMPROVEMENTS : UPPER FORE STREET



Key :

Priority Buildings for Shop Front Improvements - Upper Fore Street

FUTURE SHOP FRONT IMPROVEMENTS

UPPER FORE STREET

- 13. 37, Fore St - Smoke House
- 14. 37a, Upper Fore St - YFC
- 15. 38, Upper Fore St - Gym Power
- 16. 39, Upper Fore St - Off License
- 17. 40, Upper Fore St - Hong Sing Takeaway
- 18. 44/44a, Upper Fore St - Former Funeral Service
- 19. 45, Upper Fore St - Former Newsagents
- 20. 47, Upper Fore St - Former Space Pirate
- 21. 51, Fore St - Appleton Tearoom
- 22. 50, Fore St - Berryman's Bakery
- 23. 71, Fore St - Cancer Research Charity
- 24. 73, Fore St - Premier Convenience
- 25. 74, Fore St - Superdrug



13. 37, Fore St - Smoke House



14. 37a, Fore St - YFC



15. 38, Fore St - Gym Power



16. 39, Fore St - Off License



17. 40, Fore St - Hong Sing Takeaway



18. 44/44a, Fore St - Former Funeral Service



19. 45, Fore St - Former Newsagents



20. 47, Fore St - Former Space Pirate



21. 51, Fore St - Appleton Tearoom



22. 50, Fore St - Berryman's Bakery



23. 71, Fore St - Cancer Research Charity



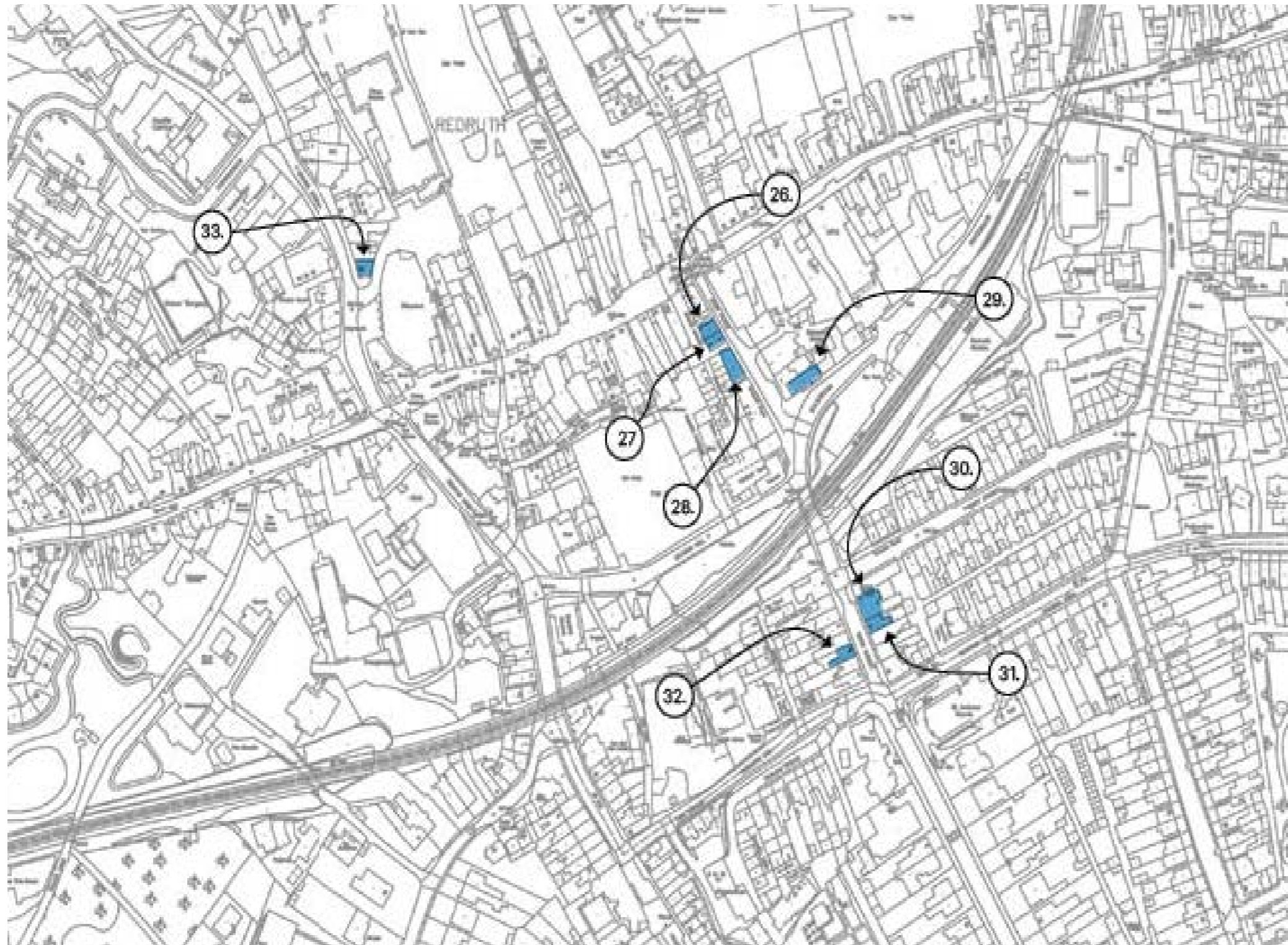
24. 73, Fore St - Premier Convenience



25. 74, Fore St - Superdrug

08.06

PRIORITY BUILDINGS FOR SHOP FRONT IMPROVEMENTS : ALMA PLACE, BOND ST, STATION HILL, CHAPEL ST.



Key :

Priority Buildings for Shop Front Improvements - Upper Fore Street

FUTURE SHOP FRONT IMPROVEMENTS

ALMA PLACE

- 26. 3, Alma Place - Lunar Lines Tatoos
- 27. 4, Alma Place - Faith Shop
- 28. 5, Alma Place - The Coffee Tavern/Crispy Chicken

STATION ROAD

- 29. 1, Station Road

BOND STREET

- 30. 4a, Bond Street - Artyzan
- 31. 6, Bond Street - Bond Street opticians
- 32. 13, Bond Street - Food Intolerance

CHAPEL STREET

- 33. 18, Chapel Street - Redruth Grill



26. 3, Alma Place - Lunar Lines Tattoos



27. 4, Alma Place - Faith Shop



28. 5, Alma Place - The Coffee Tavern/
Crispy Chicken



29. 1, Station Road



30. 4a + b, Bond Street - Artyzan +
Shylock



30. 4a + b, Bond Street - Artyzan +
Shylock



31. 6, Bond Street - Bond Street opticians



32. 13, Bond Street - Food Intolerance



33. 18, Chapel Street - Redruth Grill

08.07

RECENT SHOP FRONT IMPROVEMENTS : THE REDRUTH HIGH STREET HERITAGE ACTION ZONE

THE REDRUTH HSHAZ

The Redruth HSHAZ was a Historic England and Cornwall Council funded scheme which offered grants for traditional repairs and reinstatement of missing architectural detailing to priority historic buildings in the Redruth HSHAZ area.

Cornwall Council's Strategic Historic Environment team with the Historic Environmental Planning team and PBWC Architects have provided advice on Shop front Improvements and drawn up proposals where require to support the applications.

OUTCOMES

- Funding quality traditional repairs and reinstating architectural detailing to prioritised historic commercial buildings in the town centre and bringing vacant and underused buildings back into full use.
- Repairing original shopfronts and reinstating new shopfronts and signs
- Raising awareness of Redruth town centre's historic past and by promoting a culture of civic pride and understanding

WHAT ARE THE BENEFITS

- Repairing and reinstating architectural detailing to enhance the existing historic fabric of the town centre and World Heritage Site and Conservation Area setting
- Providing more attractive, welcoming and inviting shopfronts that increases spend in the town
- Encouraging greater footfall to add to the day and night-time local economy

ELIGIBLE WORKS

Eligible works included historic new and reinstated shop frontages, repair or restoration of external architectural features such as ironwork, railings, tiling and windows; removal of non-historic features; repair, restoration and replacement of windows using traditional materials and methods and works to bring under-utilised or vacant buildings back into use.

WORKS CARRIED OUT IN 2022

The first round of allocated grant funding was granted in 2022 for one hundred thousand pounds (£100,000). Works are being carried out to the following buildings:

- 33-34 Fore Street (K9 Crusaders Dog Welfare Charity)
- St Rumons Club, Penryn Street
- 81, Fore Street Former HSBC Bank
- 2, Fore Street, Make A Mends



FIG. 033 2, Fore Street - Make A Mends



33-34 Fore Street

Redruth High Street
Heritage Action Zone



FIG. 034 33-34, Fore Street - K9 Crusaders Dog Welfare Charity



FIG. 035 81, Fore St - Mining Exchange Studios Gallery (Former HSBC Bank)



FIG. 036 St. Rumons Club - sash window replacement

08.08

EXAMPLES OF SHOP FRONT IMPROVEMENTS : THE REDRUTH HIGH STREET HERITAGE ACTION ZONE

THE REDRUTH HSHAZ

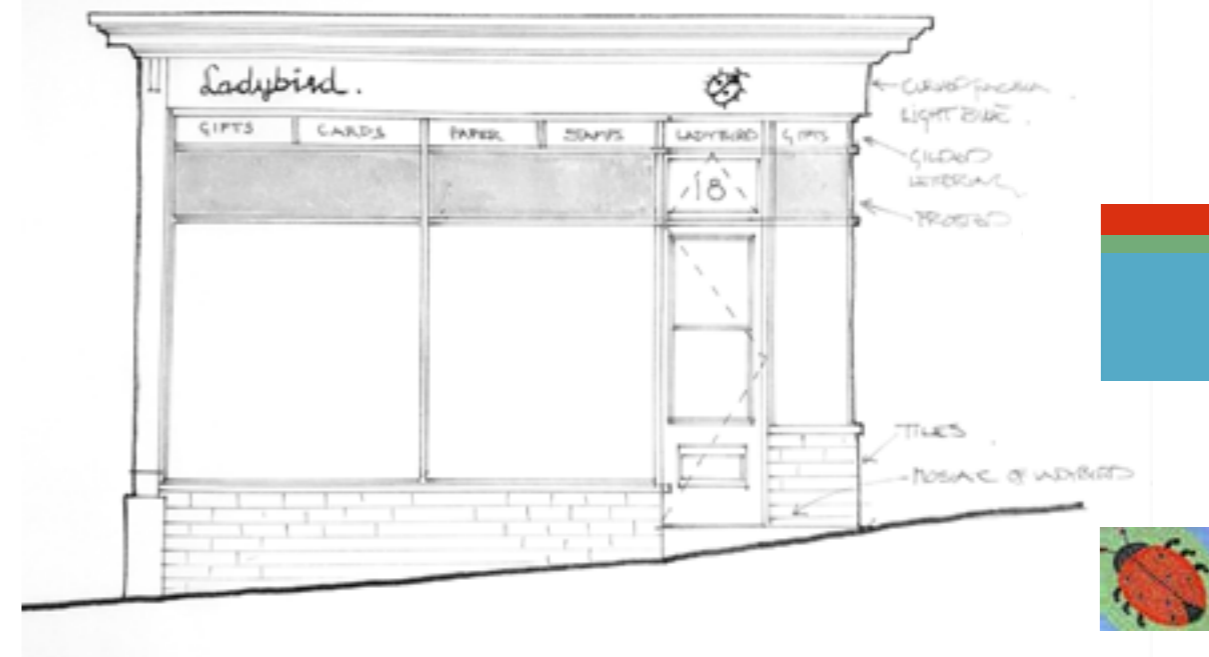
SHOP FRONT PROPOSALS

The following sketch proposals were prepared by Cornwall Council's Strategic Historic Environment team with the Historic Environmental Planning team and PBWC Architects to support shop owners in the 2021 Historic England grant scheme for Redruth HSHAZ Shopfront Improvements. Whilst these were not realised under the Redruth HSHAZ scheme, such designs can be drawn on by shop owners for future funding opportunities.

They provide good examples of how well-designed shop front improvements can have a transformational change to the individual shops and the high street.



18 Fore Street – Redruth ‘The Ladybird Shop’



Information Classification: CONTROLLED

18 Fore Street

Redruth High Street
Heritage Action Zone



FIG. 037 19, Fore Street - Ladybird Shop



27 Fore Street

FIG. 038 27a + b, Fore Street - In front of Oxford Inn

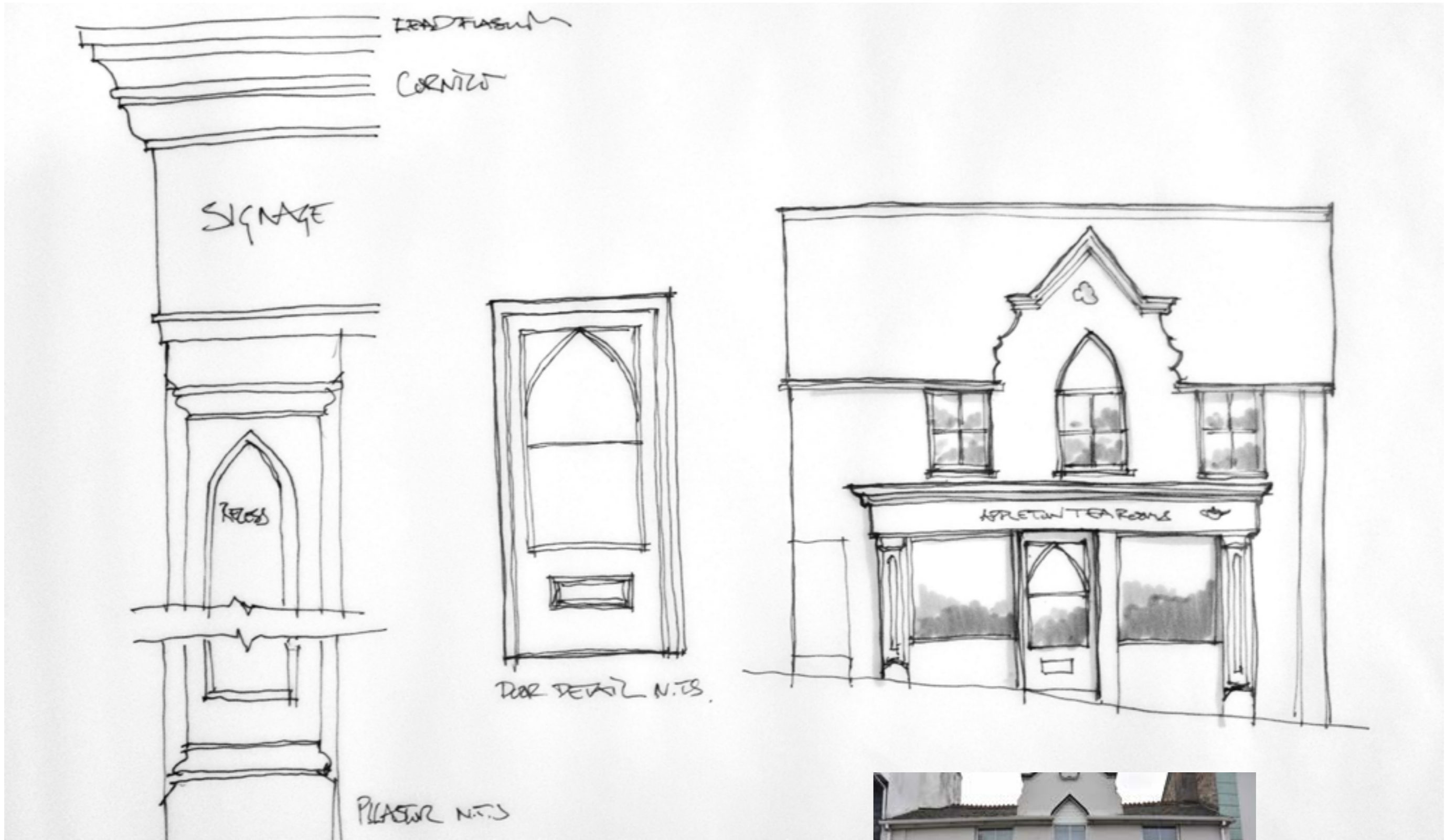
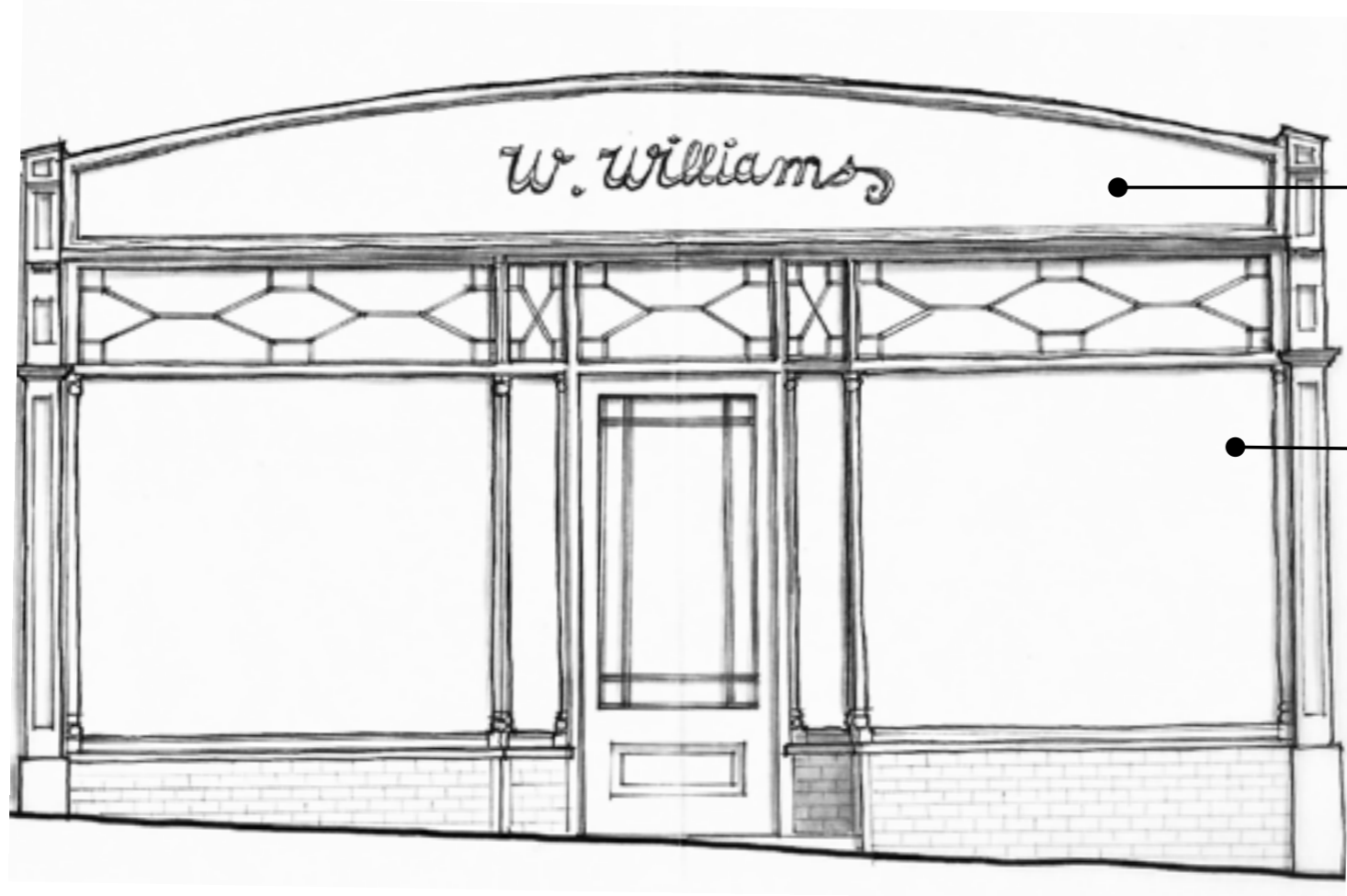


FIG. 039 51, Fore Street - Appleton Tea Rooms



Possible colour scheme to compliment lustre glaze tiles.



4 Alma Place

FIG. 040 4, Alma Place - Faith Shop





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09

KEY ROAD + PUBLIC REALM IMPROVEMENTS

09.01

PUBLIC REALM, SIGNAGE + LIGHTING STRATEGY

PUBLIC REALM STRATEGY

INTRODUCTION

A fully co-ordinated, planned and regulated public realm, lighting and signage strategy is needed for Redruth. One of exceptional quality, that acts with integrity and authenticity to protect the outstanding universal value (OUV) of the town as a World Heritage Site and a Conservation Area with its many listed buildings and building of heritage interest.

This should complement and extend the quality and materiality of what has already been successful on Fore Street, to ensure a co-ordinated and coherent approach across the town centre and prevent the ad-hoc poor quality interventions / repairs by Cormac that have recently taken place in the town centre. It needs to consider spaces as places for social interaction, not just corridors for movement.

This co-ordinated palette of design materiality should be both beautiful and functional, complement the character of the area, sustain the significance of the towns historic buildings and spaces, enhance access to heritage or understanding of its significance using materials of quality and durability and support economic benefits for local businesses by increasing vitality and footfall.

It will incorporate paving, street tree and planting, street furniture, lighting, heritage interpretation, signage, Smart Town technology and public art and should be programmed to be rolled out in phases.

AUDIT

To ensure a comprehensive and co-ordinated approach, the Redruth HSHAZ is undertaking a full public realm audit of the town to determine short, medium and long-term interventions and improvement/facelift opportunities. There is also the opportunity to join-up funding, resources and co-ordinate partner plans to lever additional works. This will provide a key baseline of information for the development of a comprehensive public realm strategy. This will focus on the improvement and upgrading of the public realm in the town centre to achieve the following:

- Provides a beautiful, rational, high quality environment that enables ease of movement and clear wayfinding
- Strengthens and celebrates the character and appearance of the town
- Creates a legible and inviting pedestrian /cyclist experience that re-defines connectivity from the Railway Station, Bus Hub and town centre car parks to the town centre, Kresen Kernow, Krowji and the Brewery Site
- Promotes good design through intuitive movement routes - de-cluttering the town centre of extraneous and ill-placed street furniture /signage
- Short-term re-use of derelict urban plots as high impact tactical green and useable spaces
- Carries out maintenance and cleaning of signage and street furniture
- Promotes the use of areas within the town centre for events and pop-up campaigns (St. Rumons Gardens, rear of Regal Cinema, Market Strand)

CONSIDERATIONS

HIGH QUALITY MATERIALS

Local materials - granite paviors/kerbs/ slate and buff macadam/metals - exemplar design, detailing + installation



Semi-mature trees/Biodiversity/ SuDS rain gardens/Green walls - specialist detailing, installation + aftercare



FULLY CO-ORDINATED SIGNAGE SYSTEM

Bespoke signage for a World Heritage Site - specialist wayfinding and product designer / including smart technology mapping - example of Bath City signage by FW:D.

Located at key gateways to improve wayfinding - from Train Station and car parks to town centre, Kresen Kernow and Krowji.

PUBLIC REALM INTERVENTIONS

Creative signposting, working hand in hand with public realm/signage - use of bespoke and unique interventions as wayfinding and heritage interpretation tools



"The public realm that surrounds and enables access to our heritage – including roads, squares, pavements, parking areas and street furniture such as lighting and signage – has a material impact on the way in which any historic place will be perceived..... It is widely accepted that a sensitive approach, such as in relation to the positioning of lights or signs within a conservation area, can significantly improve the experience of residents and visitors. This is considered an essential element of good place-making."

Sir Laurie Magnus Chairman, Historic England

LIGHTING + LIGHT INSTALLATIONS

Part of a co-ordinated suite of public realm 'furniture'. Opportunity for creative lighting along the Opeways embedded in the paving or seating as a creative wayfinding tool; use of festoon

lights. Lighting as an installation on key buildings / structures- as seen at the Bristol Light Festival and St. Stephen's Church, Bath - fusing art / architecture/heritage/sense of place.

PUBLIC ART

There is a vast source of local inspiration - Murdoch inventions, Cornish culture, WHS heritage, creative industries mining landscape etc. to add to Redruth's loved Miner and Wellie Boots.

With the opportunity to consider an iconic gateway statement on the A30 to announce entry into The Redruth UNESCO World Heritage Site.



ISSUES

POOR QUALITY REPAIRS + AD-HOC WORKS

Piecemeal poor quality repairs. Failed granite paving on Fore Street is not replaced with like but infilled with tarmac.

Failed granite sett pedestrian crossovers were a H+S risk and replaced with pressed block tarmacadum - difficult to distinguish from the blacktop road and a low cost solution due to budgetary pressures. Should funding for 'shared space' improvements become available this should be revised with higher quality materiality.



SIGNAGE

Traditional finger post signs painted Redruth Red and gold located in Fore Street/Alma Place co-ordinated, with period light columns.

The few large town centre maps (Train Station/New Cut and Flowerpot car parks) are out of date and the Redruth Town Trail map (St Rumon Garden) is faded.

There is a proliferation of other signage type clutter to the town centre.



LIGHTING

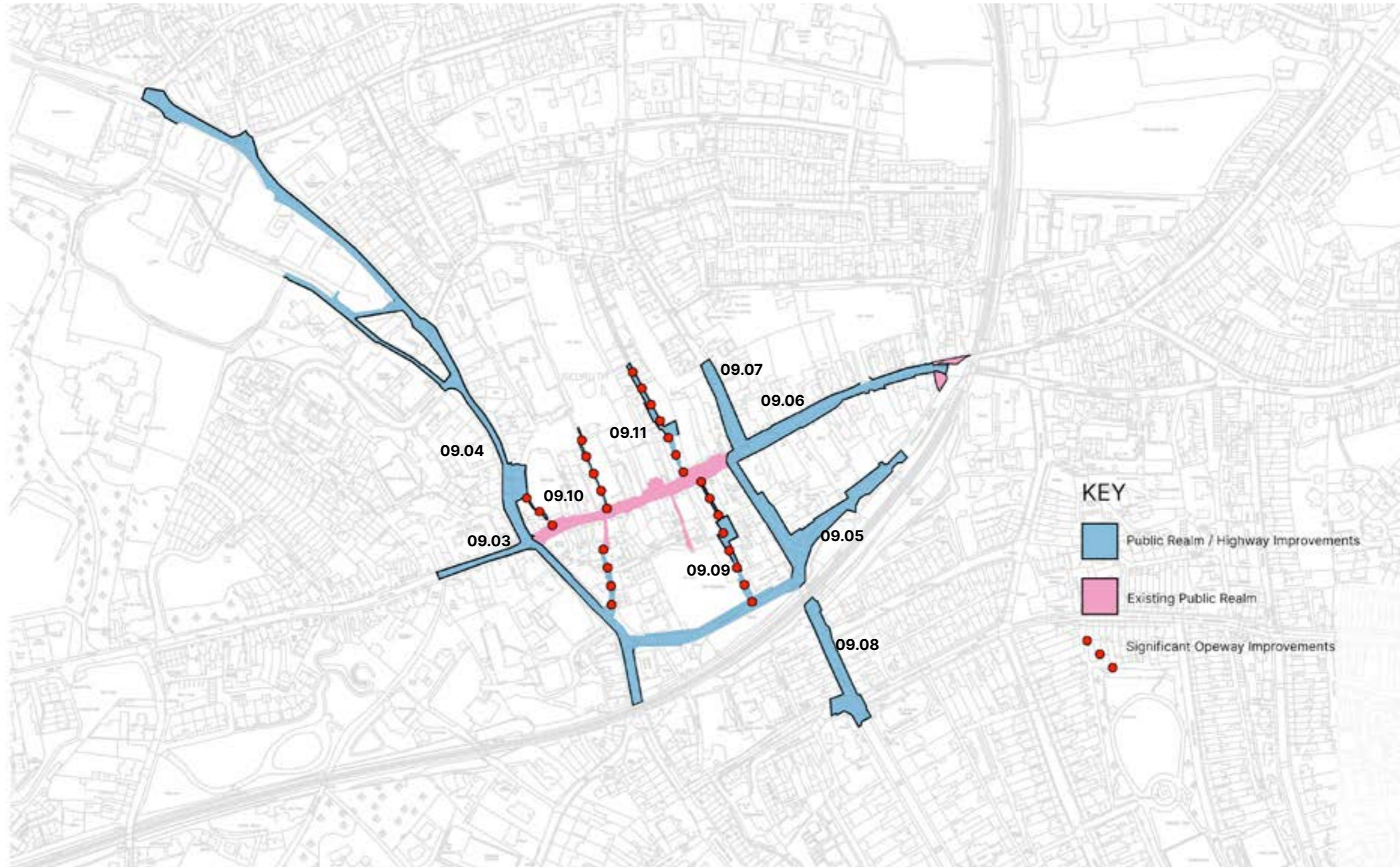
Range of lighting within the Conservation Area - period column/wall lighting painted Redruth Red; utilitarian metal columns with large bulk head; Contemporary metal column with arched head in New Cut car park.

Period light fittings are dirty with peeling paint. Many of the Opeways are poorly lit and feel unsafe in the evenings, exacerbated by lack of natural surveillance.



09.02

SIGNIFICANT ROAD + PUBLIC REALM IMPROVEMENTS :



ROAD AND PUBLIC REALM IMPROVEMENTS

INTRODUCTION

The primary movement routes for residents and visitors whether travelling by foot, cycle, car, bus or train into Redruth need to be improved at key locations.

The intent is to expand upon the highly successful public realm improvements carried out in 2007 and complement the quality and materiality of what has already been successful on Fore Street, to ensure a co-ordinated and coherent approach across the town centre.

WHAT ARE THE BENEFITS

- Improves access into the town centre and enhances key gateways
- Creates a legible and inviting pedestrian /cyclist experience that re-defines connectivity from the Railway Station, Bus Hub and town centre car parks to the town centre, Kresen Kernow, Krowji and Brewery Site and the Leat Surgery
- Provides a beautiful, rational, high quality environment that enables ease of movement and clear wayfinding
- Resolves areas of traffic congestion
- Creates a more legible, attractive and high quality environment that reflects the outstanding value of the town's World Heritage Site and Conservation Area status
- Encourages greater footfall to the local shops and facilities and vitality to the town centre
- Rediscovered 'desire lines' and enhances the distinctive Cornish 'Opeways'
- Creates a safe, pedestrian and cycle friendly environment that encourages sustainable travel modes
- Uses a co-ordinated palette of design materiality that is both beautiful and functional to complement the character of the town
- Highlights and celebrates the significance of the towns historic buildings and spaces

PROPOSALS

- 09.03** : East End / Fore Street
- 09.04** : Chapel Street
- 09.05** : Station Road / Alma Place
- 09.06** : Upper Fore Street + Junction to Green Lane
- 09.07** : Green Lane
- 09.08** : Bond Street
- 09.09** : Clinton Passage Opeway
- 09.10** : Lidgey's Passage + Butcher's Opeway
- 09.11** : Symons Opeway

09.03

SIGNIFICANT ROAD + PUBLIC REALM IMPROVEMENTS : EAST END/ FORE STREET

ISSUES

The junction of East End and Fore Street is a physically constrained and congested junction dominated by cars and exhaust fumes. Pavement widths are very narrow and despite three formalised crossing points is car dominant and a barrier to safe and easy pedestrian and cycle movement.

The need to manage and improve pavement widths is a priority.

REDRUTH TRANSPORT STRATEGY

A close synergy is required between Cornwall Council/Cormac Highways and Lavigne Lonsdale in the development of design solutions to ensure good accessibility that integrates authentic, high quality urban design principles worthy of the towns World Heritage Site and Conservation Area status.

PROPOSALS

- 1. Traffic Counts + Highway Modelling :** To inform technical design solutions to road width/pavement widths/ enhanced pedestrian experience.
- 2. Increased pavement widths by controlling the flow of traffic.**
- 3. High quality pedestrian priority public realm to the junction.**
- 4. Strengthen gateway to Fore Street- Public art to mark entry to Fore Street** - to create a statement at what is currently a weak entrance into Fore Street, whilst maintaining service access.

WEST END/FORE STREET : A PEDESTRIAN FRIENDLY ENVIRONMENT



SIGNIFICANT ROAD + PUBLIC REALM IMPROVEMENTS : CHAPEL STREET

ISSUES

Chapel Street / Foundry Row is an important but very poor gateway from the A30 into the town. Overly wide and narrow pavements, lack of formalised crossing points with wide junctions and high kerbs are all barriers to pedestrian accessibility particularly wheelchair/mobility scooter users. Cars parking on the pavement by the Pharmacy cause congestion.

The recently merged Super-Surgery of Leatside Health Centre (off Chapel Street) requires safe crossing points on Chapel Street since most patients need to park at New Cut car park.

Improved connectivity is required between the town centre and Kresen Kernow.

PROPOSALS

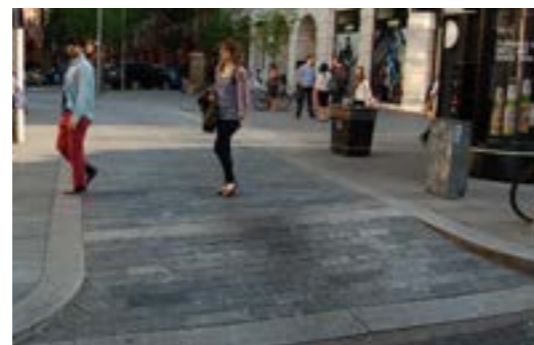
1. Provide a legible, high quality gateway between Kresen Kernow and the Brewery Site and the town centre, with **technical highway design solutions** to road width/pavement widths to enhance the pedestrian experience and enable good accessibility.

2. Provide a high quality pedestrian route from Kresen Kernow to the town centre, with a **sustainable and creative approach to lighting** (such as solar-powered LED lights embedded in the path - similar to the Van Gogh glowing bike path in the Netherlands)

3. Opportunity for a wayfinding 'Discover Redruth' Public Art Trail- perhaps using the Redruth Lamb to create a series of installations that could be decorated by local artists in the community.

4. Green enhancements to the over-engineered flood overland flow conveyance route from Chapel Street - with trees and ornamental and perennial shrub planting.

5. Provide On-street short stay parking for two cars by the Chemist and takeaways.



09.05

SIGNIFICANT ROAD + PUBLIC REALM IMPROVEMENTS : STATION ROAD / ALMA PLACE

GATEWAY TO THE TOWN FROM THE RAILWAY STATION : A SENSE OF ARRIVAL

ISSUES

Very poor quality arrival from the Train Station looking directly at the blank / graffiti walls of the Post Office and rear of house sorting yards with high post van movements. Poor signage to the town centre, Kresen Kernow and Krowji. Lack of designated crossings with traffic dominating the street.

PROPOSALS

1. High quality public realm - a sense of arrival

Provide enhanced street design with high quality paving to the entirety of Station Hill so there is legibility to the route from the station into the town.

2. Celebrate the Buttermarket

Provide a public realm plaza to the frontage of the Buttermarket to establish a pedestrian priority, high quality environment to this heritage asset and venue destination.

3. Excellent wayfinding - The Copper Trail

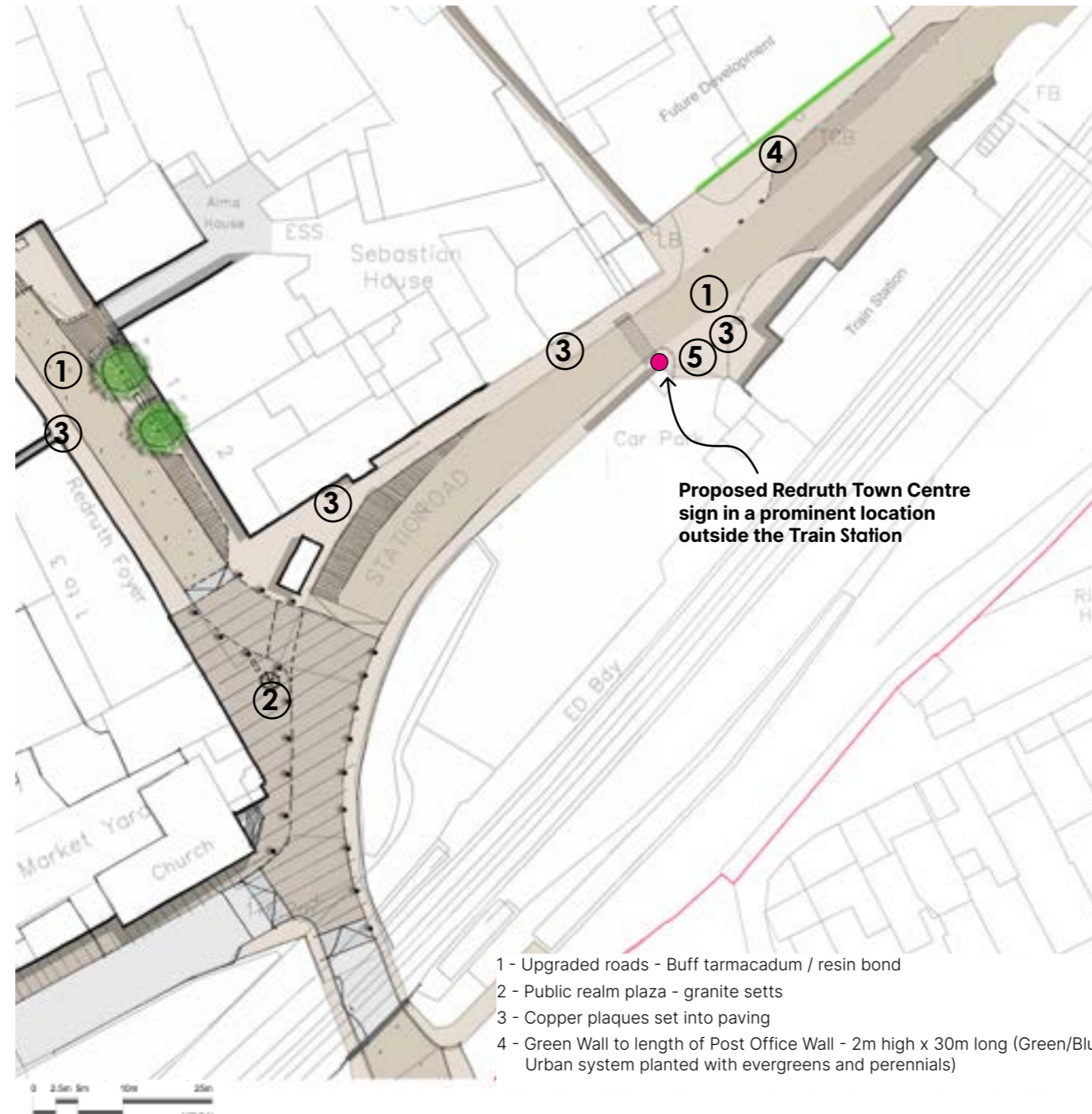
Provide clear, accessible and highly visible signage by the Station together with wayfinding markers such as copper plaques set into the paving to demark the route into the town centre. These could be created as part of a public arts project working with the community and local artists.

4. Improve Post Office frontage

Installation of a Green Wall along the length of the blank/graffiti wall to provide a high quality, 'green' welcome.

5. Smart Town Technology + Public Art

Art installations - for example in the recesses of pediment atop Malayan Tin Dredging Company that are visible from trains at the Station. Promote an app to view the historic streetscape and photos/audio of the Cornish Diaspora.

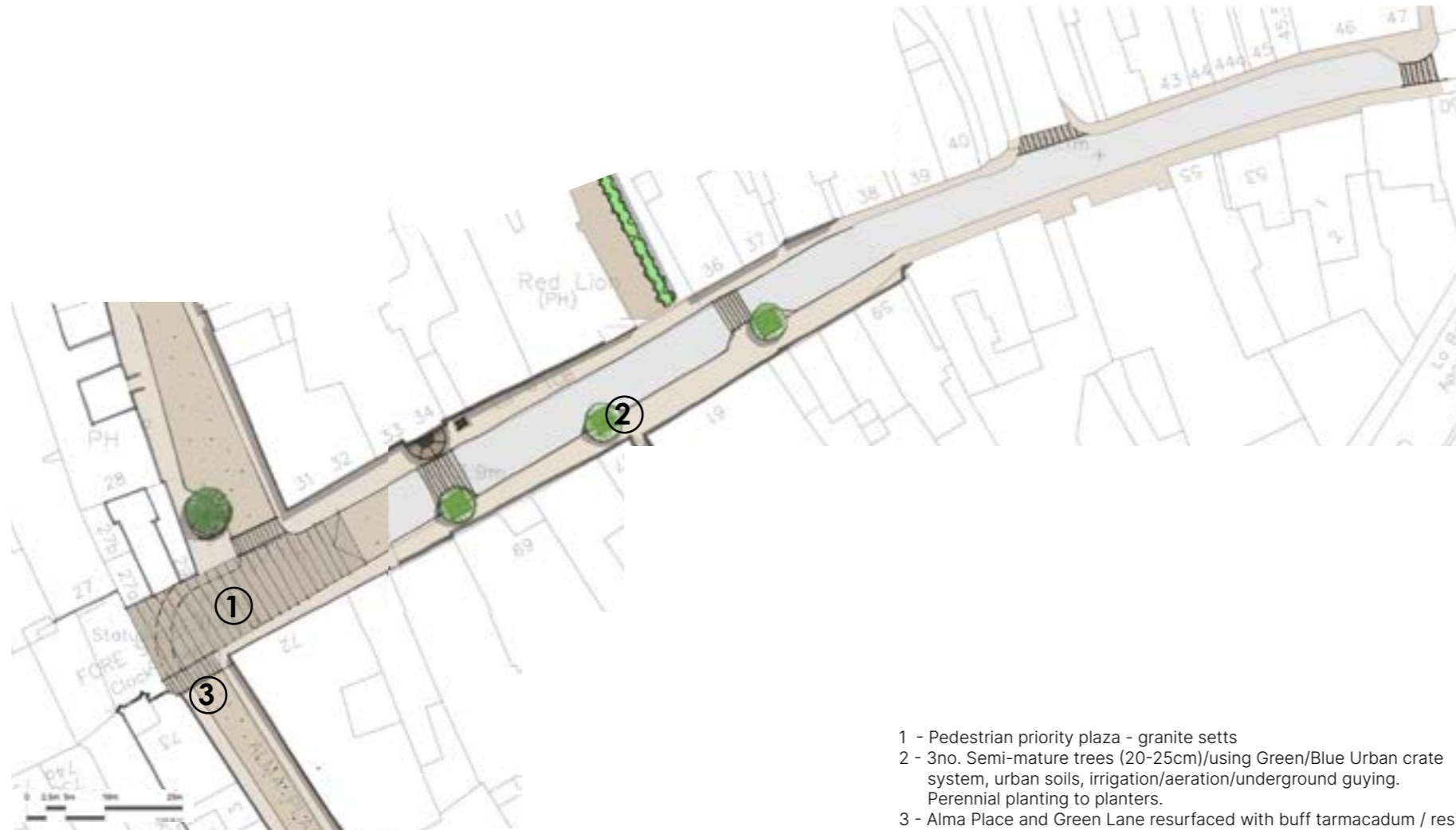


- 1 - Upgraded roads - Buff tarmac/adum / resin bond
- 2 - Public realm plaza - granite setts
- 3 - Copper plaques set into paving
- 4 - Green Wall to length of Post Office Wall - 2m high x 30m long (Green/Blue Urban system planted with evergreens and perennials)



SIGNIFICANT ROAD /PUBLIC REALM IMPROVEMENTS : UPPER FORE STREET + JUNCTION TO GREEN LANE

UPPER FORE STREET : EXTENDING THE PUBLIC REALM + GREENING



ISSUES

Abrupt end to public realm where Fore Street meets Alma Place. Pedestrian granite crossings have failed due to thin paviers and construction method (restricted by shallow service depths and bed rock). Vehicular priority on Alma Place is confusing and dangerous and vehicles dominate.

Need to improve streetscape materiality, wayfinding and pedestrian priority whilst maintaining vehicular access to Upper Fore St.

PROPOSALS

1. Fore Street/Alma Place - A pedestrian Prioritised street - Extend the high quality public realm across the junction with Alma Place to create a piazza that gives greater precedence to Fore Street. Transition to Buff tarmacadam up Upper Fore Street and Green Lane.

2. Street trees - To improve appearance, provide SuDS rain gardens to storm water and define on-street parking.

- 1 - Pedestrian priority plaza - granite setts
- 2 - 3no. Semi-mature trees (20-25cm)/using Green/Blue Urban crate system, urban soils, irrigation/aeration/underground guying. Perennial planting to planters.
- 3 - Alma Place and Green Lane resurfaced with buff tarmacadam / resin bond.

3. Signage - Extend copper plaques in paving as part of the Copper Trail from the station into the town centre.



09.07

SIGNIFICANT ROAD + PUBLIC REALM IMPROVEMENTS : GREEN LANE

ISSUES

Green Lane is in a poor, patched state and needs resurfacing. Very narrow pavements beyond the commercial row of buildings.

The Masonic Lodge (Grade II listed) is in a poor state with concreted windows. This, together with the Sampson Hill Building adjacent (green tiled Building of Interest that used to be James Hicks office) should be included as key landmark buildings for improvement.

PROPOSALS

1. Improved streetscape with resurfacing of Green Lane to junction with Fords Row

Buff sureset/tarmacadam as a continuum to the re-surfacing at Alma Place to give greater sense of pedestrian/cyclist priority.

2. Defined pedestrian crossings

High quality granite sett paviors to define key crossing points

3. Signage / wayfinding - To Redruth Rugby Club

Provide clear signage with wayfinding markers such as coppers plaques' set into the paving to demark the route.

4. Improvements to Buildings of Heritage Interest Masonic Lodge + Sampson Hill

GREEN LANE : IMPROVED STREETScape + WAYFINDING TO RUGBY CLUB



09.08

SIGNIFICANT ROAD /PUBLIC REALM IMPROVEMENTS : BOND STREET

ISSUES

Poor quality gateway under the railway bridge, which, with its poor and neglected appearance on both sides, is uninviting and cuts off Bond Street from the town centre.

Bond Street is an attractive street with high quality shop frontages and range of independent shops, However it does suffer from a lack of footfall and a number of shops are closing. Redruth Passmore Library, now The Ladder, is currently being conserved and redeveloped to provide a new and exciting Community Hub.

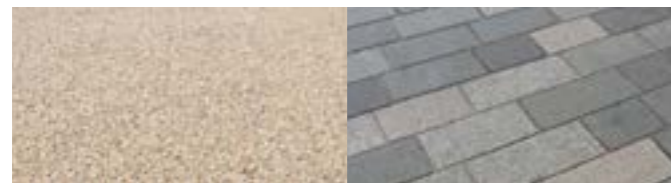
It is important that connectivity and wayfinding to Bond Street and The Ladder from the town centre is enhanced to maximise footfall and use.

PROPOSALS

1. Under the Bridge - An inviting welcome under the Railway Bridge - Improve fascia to Railway Bridge and install light installation under bridge to draw people through. A £50k bid has recently been worked up by Cornwall Council for a public art installation.

2. Re-pave Bond Street up to frontage of The Ladder and St. Andrews Church - to create a high quality pedestrian priority street with some spill out space from the shops. Crossing points demarked in high quality granite paviors and street tree planting to provide structure and greening to the streetscape and the unique domed garage building on the corner of Basset Street.

3. Temporary light installations of the former Passmore Library and Church - breaking the boundaries between art and architecture to shine attention on some of Redruth's fine architectural heritage and its creative, vibrant community



BOND STREET : EXTENDING A WELCOME + CONNECTIVITY FROM THE TOWN CENTRE



- 1 - Under the Bridge lighting and public art installation
- 2 - Resurfaced Buff macadam / resin bond with granite sett features / pedestrian crossings
- 3 - 5no. Semi-mature trees (20-25cm)/ using Green/Blue Urban crate system, urban soils, irrigation /aeration/under ground guying.



09.09

SIGNIFICANT OPEWAY IMPROVEMENTS : CLINTON PASSAGE

LOCATION:

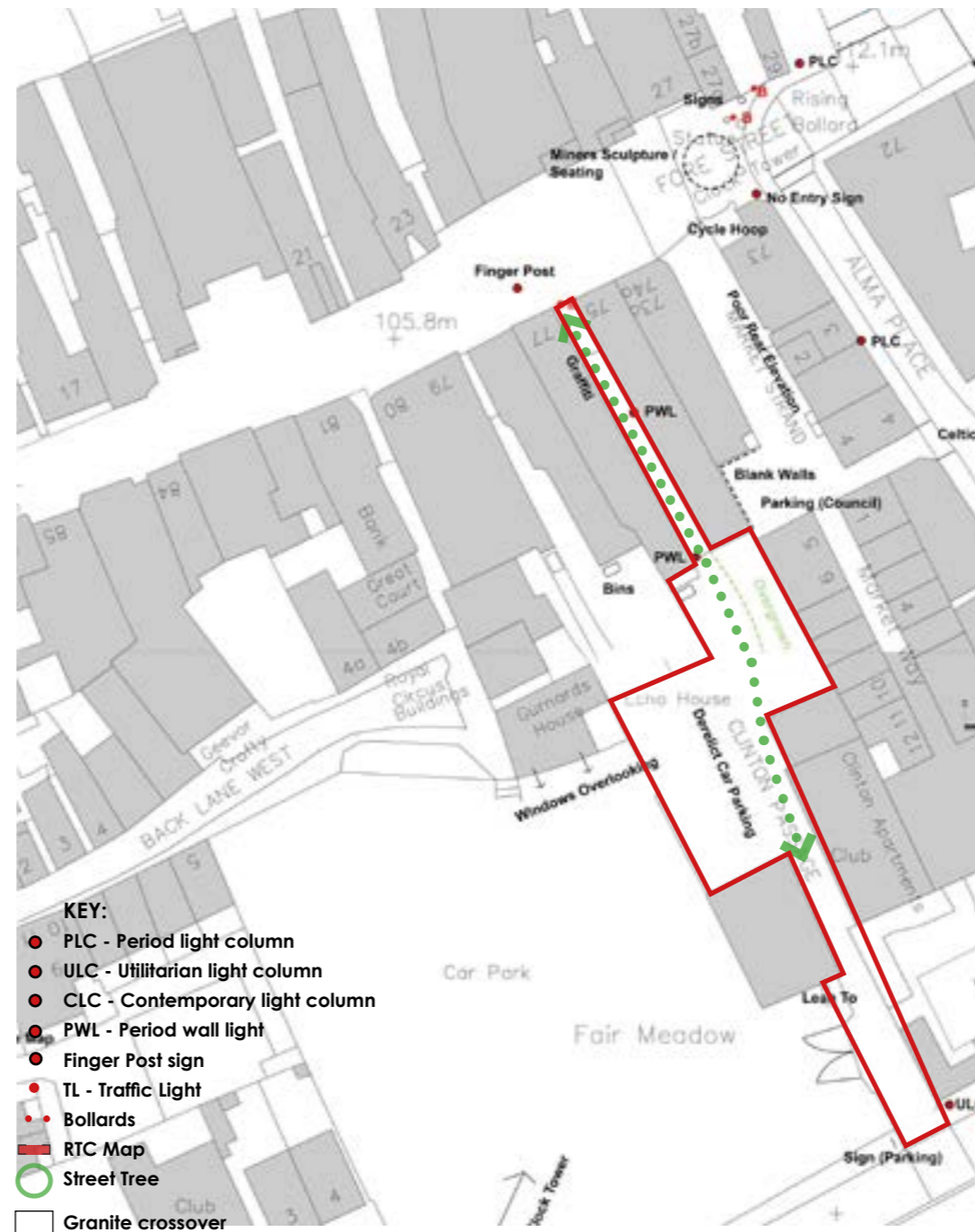
Connecting Fair Meadow car park and the Buttermarket to Fore Street.

WHAT ARE THE BENEFITS OF DEVELOPMENT

- To improve this important pedestrian gateway into the town with a clear, safe and attractive welcome
- Opportunity to provide some high-quality development on empty plots (mix of workshops of GF and resi above)
- Hideaway77 Youth Cafe is based off Clinton Passage and they are keen to reclaim a derelict plot for an outdoor performance stage, meeting place and community garden
- Local artists are starting to use the walls to the rear of the Buttermarket as blank canvases using what is popularly known as street art to reclaim this dirty vacant space and turn it into pieces of urban art - a phenomena that is highly successful in places like Melbourne and Bristol - turning feared alleyways into destination outdoor galleries

WHAT ARE THE ISSUES

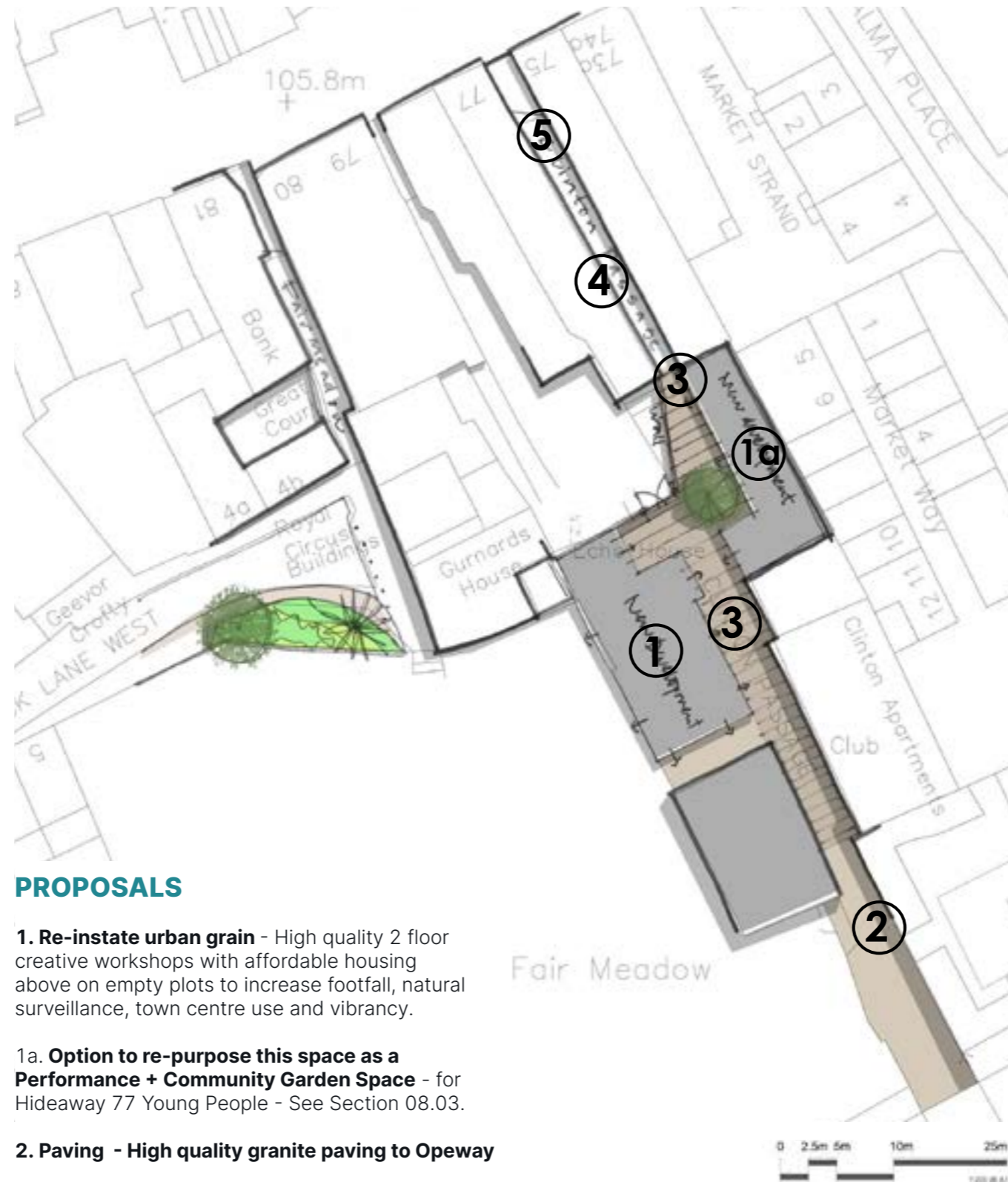
- Clinton Passage has undergone quality improvements to the paving and buildings immediately off Fore Street but it quickly falls apart, surrounded by demolished/overgrown building plots close to the Buttermarket with no natural surveillance, lack of lighting and feels unsafe



CLINTON PASSAGE OPEWAY : MAKING A CONNECTION TO THE HIGH STREET

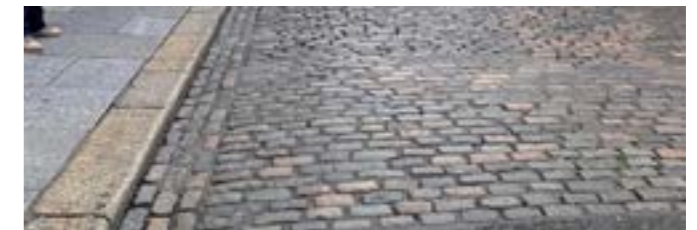


Detail of a map of Tehidy Manor, 1874, surveyed by James Henderson (Kresen Kernow, Library collection, X001567365: photograph by Historic England. Showing former development to Clinton Passage.



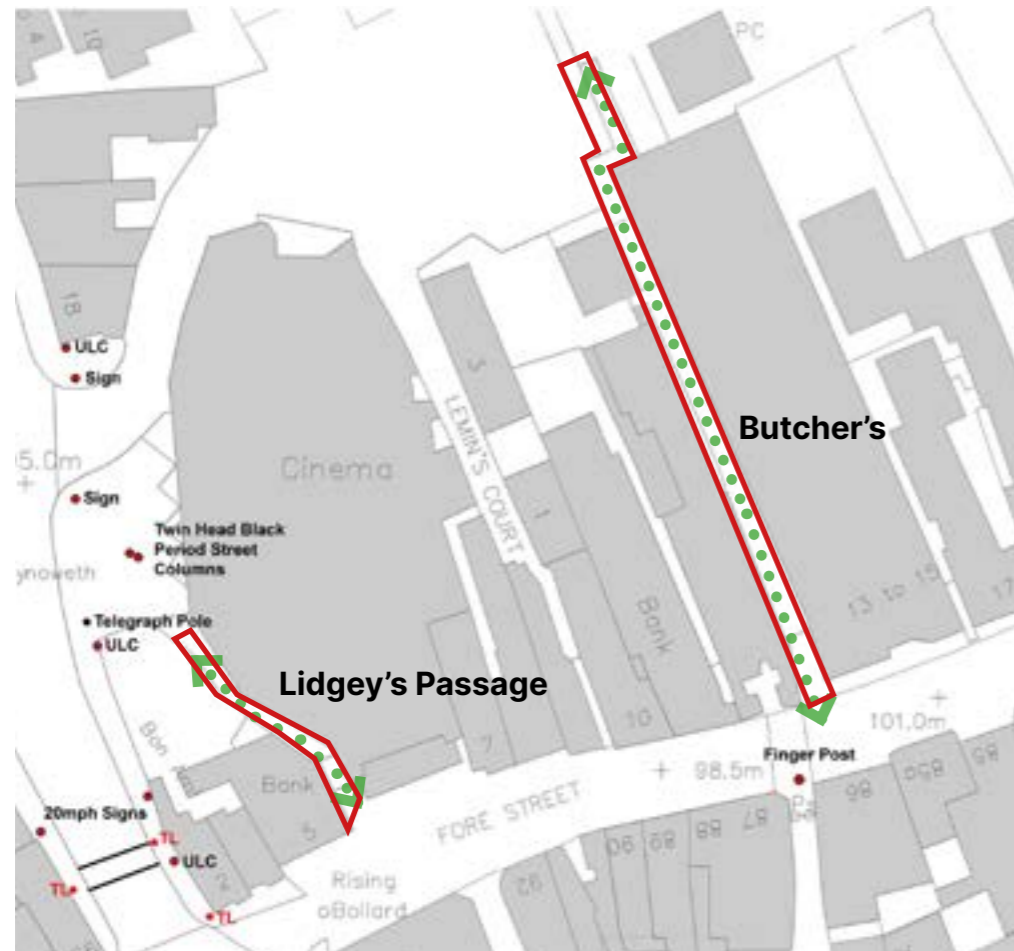
PROPOSALS

- 1. Re-instate urban grain** - High quality 2 floor creative workshops with affordable housing above on empty plots to increase footfall, natural surveillance, town centre use and vibrancy.
- 1a. Option to re-purpose this space as a Performance + Community Garden Space** - for Hideaway 77 Young People - See Section 08.03.
- 2. Paving** - High quality granite paving to Opeway
- 3. Lighting / light installations** - to improve safety of the space and animate
- 4. Basic Maintenance** - Repair leaking drain pipes to Building alongside Clinton Passage (77, Fore Street)
- 5. Clean existing granite paving and light column**



09.10

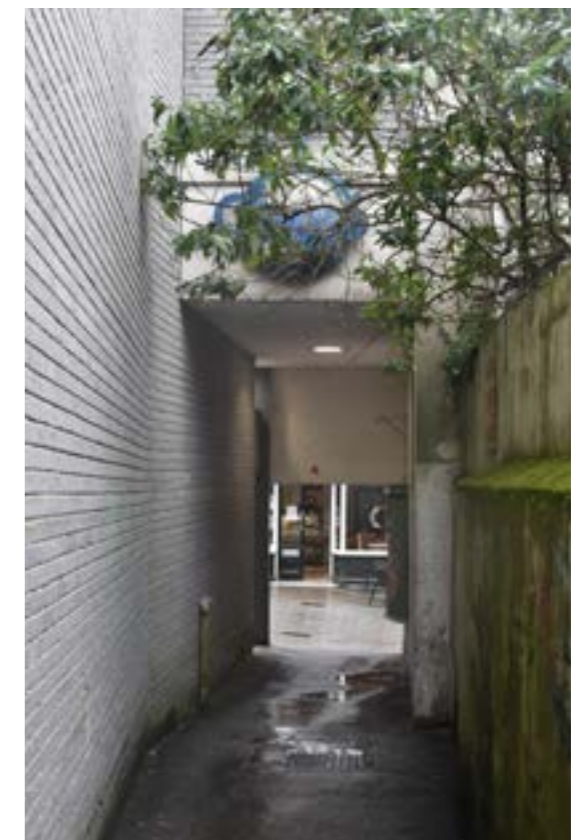
SIGNIFICANT OPEWAY IMPROVEMENTS : LIDGEYS PASSAGE + BUTCHER'S



- KEY:**
- PLC - Period light column
 - ULC - Utilitarian light column
 - PWL - Period wall light
 - Finger Post sign
 - TL - Traffic Light
 - RTC Map
 - Street Tree
 - Granite crossover



Lidgey's Passage Opeway



Butcher's Opeway

LOCATION:

Lidgey's connects through from Chapel Street to Fore Street alongside the Regal Cinema; Butcher's connected New Cut Car Park to Fore Street alongside Wilkos.

WHAT ARE THE BENEFITS OF DEVELOPMENT

- To improve pedestrian movement and quality of experience into the town centre
- Involving local artists to turn dirty alleyways into outdoor galleries
- Maximizing the uniqueness of Redruth's Opeways

WHAT ARE THE ISSUES

- Lidgey's Passage - pinched, dingy, no natural surveillance
- Butcher's Passage - very poor quality gateway from New Cut Car Park - dark, dingy, concrete construction, has a number of bespoke art works and street art

LIDGEY'S + BUTCHERS OPEWAYS : ACCESSIBLE, ARTISTIC, LIT + SAFE ROUTES

PROPOSALS

BUTCHERS OPEWAY

1. Improve quality and uniqueness

Opeway for street art /outdoor gallery involving local Redruth Artists.

2. Well lit and safe

Improve lighting. Opportunity for creative wall light installation.

Requires cleaning / maintenance.

LIDGEY'S PASSAGE

3. Improve access and feeling of safety

Re-pave, relocate cinema sign to enable a wider entrance.

Opportunity for light installation on large blank Cinema walls.

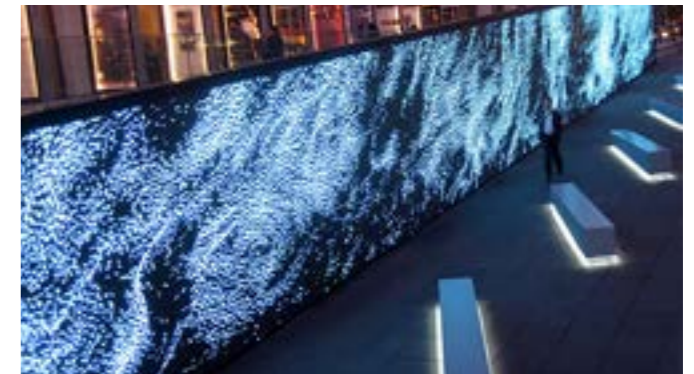
Requires cleaning / maintenance.

4. Public realm green dwell space

This has the benefit of providing a leafy screen to the large Regal Cinema wall; creating an attractive green dwell space to sit, rest or meet friends, and; providing an opportunity for local public art to celebrate and mark this key gateway in the town centre.

3no. Semi-mature trees (20-25cm) using Green/Blue Urban crate system, urban soils, irrigation /aeration/ under ground guying. High quality ornamental shrub planting.

Hard materiality - granite flags and setts.



09.11

SIGNIFICANT OPEWAY IMPROVEMENTS : SYMONS TERRACE

LOCATION:

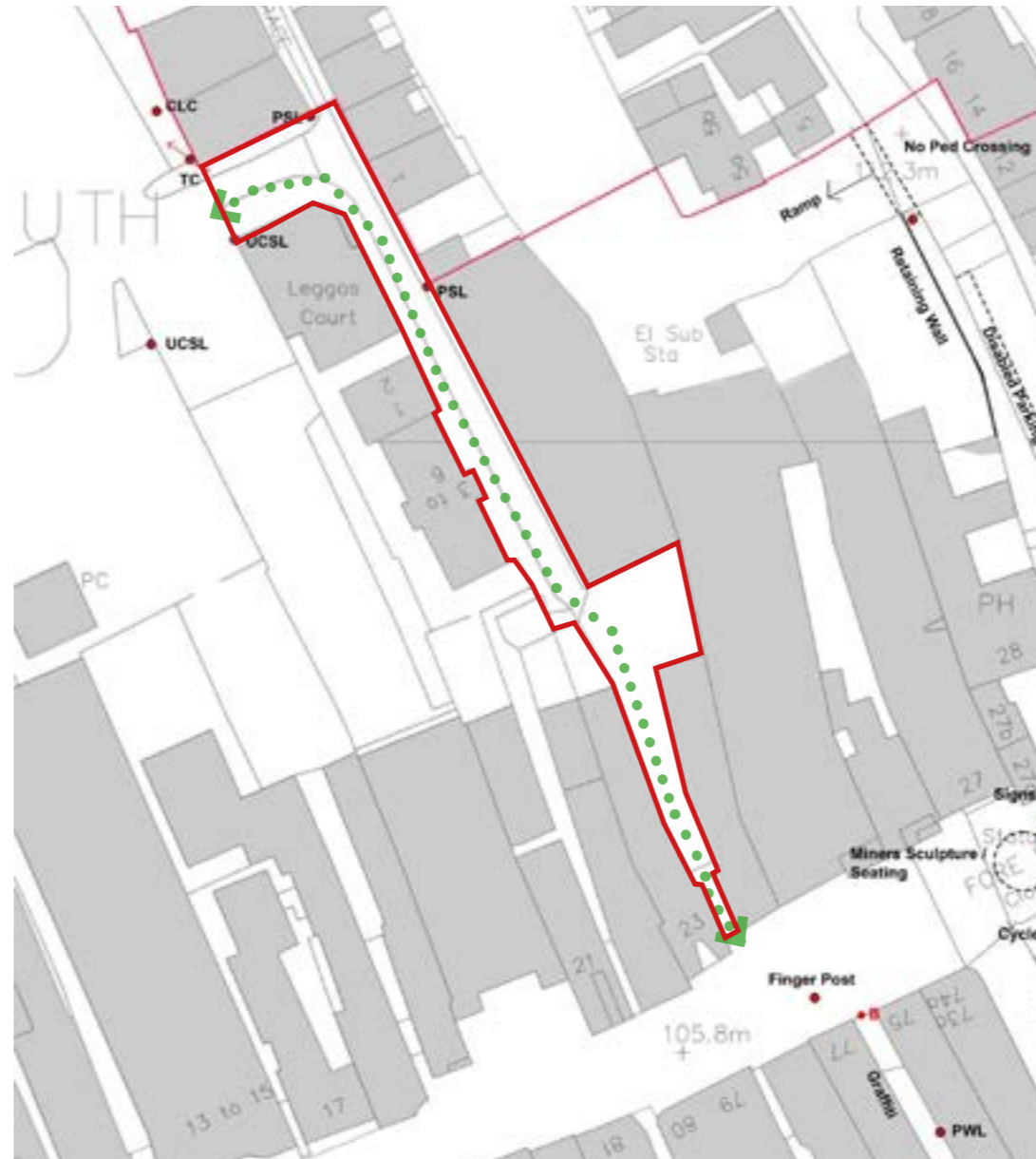
Symons Terrace is the primary passageway leading from New Cut car park into Fore Street.

WHAT ARE THE BENEFITS OF DEVELOPMENT

- To provide clear and effective wayfinding into the town centre from New Cut car park - crucial for good accessibility
- To enhance the quality of experience into the town centre - that invites and draws visitors into the town centre
- To re-purpose the rears of two boarded up fine listed buildings that frame the Opeway into Fore Street
- To provide creative workspace with excellent footfall that gives Krowji a real town centre presence

WHAT ARE THE ISSUES

- **Poor signage to the town centre from New Cut car park** - the footpath up to the fine terraced houses and stone obelisk draws the eye, suggesting a possible route, however the wayfinding falls apart and it is unclear which way to go.
- **Dead frontage and poor pedestrian access** - Opie's junk shop is a dead frontage in poor condition / the Sanctuary building is unattractive and poorly maintained; footpaths are narrow and vehicles have priority on the narrow road
- **Vacant, dead space** - At the pedestrianised section of Symons Terrace the built form becomes interesting, bound both sides by c1700 granite listed buildings (23 + 24 Fore St), however they are boarded up and appear vacant - creating more dead frontage and dead space
- **Lack of maintenance and a decrepit soffit** - reinforces poor primary gateway into the town centre



- KEY:**
- PLC - Period light column
 - UCL - Utilitarian light column
 - CLC - Contemporary light column
 - PWL - Period wall light
 - Finger Post sign
 - TL - Traffic Light
 - Bollards
 - RTC Map
 - Street Tree
 - Granite crossover



SYMONS OPEWAY : ACCESSIBLE, ARTISTIC PRIMARY PEDESTRIAN ROUTE

PROPOSALS

1. Artistic frontages - Potential for boarded up windows fronting onto Symons Terrace to be painted/house art by local creatives to give them a town centre presence and market the vast creative skills of the town.

2.Canopy - Banner canopy with festoon lights strung between buildings - lighting is important to improve sense of safety

3. Pedestrian priority street - Extend high quality pedestrianised surface of Symons Terrace up to New Cut car park with street tree planting.

4. Repair the soffit of the flying freehold - which forms an important entrance to Fore Street.

4. Street Art to the frontage of Opie's

General Maintenance - Clean existing dirty light columns.



- 1 - Repair buildings and soffit and reinstate windows to both buildings facing onto Symons opeway.
- 2 - Pedestrian priority - road resurfaced with resin bond and granite setts
- 3 - 4no. Semi-mature trees (20-25cm) using Green/Blue Urban crate system, urban soils, irrigation /aeration/ under ground guying.





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10

GREEN INFRASTRUCTURE IMPROVEMENTS

10.01

GREEN INFRASTRUCTURE IMPROVEMENTS

SUSTAINABLE COMMUNITY
+ THE GREEN AGENDA

Redruth needs positive greening - introducing new green spaces and enhancing existing ones - to improve the biodiversity, beauty and the health and well-being of the town. The extensive consultation identified widespread support in Redruth for embracing the green agenda, promoting localism and being a leader in addressing the climate crisis.

NEW CIVIC GREEN SPACES

There is a real desire for a new civic cultural green space at the Brewery and a number of small tactical green dwell spaces in the town centre which are included in the Spatial Strategy.

EXISTING GREEN SPACES

In addition, many existing green spaces in the suburbs would benefit from improvements to make sure that they are well used, well maintained and easy to access and enjoy for as many residents as possible. These include new features or facilities to embrace a wider multi-generational community, repairs and more effective wildlife friendly management and maintenance regimes.

Such new spaces and improvements provide a multitude of environmental, social and economic benefits and tackle such urban challenges as flooding, drought and heat waves as well as improving air quality, biodiversity, productivity, health and well-being and could include:

- Sustainable drainage systems (SuDS) such as swales, basins, and rain gardens)
- Re-wilding to improve biodiversity and reduce maintenance costs
- Street trees /SuDS-enabled street trees, Green walls and hedges
- Urban parks / green spaces / Community 'larder' Gardens / Orchards

CPIR GREEN INFRASTRUCTURE IMPROVEMENTS

The 2021 CPIR Green Infrastructure Strategy has identified priority improvements to key green spaces. Community engagement for the Vision and Investment Plan has provided supplementary improvements. See Figure

Parks, Amenity Spaces, Youth Provision + Play

East End Park - Access, multi-generational facilities, new planting, community gardens, improved natural surveillance (See 07:12 for proposals)

Fairfield Park - Improved play equipment and maintenance

Raymond Road Field - Community Gardens and rewilding

Roseland Gardens - New play facilities

Sports + Leisure Facilities

Strawberry Fields - Multi-generational facilities + community gardens.

Clijah Croft Football Pitches - Pitch Improvements

Allotments + Community Gardens

Raymond Road - New allotments

Mount Ambrose - New allotments

Cemeteries + Churchyards

St. Day Cemetery - Planting and biodiversity

Natural Green Spaces

Cilijah Croft - New Tree Planting

Sandy Lane / The Paddock - New Tree Planting/ Community Gardens, rewilding.

A FLORAL WELCOME

Providing **high quality green welcomes** at key gateways into the town have been identified in the Spatial Strategy and include the Brewery Site, the vacant plot at Penryn Street/Station Hill; outside the Railway Station by the Post Office, and Tesco's roundabout.

Embedding green / floral welcomes into the urban fabric at key gateways into the town send a clear message to residents and visitors that Redruth takes their environment seriously.

DEDICATED TOWN PARKS TRAIL

Redruth has a considerable amount of green space /parks and play areas within a 10 minute walk of the town centre, however many are poorly linked or signposted and all the parks lack cohesion. There is a strong desire to create better links between these green spaces to make safer routes for children with the promotion of a circular Town Parks Trail that connects them all together. This could be promoted through Smart Town Technology and physical wayfinding.

The suggested trail is shown on the plan overleaf.

TOWN CENTRE HANGOUT SPACE

There is a strong call for a meeting space for young people in the town centre. Design ideas have been generated for the temporary use of the derelict space on Clinton Passage, close to Hideaway 77 Youth Café, who are keen to reclaim this space as an outdoor performance and growing space. A small tactical intervention is proposed including a timber clad shipping container for storage with fold down side to create a 'performance stage'. Raised planters line the lower ground area, providing space for a Community Garden to grow vegetables, fruit and herbs. The surrounding stone walls need cleaning whilst retaining street artwork, with the encouragement of additional murals.

COMMUNITY GARDENS + REWILDING

There are a number of underutilised existing green spaces in Redruth such as Fairfield Park, Strawberry Fields and Raymond Road, together with blighted derelict sites that would benefit their community if used in a more productive way.

The local Community Group 'Food Troop CIC' is located at Victoria Park and has community allotments at Victoria Park. It is very active in promoting plant-based cooking and engaging the local community.

Local residents are very keen to provide additional Community Gardens to underused green spaces around the town and embrace the 'Incredible edible' ethos, which originated in Todmorden in 2008, and has now spread throughout the UK. It is based upon the belief in **the power of small actions** - where they use **growing as a visible sign of a kinder community**.

This has wider ramifications:

Learning Plate - We bring learning to life from plot to playground

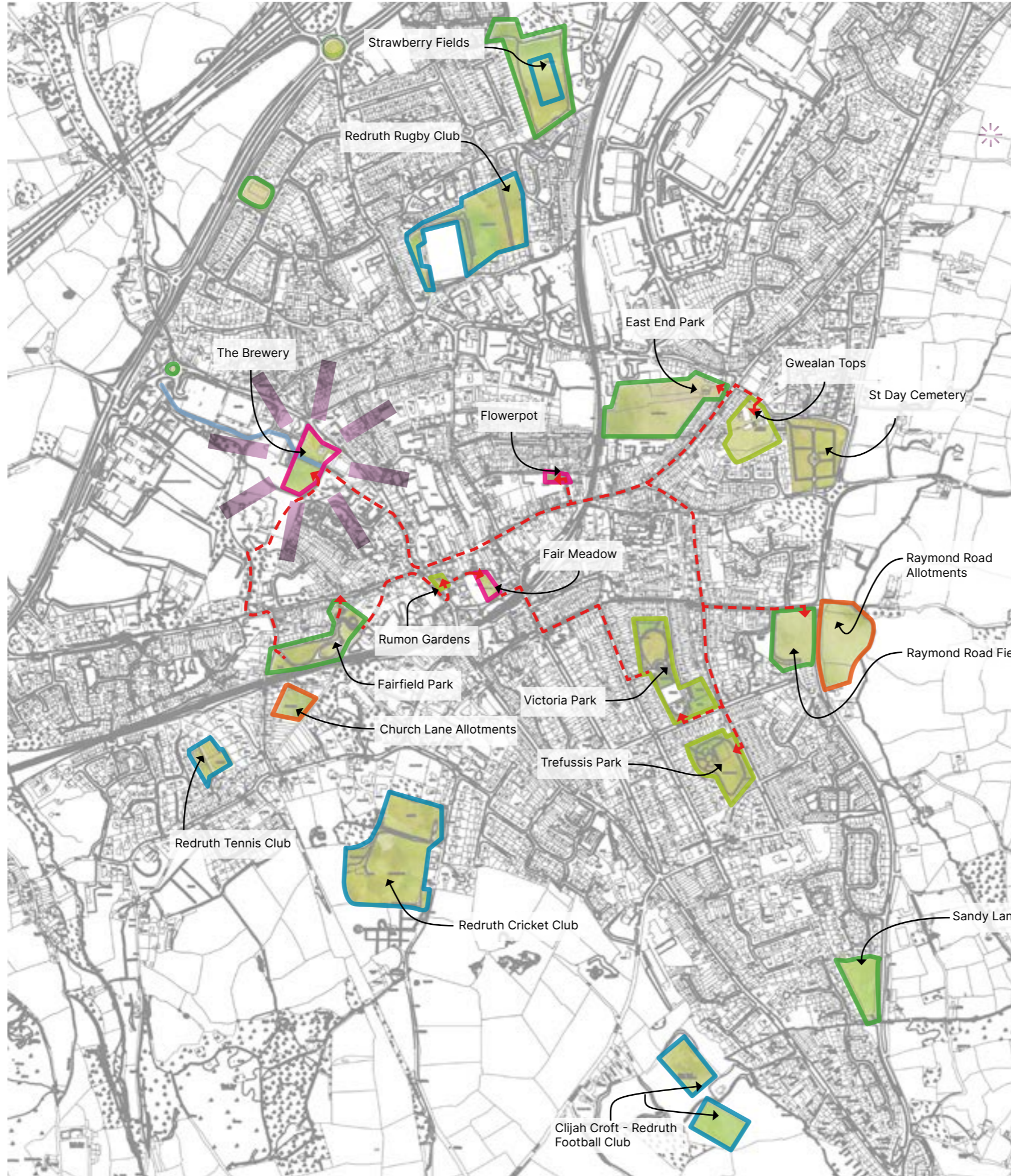
Community Plate - We galvanise our community through growing and celebrating local food

Business Plate - We support local and we buy local.

There is also the opportunity of integrating rewilding into these underused spaces which, combined with new Community Garden use, would provide a multitude of biodiversity and wildlife benefits.

A rewilding/community garden information pack, using Cornwall Council's Green Infrastructure for Growth Initiative and Making Space for Nature, would help local communities improve their parks and open spaces.

GREEN INFRASTRUCTURE IMPROVEMENTS + DIVERSIFICATION + NEW CIVIC GREEN SPACES



Key :

- Existing Parks/Green spaces to be enhanced/ diversified
- Existing Parks/ Play Areas
- Sports Pitches
- Proposed New Green Space / Pocket Park
- Allotments
- New Town Centre Civic Green space

Note: All parks are within a 10 minute walk from the town centre

10.02

EAST END SKATE PARK

**LOCATION:**

Off East End and Drump Road.

WHAT ARE THE BENEFITS OF DEVELOPMENT

- Providing a well-designed local park that has a range of play, recreational and community uses including Natural Play for younger children, mown walking loops, seating, 5-a-side kick around and community gardens
- Multi-uses encourages multi-generational use of residents and visitors - which also improves self-policing and improves behaviour
- Greatly enhancing its biodiversity and beauty with Community Gardens, Orchard and rewilding with wildflower grassland - that also has the benefit of reducing grass cutting maintenance costs
- Existing PRoW through Coastline to East End park providing good access from Flower Pot car park

WHAT ARE THE ISSUES

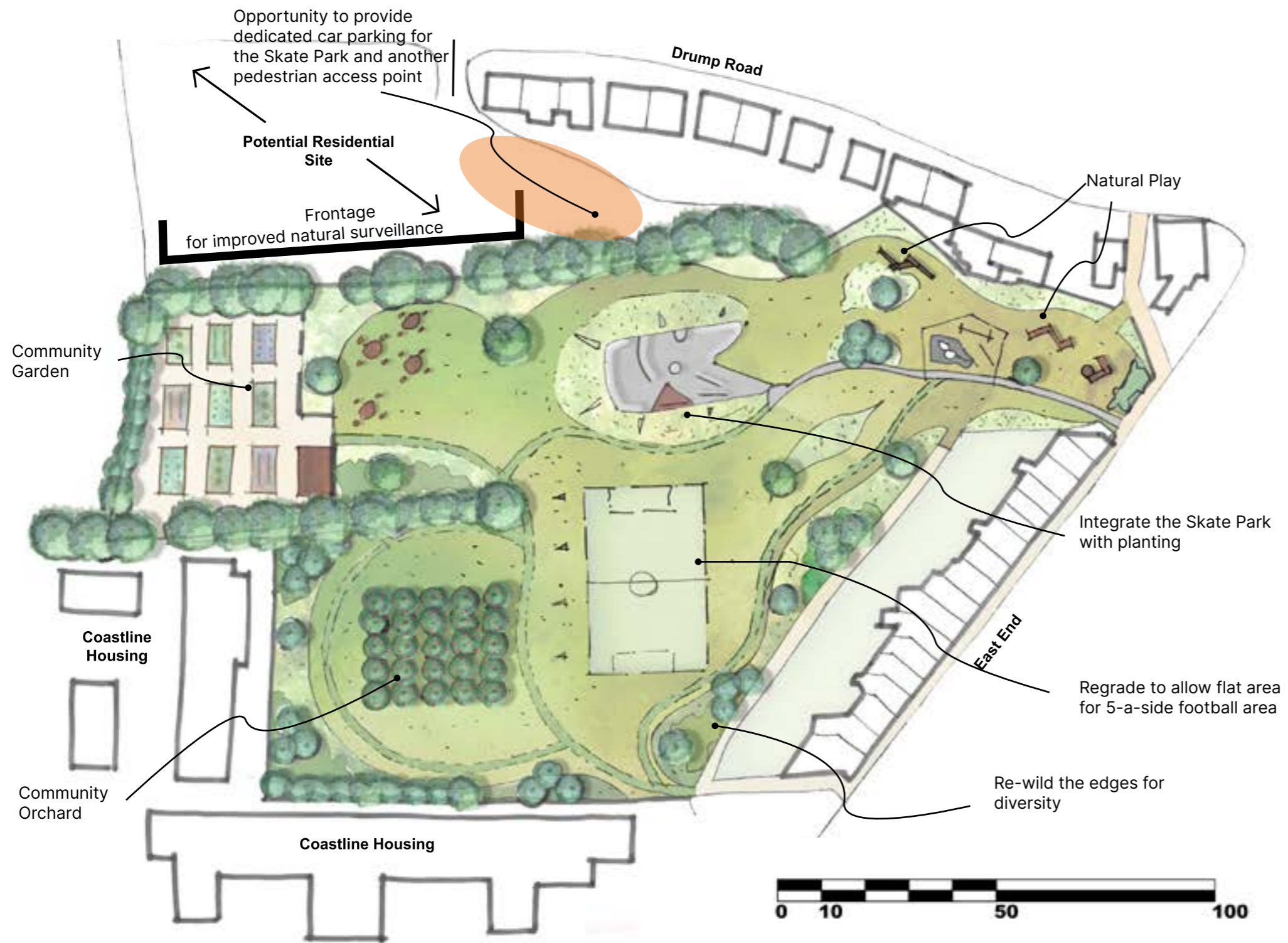
- Elevated and exposed to the elements this is a municipal, bleak green space left over from planning, with a small, fenced play area; Skate Park and mown grass
- The recent Skate Park installed in 2021 is very popular with locals and visitors but has been plonked onto the park and not integrated into the park or contours - with no footpath and resultant muddy route
- Anti-social behaviour - due to lack of other uses and poor natural surveillance, with no overlooking to the northern, north-western and eastern boundaries
- Many children use this AND Gwealan Tops Adventure Playground which also provides staff and free meals in the school holidays
- Visitor parking on residential roads causing congestion - users directed on Facebook to park at Flowerpot car park (5 min walk)



View 1 - from entrance off East End



View 12- from southern boundary



1



PROPOSALS

1. Cost effective design and maintenance of the park to provide greatly enhanced play, community use and biodiversity

- **Community Gardens with raised beds and adjacent picnic table area for social events** to the western section of the park
- **Community Orchard**
- **Greater diversity of play for young children** with Natural Play features around the existing formal playground
- **5-A-Side kickaround football pitch**

- **Boundaries planted with small groups of native trees and shrubs and species-rich wildflower meadow grassland** - to improve biodiversity and beauty of the park

- **Change to grassmowing regime allowing swathes of meadow grassland to develop within the park and to the slopes of Skate Park** - this will help to bed the Skate Park into the site, reduce maintenance costs and enhance biodiversity

2. Series of looped paths around the park to encourage wider use and accessibility

- Macadam (or similar) path from the entrance off East End to the Skate Park
- Mown grass paths

4. Potential to explore residential development (mix of circa 40 affordable apartments and houses) to brownfield land adjacent to the northern boundary. Subsidiary benefits include:

- Positive overlooking of the park and greatly improved natural surveillance where currently there is none
- Opportunity for pedestrian access to East End Park from Drump Road and potential parking





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11

KEY BUSINESS + SOCIAL INVESTMENT PROJECTS

11.01

STRATEGIC BUSINESS INVESTMENT

Big Ideas + Key Themes. There are a number of key strategies that can be implemented to bring about positive business and social change and create a supportive environment for Redruth's bright future to grow, many of which were identified in the Business Survey.

Habits and behaviours have changed immeasurably by the 'mobile' culture of online purchasing which was accelerated at an unprecedented rate with Covid 19. However, coming out of the pandemic and the huge challenges to the local economy, there has also been a sea change in people's views of life and what they really value as being important. There has been a massive shift in putting the local community, buying local and being sustainable at the top of the agenda and where the town provides a place to socialise, communicate, interact and enjoy time with others.

IMPROVING THE VIBRANCY + PHYSICAL ENVIRONMENT OF THE TOWN CENTRE

- **Shop front improvements and regenerating and re-purposing vacant properties** - with identified needs and new uses
- **Improving the opeways and public realm (including signage and lighting) to the town centre** - key to supporting socio-economic value as it is closely linked with civic pride, lowering anti-social behaviour and increasing a sense of security. It also contributes to increased footfall and providing a more vibrant and beautiful place for residents, businesses, and visitors to visit and dwell.
- **Diversification of uses** – Food, studio spaces within the town, local produce, makers and sellers, professional services. Is there a conversation to be had with Cornwall College in Pool - where Cornwall Council purchase an empty shop and young people from the catering college run it as a restaurant?
- **Clear definition of the commercial town centre and uses** - Primary town centre core to be Commercial on Ground Floor and residential above with the rear of Primary areas a mix of residential + workshops. Secondary area of the town beyond the retail core to be commercial with some residential on the Ground Floor and residential above.

IMPROVING ACCESSIBILITY + WAYFINDING

- **Welcoming entry points into the town with clear and intuitive wayfinding** - to increase footfall and draw new visitors.
- **Improved wayfinding to the town centre and key destinations, such as Krowji and Kresen Kernow, is required at the following locations:**
 - From the A30
 - From Falmouth Road
 - From Blowingtree Hill
 - From the Railway Station
 - From the town centre car parks
- **Supplementary use of digital wayfinding to help make travel to the town centre an easy and welcoming experience**

IMPROVING CONNECTIONS

- **Free broadband is required to the whole of the town centre for businesses to be able to operate successfully** - and provide a connected environment for shoppers and visitors.
- **Digital technology for visitor information** – there is the opportunity for Smart technology to support face-to-face personal interaction to make a real impact. This could include a community noticeboard that just happens to be digital and is easy to maintain - **A 'What's on/ Special today' network which also tracks visitors and offers a Town Discount Card.**
- **This could be a Cornwall wide initiative for all towns across the county to allow for economies of scale and joined up thinking**

AN INSPIRED LOCAL COMMUNITY LEADING CHANGE

- **Local leadership, that includes stakeholders and the local community is vital.** The strength of local community involvement and pride in Redruth is profoundly inspiring and they are already driving huge change in the town. Community Interest Companies such as Redruth Revival, Redruth Former Library, Food Troops, Lowena, Golden Tree Productions and Communities for Renewables are already leading a quiet revolution.

THE TREND TO MEND:

REDRUTH'S REPAIR, MAKE-AND-MEND + PURPOSEFUL SHOPS ARE LEADING A SUSTAINABILITY REVOLUTION. ALL THE MORE IMPORTANT AS THE COST OF LIVING BITES.



PROMOTING LOCAL IDENTITY + PROVIDING SUPPORT TO LOCAL BUSINESSES

- **Collaborative and co-ordinated business network / support** - Redruth has benefited over the last two years from having a HSHAZ funded dedicated officer who has played a pivotal role in reporting and collaborating on regeneration and revival works between the town centre businesses, the Chamber of Commerce, local entrepreneurs, the Town Council and Cornwall Council. There will be a large gap left at the end of the tenure - and one that needs to be filled.
- Such a legacy could be filled by a **Town Centre Manager**, potentially led by Redruth Town Council or Redruth Revival CIC, whose role would be focused on working with businesses as a single point of contact, on such initiatives as digital support, marketing, curating window displays, repairing shopfronts, grant funding, how to rent space in town, events etc.
- **Maker Space / Fab Lab** - A central place for Skills Development/Digital + Technology Training - a space where local businesses can come together and improve their skills to develop a strong online presence and build digital networks. Such digital transformation is about jobs/enterprise / joined up communications / clustering / amplification and collaboration.

MARKETING CAMPAIGN + ANNUAL EVENTS PROGRAMME

- **There is overwhelming support by the business community for a marketing campaign and annual events programme** to drive footfall and spend and are intended to reach the local and national press, TV and radio outlets.
- This must kick start the weekend and evening economy.
- **RIFT recommendations?** of *Awaiting their report*
- **Arts Festival**
- **Festival of Purpose**

RECLAIMED + REPURPOSED REDRUTH

A burgeoning movement of ethical, independent shops in Redruth are purposefully promoting a circular economy in Redruth. Including antique shops, vintage clothing, vinyl records, stitch and sew/ thrift and mend shops and a range of independent charity shops, they enable the local community to buy quality goods at affordable prices in a sustainable way.

Part of a global movement towards a more ethical lifestyle - particularly amongst influencers of the younger generation - **Redruth has an exceptional opportunity to market this as a unique offer: A purposeful town promoting an ethical shopping experience.** A place where charity shops are no longer viewed as a sign of a failing high street, but somewhere in which used and vintage items are considered to be cool, sustainable and affordable.

Local designers and fashion students should be involved in curating vibrant shop windows, providing advice on fashion up-cycling and bringing energy and creativity to Redruth as part of a growing global phenomenon.

Redruth can be perceived in the same light as the vintage and thrift shops in Brighton, Bristol and Melbourne, considered hugely successful sustainability 'Meccas' and a destination for both the local community and visitors to the town who follow the mantra: **'there has to be another way to look good while doing good!'**

REDRUTH - A MECCA OF CREATIVITY

Redruth is the largest creative hub this side of Bristol, with a reputation as a venue for innovative, edgy and contemporary artists and designers.

There is a golden opportunity to build upon this reputation, connect Krowji to the town centre, and foster the repurposing of vacant buildings into affordable studios and works spaces. Spaces that bring life and vitality into the town centre and encourage people to visit Redruth. Spaces that invite contemporary art exhibitions. Spaces where people can explore, examine and understand the town's history and future. Spaces that have a natural synergy with the festivals of Redruth and the movement of independent, purposeful shops.

Redruth has the opportunity to take inspiration and know-how from Creative Folkstone, which in the past 16 years, led by the visionary founding funder Roger De Haan Charitable Trust, has transformed Folkstone. Where over 90 buildings in the town centre have been restored to create 80 flats, 115 studios and offices and over 50 shops - buzzing with energy and productivity by creating a thriving creative and digital economy - which has fundamentally contributed to the reputation, infrastructure and economy of the town.

11.02

STRATEGIC SOCIAL INVESTMENT

INVESTING IN REDRUTHS
YOUNG PEOPLEGWEALAN TOPS ADVENTURE PLAY -
REGISTERED CHARITY

The only staffed adventure playground in Cornwall!

LOCATION : Off East End on School Lane, Redruth.

WHAT ARE THE BENEFITS :

Gwealan Tops is dedicated to promoting **free play (and free lunches every day during the school holidays) all year round at their staffed adventure playground for all children and young people between the ages of 7-17**. In an area with high levels of poverty, this outstanding facility extends support, play and care on so many subliminal levels beyond that for the young people and provides a vital lifeline to the parents of Redruth too.

This is a unique form of staffed Adventure Play provision where children can play in ways that they often can't elsewhere. They provide opportunities for children to face challenges and risks whilst supervised by skilled playworkers. Benefits include children and young people's improved physical health, more respite for parents, as well as increased confidence and resilience among users. It can offer children – particularly vulnerable children living in areas of high social deprivation – places where they learn for themselves how to deal with risks and build the resilience needed to cope with life's challenges.

The site is a large area with some structures, wild areas and lots of space to roam, explore, experiment and create. Arts, crafts and imaginative opportunities are offered alongside campfires, building, sports and outdoor experiences with the main purpose of supporting free play.

1300 children are registered with a regular

attendance of 150 after school and at the weekend; and between 50 -110 during the school holidays.

With support from the Big Lottery Fund, Gwealan Tops is currently able to provide a staffed adventure playground all year round. It is located on School Lane opposite East End Park.

The building is owned by Cornwall Council and sub-let to Redruth Town Council.

Provision is focussed on 7-17 year olds but also provides: Youth Club; Cubs in the Wild (toddlers/preschool); Dads and Kids Breakfast Club (Saturday Mornings); Big Read Fest.

WHAT ARE THE ISSUES? FUNDING :**Core funding runs out in 2023.**

The majority of funding to date has been from the National Lottery with tapered funding of 93k 1st year/ 83k 2nd yr/ 75k 3rd yr. It has also received Post Code Lottery and Peoples Health Trust.

Key Short term priorities - Continue core funding; upgrade wooden roundhouse to enable income stream from parties; re-surface car park

Key Medium term priorities - Development of School Packages income stream and support i.e. behavioural support for secondary schools; Building roof repairs; Toy Library; wildlife area; Hut replacement; signposting to Gwealan Tops

Key Long term -priorities- Community run Playground Cafe; Building repairs - heating; Outdoor spaces developed.



HIDEAWAY77 YOUTH CAFE CIC

The second Youth Cafe of its kind in the area and very important to the young people of Redruth. Run on a voluntary basis.

LOCATION

Off Clinton Passage Opeway above Warrens Bakery.

WHAT ARE THE BENEFITS

Social - Provides a place to meet new people, make new friends; learn new skills and try new things; just chill out; gain confidence and have fun.

Support and Advice - learn about jobs and work taster opportunities; Advocacy; Advice on relationships and dealing with difficult situations; Housing and independent living; Counselling and mentoring etc.

Life skills - Run a Supper Club teaching cooking, healthy choices and budgeting the knowledge of which goes back to the families.

Now open 5-days a week and noticing a real demand for food provision with the impact of food poverty.

WHAT ARE THE ISSUES

Lack of outdoor space and on-going funding.

FUNDING

Funding to date has included a grant from the CLLD – Community Led Local Development Fund; financial support from Redruth Town Council; the Office of the

Police & Crime Commissioner (OPCC); The Learning Partnership; Cornwall Council's Community Chest Fund, and; various generous individuals in the local community.

FURTHER FUNDING REQUIREMENTS

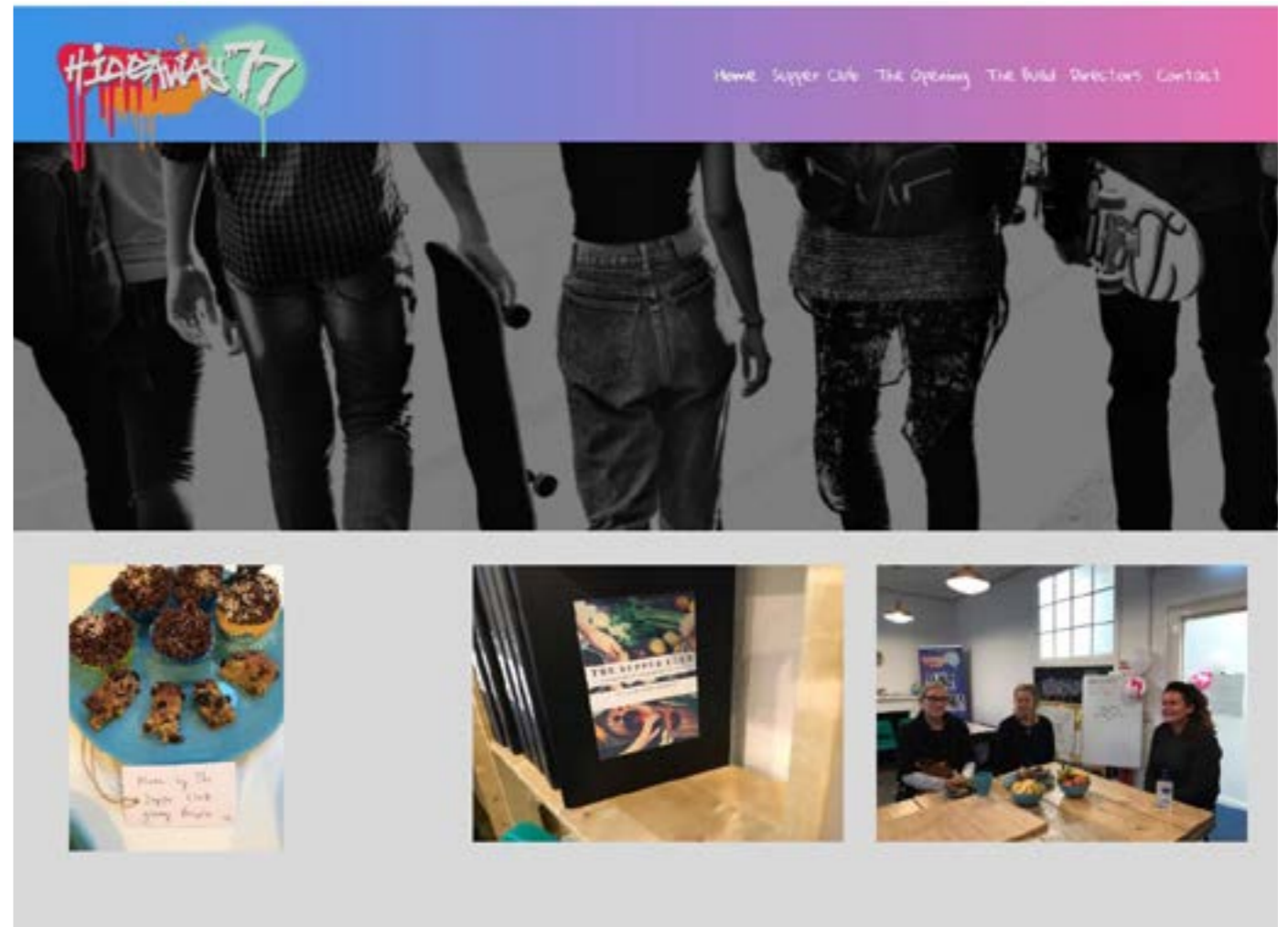
Rent /Professional workers team /food - £50k/annum

Kitchen and furniture renewal - £5k/annum

Summer external activities - £5k/annum

PROPOSALS

Design ideas have been generated for the temporary use of the derelict space on Clinton Passage - the young people are keen to reclaim this space as an outdoor performance and growing space (see overleaf).

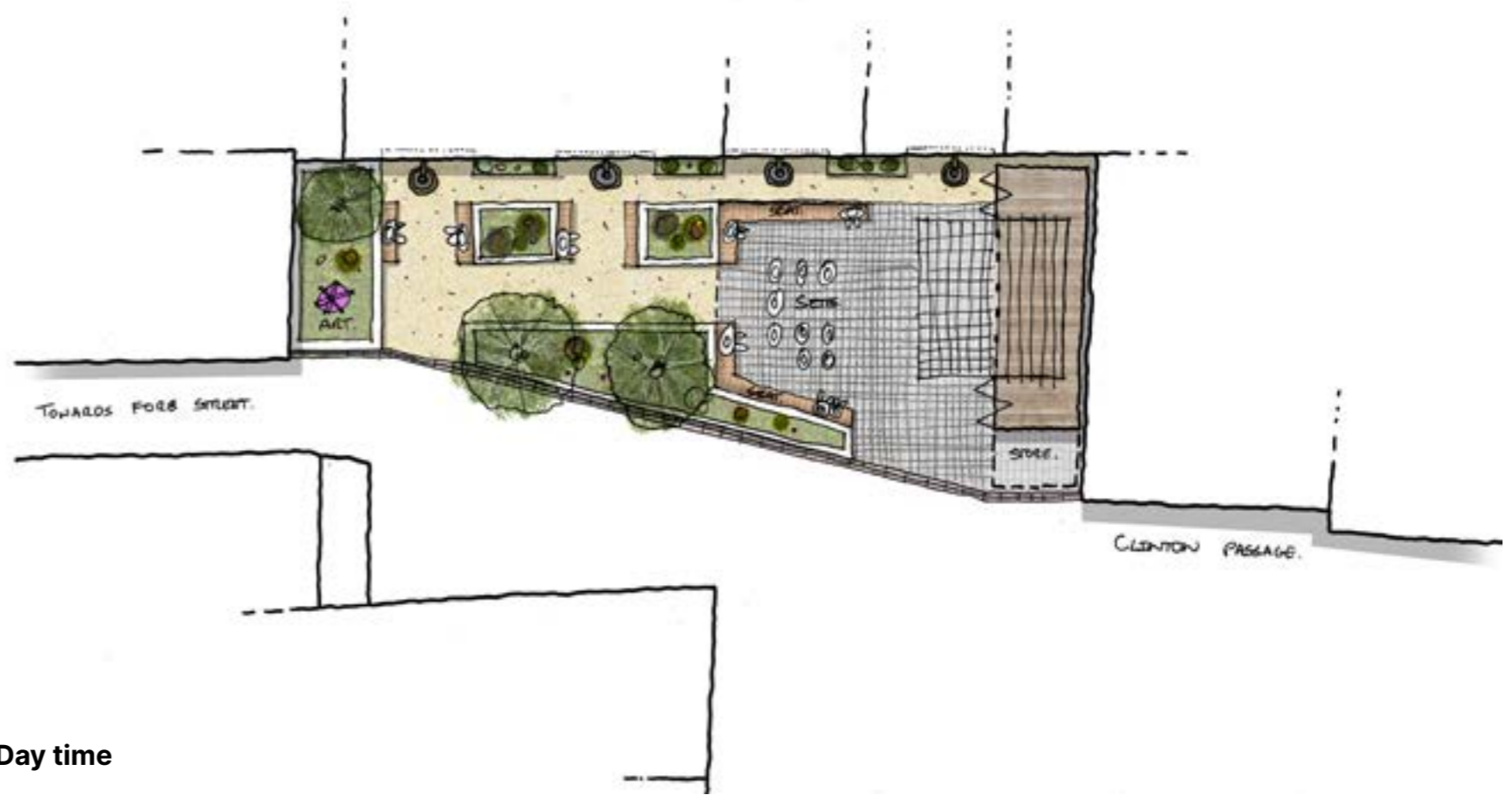




EXISTING SITE

The site is an overgrown brownfield site - with street art on the walls and foundation structures to the ground. It lies adjacent to Clinton Passage Opeway - a pedestrian link to Fore Street from Fair Meadow car park - and is a very poor gateway into the town centre.

This area is dark and unlit and feels unsafe at night and needs to be factored into the proposals to provide a safe, welcoming space that also discourages antisocial behaviour.

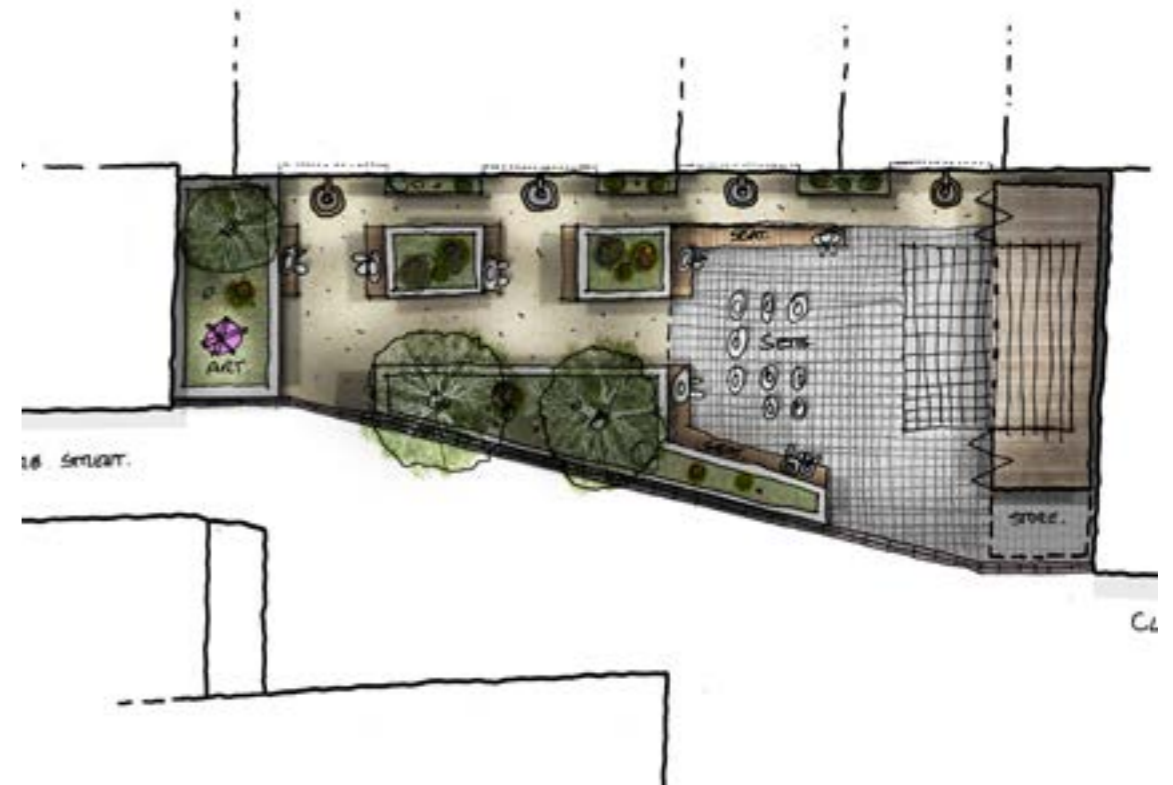


Plan : Day time

PROPOSAL

A high-quality green space that would include :

- A defined growing space with resin bond gravel surface
- Bespoke timber planters with integrated seating designed and laid out to define the growing space with one larger planter used to clearly demark the boundary with Clinton Passageway
- A paved performance area
- Clinton Passageway footpath paved and lined with granite setts
- Container to be clad in timber to create a cohesion and quality to the space.
- Enhanced lighting to keep the area well lit, create a safe environment and discourage antisocial behaviour at night-time. Feature lighting could be considered of the Wall art .This also would make the pedestrian route through to Fore Street feel safer.



Plan : Night time

ILLUSTRATIVE MONTAGE



GROWING PLANTERS



CONTAINER STAGE



MIXED USE PLANTERS



TIMBER SEATING







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12
**COST
APPRAISAL,
VIABILITY +
INVESTMENT**

12.01

COST APPRAISAL, VIABILITY + INVESTMENT

INTRODUCTION

A cost appraisal and residual development appraisal has been carried out by Coreus and Alder King respectively to assess the cost and viability of the key development projects set out in the Spatial Vision Document.

These are high level appraisals and have been prepared to assist in the consideration of development options. Further formal professional valuations/acquisition/marketing advice will be required prior making a grant application, committing expenditure to purchase and/or convert/develop the properties.

This information has been provided in a separate Preliminary Development Viability Report in support of the Redruth Spatial Vision + Investment Plan. The Cost Appraisal carried out by Coreus is included as an Appendix.

Please refer to Preliminary Development Viability Report LL-382B-RE-002(-) for the detailed appraisals.

COST APPRAISAL

A cost appraisal was firstly carried out by Coreus. This included the following:

Strategic Sites for Redevelopment:

- Brewery Site - Option 1
- Fair Meadow Car Park
- Flowerpot Car Park

Penryn Street (Corner Plot) Options 1 and 2

Significant Historic Buildings for Repair

- Former Redruth Passmore Library
- Redruth Methodist Church

Public Realm Improvements

- East End/Fore Street
- Station Road/Alma Place
- Upper Fore Street/Junction to Green Lane
- Green Lane
- Bond Street

Opeway Improvements

- Clinton Passage
- Lidgely's Passage
- Symons Terrace

DEVELOPMENT APPRAISAL

Alder King then carried out a residual development appraisal for each property in the list below to assess the viability of each development project:

1. Former Redruth Brewery Site
2. Flowerpot Car Park Site
3. Fair Meadow Car Park Site
4. 4/4a Penryn Street
5. 5/6 Penryn Street
6. 12 Fore Street
7. 73/74 Fore Street
8. 59 Fore Street
9. The Ladder (Former Redruth Library)
10. Redruth Community Centre
11. Former Methodist Church
12. Generic advice in respect of impact of shopfront improvements

Development Projects

For the Development Projects, namely those listed 1-8, the appraisal includes an assessment of the estimated development outturn (also known as GDV – gross development value) from which the cost of the development are deducted (build costs, fees, sales costs, site purchase, finance and developers return). This leaves a residual balance/deficit to determine viability.

The appraisals use typical allowances for contingencies, fees and finance. Site purchase costs are an estimate and further investigation/valuation advice is required to verify. In respect of the car park sites, current or proposed income details was not available so the appraisals were based upon estimates. Therefore, further due diligence is required.

What is clear from the initial appraisal is that none of the developments return a positive residual value, indicating subsidy will be required to enable development and/or an amended design.

Community Properties

A simpler form of appraisal was undertaken for the three Community Projects, namely those listed 9, 10 and 11. These identify costs that were typically provided from other sources together with allowances for finance and allowance for risk/return. Where the property is being purchased, an estimate for the likely purchase price has also been included within the appraisal. Where the Property is understood to be already owned, a purchase price estimate has not been included.

Shop Front Improvements

In respect of shop front refurbishment, Coreus advised an average cost for each shop. Inevitably such upfront improvements aid the marketability of the unit and remove a level of cost (either for landlord or tenant) which can have a positive impact upon rent levels and capital values. In addition, there is the wider backdrop of an enhanced retail offer/experience.

However each property will need to be considered on its own merits depending upon the particular circumstances and tenure set up.





LAVIGNE LONSDALE

For more information please contact one of
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