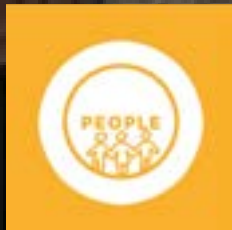


REDRUTH VISION + INVESTMENT PLAN : EXECUTIVE SUMMARY



Good for People



Good for Place



Good for Nature

MARCH 2024

LL-382B-RE-003(-)

 LAVIGNE LONSDALE



LAVIGNE LONSDALE

yellow book

HemingwayDesign

ctconsults.

PJA



COREUS

alder king
PROPERTY CONSULTANTS

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01

CORE VALUES + 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 Site 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.

01.01

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.



THE PEOPLE, BUSINESS, ORGANISATIONS, ATTRACTIONS + EVENTS OF REDRUTH

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.

01.02

VISION FOR REDRUTH

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 **Repurpose, Spark real change** and **Regenerate Redruth**.

SPATIAL VISION FOR REDRUTH

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

A 'place-shaping' vision and investment strategy is proposed for Redruth, that is underpinned by detailed analysis and ideas that have emerged through extensive community consultation.

The core aims of the vision and investment strategy for Redruth are 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.

The vision for Redruth is based upon three themes:

Good for People

Good for Place

Good for Nature

The vision and investment strategy has identified key capital and social investment initiatives that offer planned transformation of the town.

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

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



Good for People

- Improving the welfare and well-being of our innovative, independent community
- Improving the skills, support, circular economy and prosperity of the businesses and individuals that drive the health and wealth of our town
- Celebrating our Cornish culture, language, events + festivals, rugby + sport



Good for Place

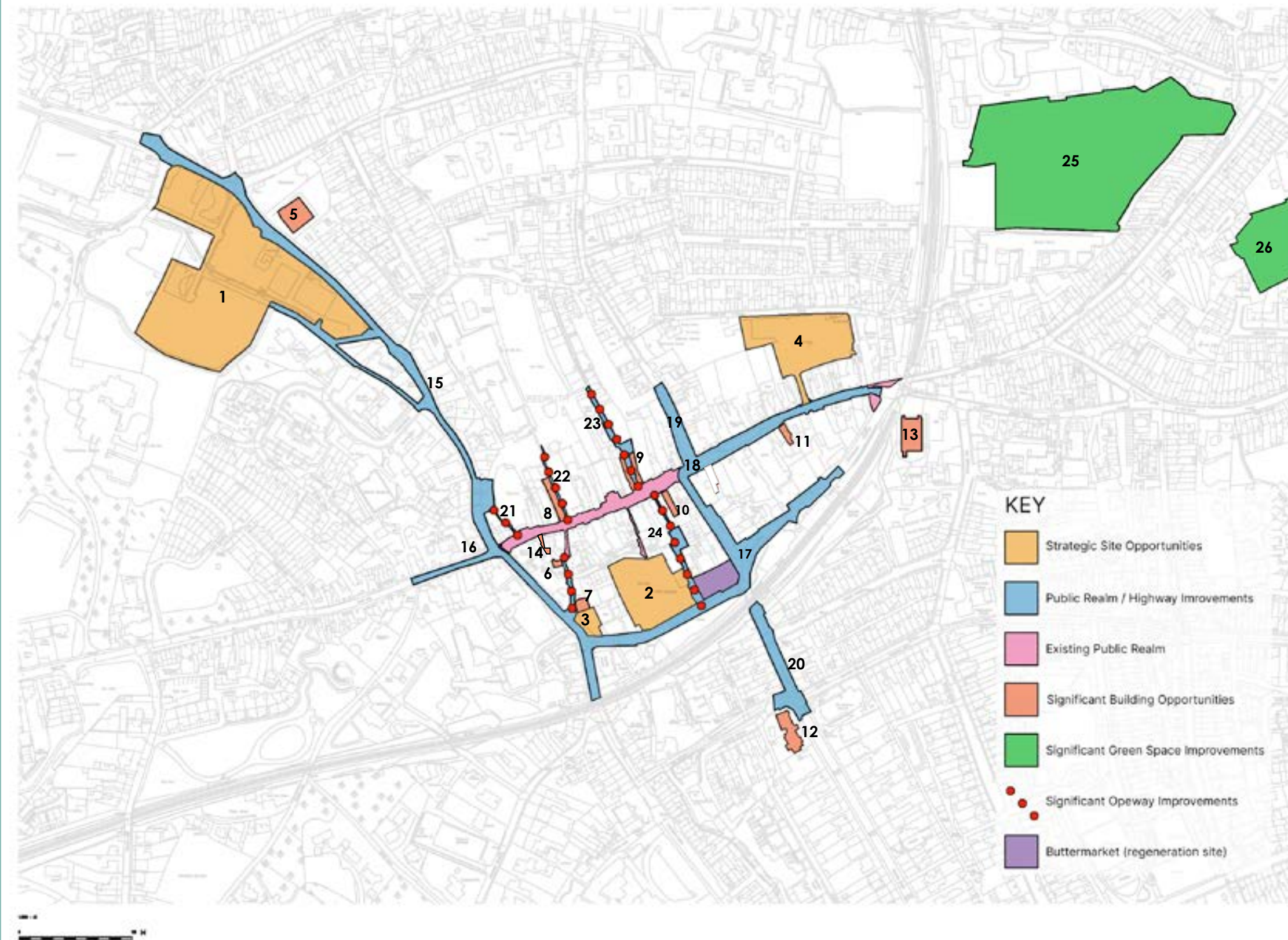
- Reinforcing Redruth as a special cultural place with our World Heritage Site and 'Capital of Cornish Innovation and Creativity' status
- Re-generating + repairing our heritage assets
- Re-purposing our spaces + places with more flexible uses, to create an accessible, sustainable and inviting place to live, work and visit



Good for Nature

- Living sustainably and being resourceful
- Puts nature at the core of the towns local economy, embracing slow retail and second hand - closing the loop on waste and carbon emissions
- Re-greening Redruth to provide beautiful, sociable and productive green spaces for gathering, play, appreciating nature and growing our own food

Vision and Investment : Spatial Strategy Plan



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. 12, Fore Street (formerly Clotworthys)
9. Rear of 23/24 Fore Street
10. 73, Fore Street
11. 59, Fore Street
12. The Ladder - Former Redruth Library
13. Redruth Wesley Chapel
14. 91, Fore Street (Formerly Whittakers)

PUBLIC REALM + HIGHWAY IMPROVEMENTS

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







SIGNIFICANT OPEWAY IMPROVEMENTS

21. Lidgley's Passage
22. Butchers Opeway
23. Symons Terrace
24. Clinton Passage

SIGNIFICANT GREEN SPACE IMPROVEMENTS

25. East End Park
26. Gwealan Tops Adventure Play

MAIN CAPITAL INVESTMENT PROJECTS				
STRATEGIC SITES FOR REDEVELOPMENT				
	1. THE BREWERY SITE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	2. FAIR MEADOW CAR PARK	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	3. STATION HILL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	4. FLOWERPOT CAR PARK	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SIGNIFICANT BUILDINGS FOR REDEVELOPMENT / REINVESTMENT				
	5. REDRUTH COMMUNITY CENTRE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	6. MURDOCH HOUSE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	7. 4/4A PENRYN STREET	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	8. 12, FORE STREET (FORMERLY CLOTWORTHYS)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	9. REAR OF 23/ 24 FORE STREET	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	10. 73, FORE STREET	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	11. 59, FORE STREET	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	12. THE LADDER - FORMER REDRUTH LIBRARY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	13. REDRUTH WESLEY CHAPEL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	14. 91, FORE STREET - FORMER WHITTAKERS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
PUBLIC REALM AND HIGHWAY IMPROVEMENTS				
	15. FOUNDRY ROW / CHAPEL STREET	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	16. WEST END / FORE STREET	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	17. STATION ROAD / ALMA PLACE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	18. UPPER FORE STREET / GREEN LANE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	19. GREEN LANE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	20. BOND STREET	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
PUBLIC REALM AND HIGHWAY IMPROVEMENTS				
	21. LIDGEY'S PASSAGE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	22. BUTCHERS OPEWAY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	23. SYMONS TERRACE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	24. CLINTON PASSAGE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SIGNIFICANT GREEN SPACE IMPROVEMENTS IMPROVEMENTS				
	25. EAST END PARK	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	26. GWELAN TOPS ADVENTURE PLAY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

OTHER CAPITAL INVESTMENT PROJECTS				
TOWN WIDE PUBLIC REALM, SIGNAGE AND LIGHTING STRATEGY				
	OVERARCHING STRATEGY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
GREEN INFRASTRUCTURE STRATEGY				
	OVERARCHING STRATEGY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	TOWN PARKS TRAIL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BUSINESS AND SOCIAL INVESTMENT PROJECTS				
TOWN CENTRE BUSINESS INVESTMENT				
	OVERARCHING STRATEGY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	SHOP FRONT IMPROVEMENTS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SOCIAL ENTERPRISE INVESTMENT				
	REDRUTH'S YOUNG PEOPLE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

02 STRATEGIC SITES FOR REDEVELOPMENT

02.01

1. REDRUTH BREWERY SITE

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.

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

ISSUES :

- Edge of the town (5 min walk) - but currently physically disconnected from the town centre
- Current owner's 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 Outstanding Universal Value (OUV) and is of WHS High Significance, and the 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. 002 Site Location Plan



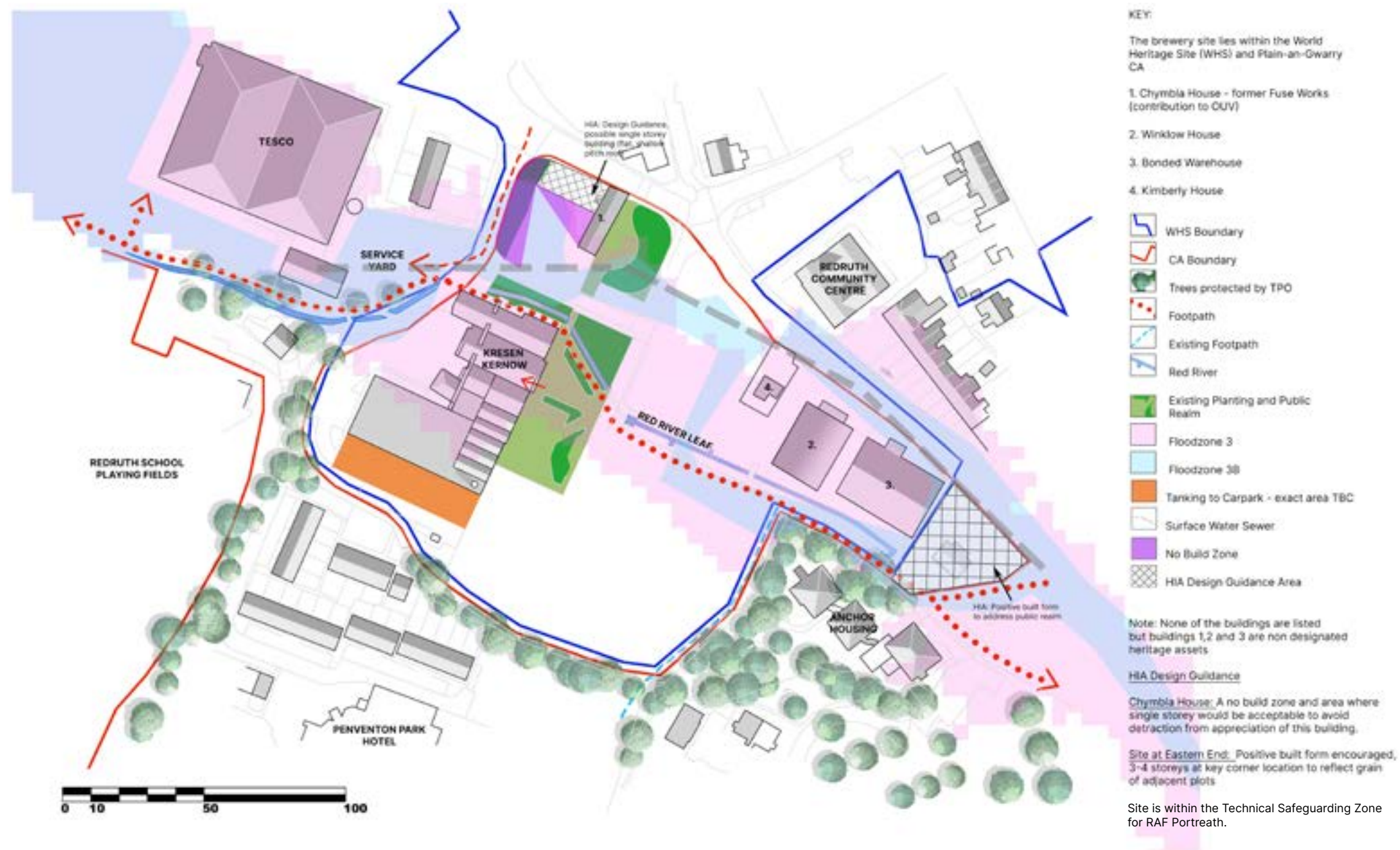


FIG. 003 Constraints and Opportunities Plan



02.02

2. FAIR MEADOW CAR PARK

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 and Old Market Store owned by Redruth Revival CIC, purchased in 2023 with grant funding from DLUHC.

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

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 in Local Plan as retail
- development site but the NDP is challenging this
- Poor threshold to Buttermarket with conflict of cars and pedestrians

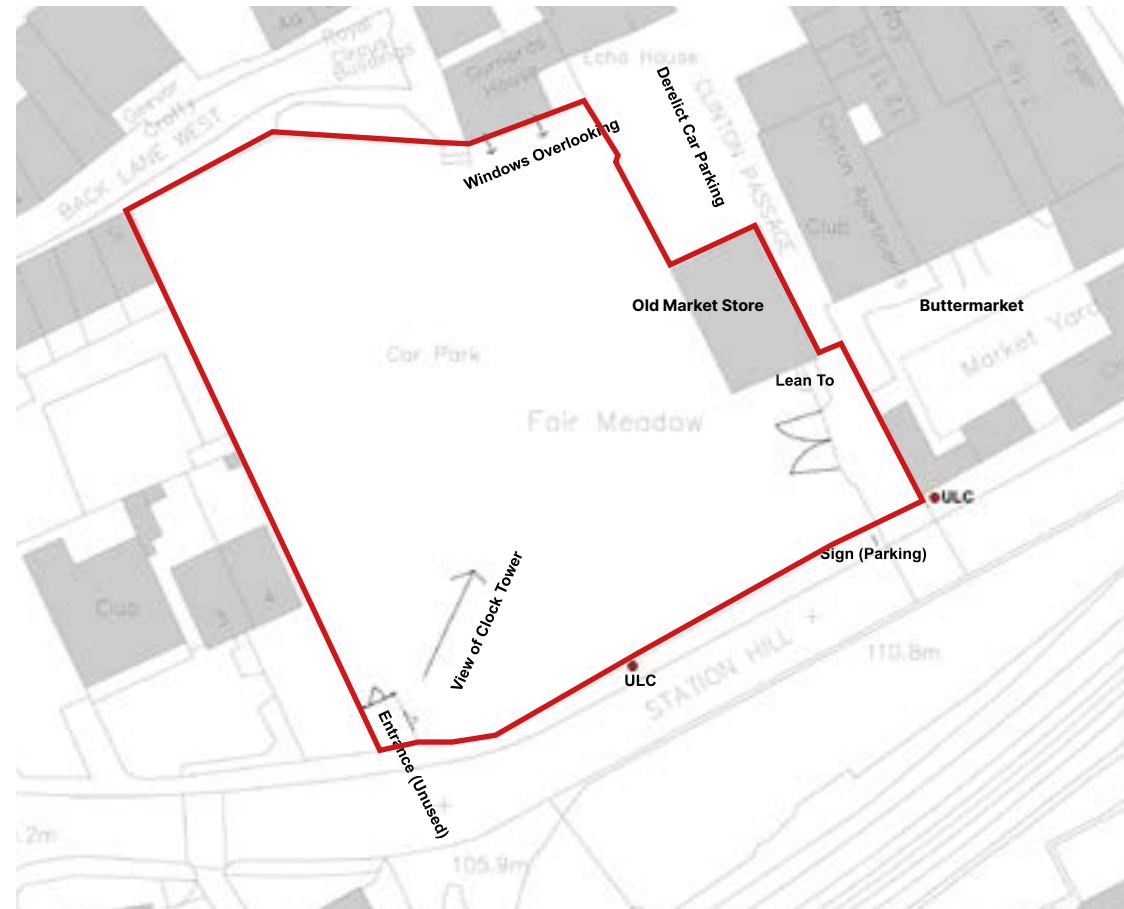


FIG. 004 Site Location Plan

KEY:

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



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



FIG. 005 Conceptual Proposals for Fair Meadow car park

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 Opeyway and Clinton Passageway Opeyway - 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 Old Market Store (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.



02.03

3. STATION HILL



FIG. 006 Site Location Plan

LOCATION :

At the junction of Penryn Street/ Station Hill.

USE :

Derelict building and adjacent brownfield site. Private ownerships.

BENEFITS OF DEVELOPMENT :

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

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



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

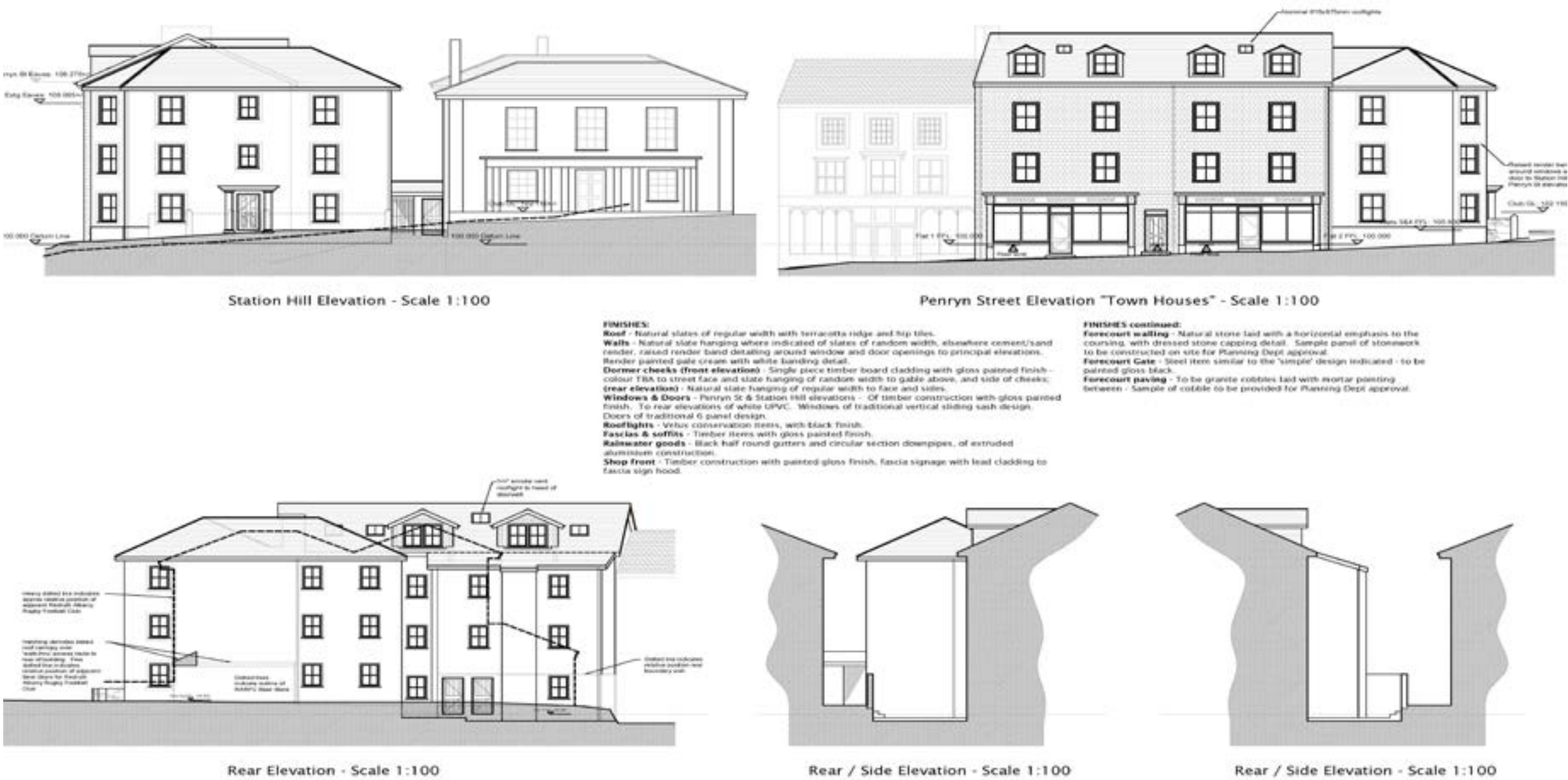


FIG. 007 Consented scheme produced by Pryor Architectural Services

OPTION 1 PROPOSAL :

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:

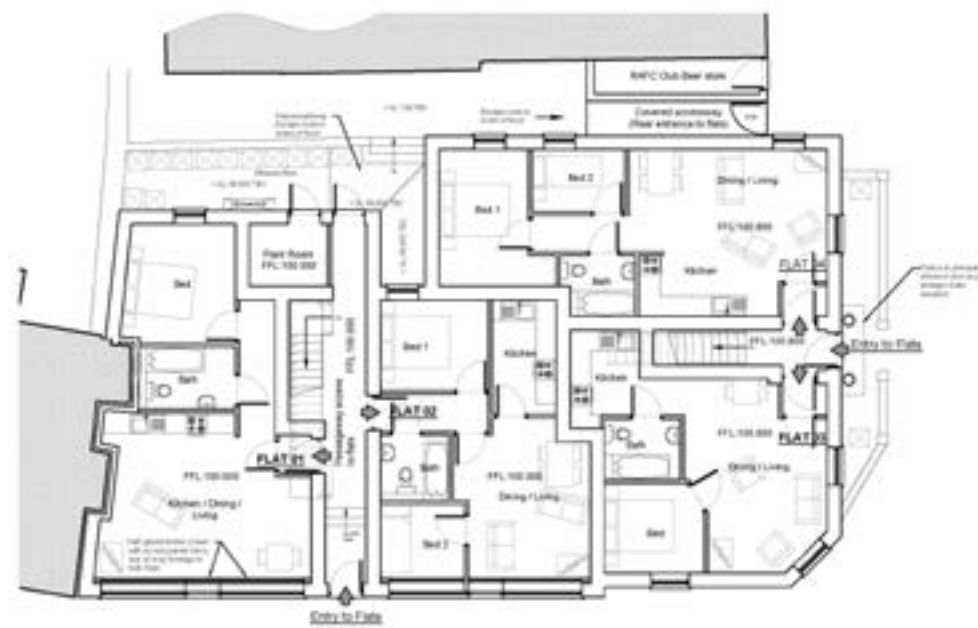
1. Commercial GF - There is the opportunity of providing affordable commercial workspace for artists/ creative industries on the GF with 10no. 1+2 bed market apartments.

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.

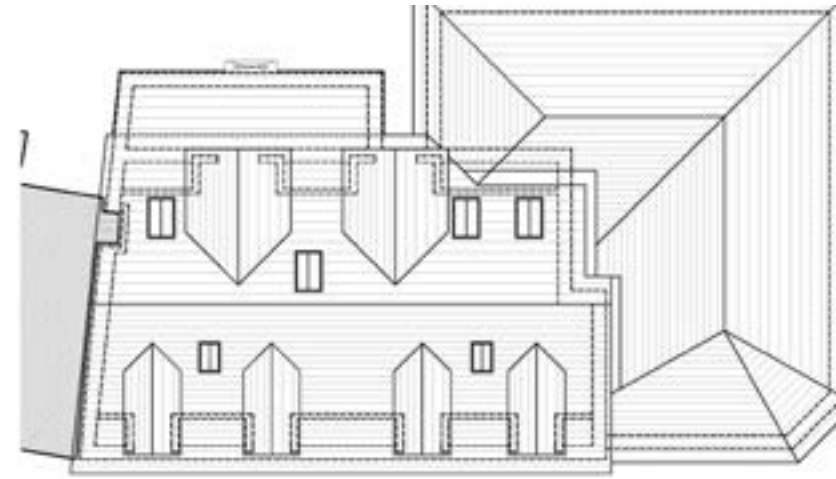
2B. Residential GF - Redesign the GF frontage as residential and set out to NDSS, to provide circa 9no. affordable apartments.



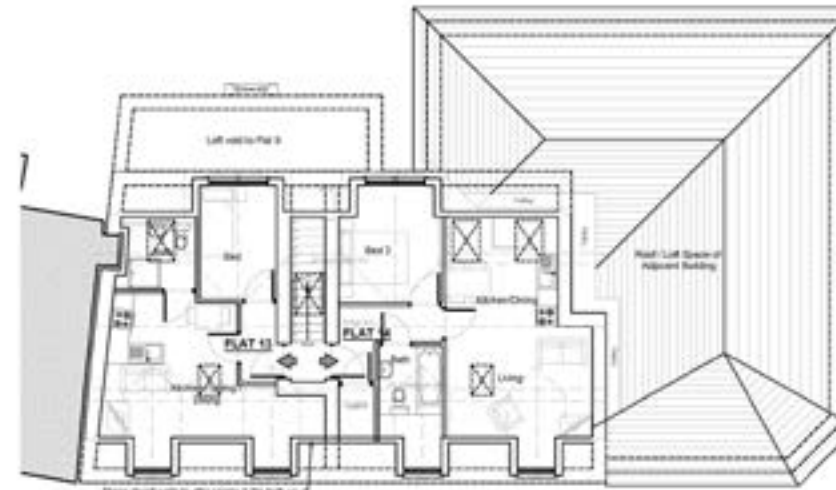
First Floor Plan - Scale 1:100



Ground Floor Plan - Scale 1:100



Roof Floor Plan - Scale 1:100



Third / Roof Floor Plan - Scale 1:100



Second Floor Plan - Scale 1:100

FIG. 008 Floor plans of consented scheme produced by Pryor Architectural Services

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



FIG. 009 Conceptual proposal for a Rain Garden

OPTION 2 PROPOSAL :

A 'rain garden' is an alternative solution to mitigate flood risk here, since flooding is a significant constraint to this site. 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).



02.04

4. FLOWERPOT CAR PARK

LOCATION :

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

USE :

Car park. Cornwall Council ownership.

BENEFITS OF DEVELOPMENT :

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

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



FIG. 010 Site Location Plan

- 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



FIG. 011 Conceptual proposal for Flowerpot car park



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.



—
03

SIGNIFICANT BUILDINGS FOR REDEVELOPMENT / INVESTMENT

SIGNIFICANT BUILDINGS FOR REDEVELOPMENT + REINVESTMENT



Key :



Significant Buildings for Redevelopment and Investment

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. Additional significant non- heritage buildings were identified as part of the Vision and Investment project. These buildings are:

5. Redruth Community Centre

6. Murdoch House - Grade II

7. 4/4a Penryn Street - Grade II

8. 12, Fore Street - formerly Clotworthys

9. Rear of 23/24 Fore Street / Symons Terrace - Grade II

10. 73, Fore Street (Former Specsavers)

11. 59, Fore Street

12. The Ladder , Clinton Rd - Former Passmore Library, Grade II

13. Redruth Wesley Chapel, Upper Fore Street - Grade II

14. 91, Fore Street - Former Whittakers

BENEFITS :

- Restores, repairs and re-uses existing buildings that are either derelict, vacant or under-used
- Repairs the existing historic fabric of the World Heritage Site and Conservation Area
- Provides potential community, workshop and events space uses in the town centre
- Encourages greater footfall to add to the day and night-time local economy
- Provides visitor attractions

FIG. 012 Location Plan



5. Redruth Community Centre

6. Murdoch House

7. 4/4A Penryn St.

8. Clotworths

9. Rear of 23/24 Fore St. Symons Opeway

10. 73, Fore St.

11. 59, Fore St.

12. The Ladder, Clinton Rd

13. Redruth Wesley Chapel

14. 91, Fore Street

SIGNIFICANT BUILDINGS FOR REDEVELOPMENT + REINVESTMENT										
NAME	5. Redruth Community Centre	6. Murdoch House : Grade II	7. 4/4a Penryn St: Grade II	8. Clotworthys	9. Rear of 23/24 Fore St : Grade II	10. 73, Fore St.	11. 59, Fore St.	12. The Ladder Former Redruth Passmore Library : Grade II	13. Redruth Wesley Chapel : Grade II	14. 91, Fore Street Former Whittakers
LOCATION	Foundry Row, opposite the Brewery site/Kresen Kernow	The Cross Opeway, next to St. Rumons Gardens	4/4a, Penryn Street, at entrance to The Cross Opeway	12, Fore Street	23/24, Fore St (back of Hamiltons /Card Factory-Symons Opeway	Next to the listed Clock Tower.	Upper Fore St.	2-4, Clinton Road	Higher Fore Street, above the Railway Station	Fore Street
OWNERSHIP	RTC - managed by Redruth Community Association.	Percy Williams Trust	Private	Private	Private	Private.	Private	Redruth Former Library CIC	The Methodist Church.	Private
CURRENT USE	Community Centre	Redruth 2000 + Community	Derelict and vacant. In dangerous state.	Demolished January 2024.	Boarded up windows.	Vacant.	Vacant. Former Santander Bank. On the market with Colliers. 2 floor. 1295 sqft. Concrete construction built in 1989	Currently being redeveloped to bring back into full occupation with funding from the UK Government Shared Prosperity Fund.	Cornwall Centre for Culture and the Arts CIC has a license to operate and is now organising at least 4 concerts for 2024.	Vacant
PROPOSAL/ INVESTMENT REQUIRED	Investment required to repair and upgrade a non-listed heritage building to enhance provision for community use.	Stage 1 Interpretation Centre for William Murdoch is complete. Stage 2 - further interpretation and maintenance works required. See proposals section for Murdoch House Yard and Rear of 91, Fore Street.	See proposals section.	In private ownership and the previous building had planning permission for retail / commercial with residential above. Any proposal is for the private owner to bring forward.	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 Opeway 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.	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.	Purchase and redevelopment. Good location. On-street short stay parking near Post Office and local shops. More appropriate design response to the historic streetscape • GF - Mixed use/retail/ commercial • 1F Resi. Funding required for: valuation, cond.surveys, restoration + future use works.	The first two phases of work will be completed by September 2024. Further phases include upper floors and a new roof.	Funding required to purchase the Chapel as well as funding to refurbish and re-purpose as an inclusive and affordable multi-purpose events / music space. See proposals section.	Funding required to refurbish and redevelop the building. It backs onto Murdoch House and there are proposals to open up the shared courtyard. Refer to Murdoch House Yard proposals section.

6. MURDOCH HOUSE YARD + REAR OF 91 FORE STREET

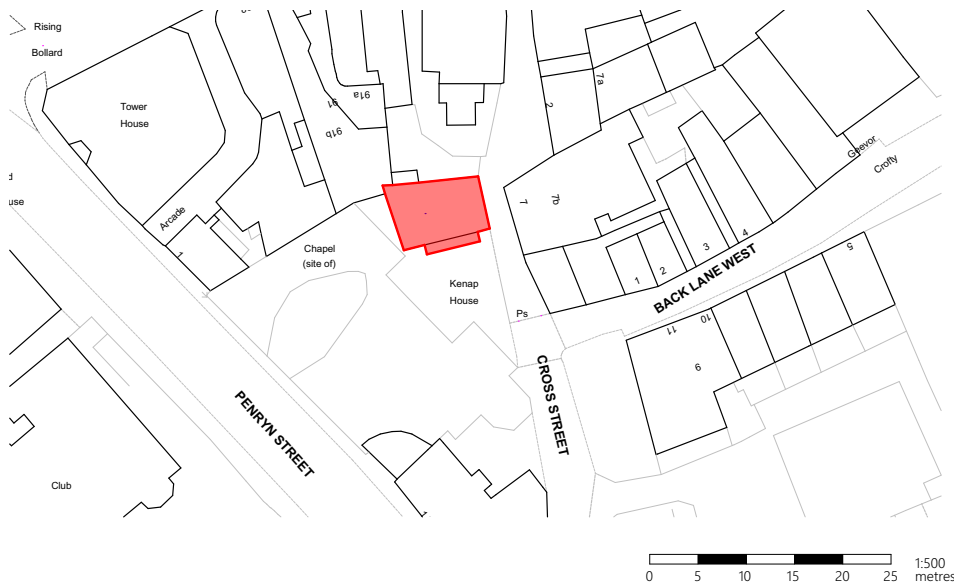


FIG. 013 Murdoch House - Site Plan

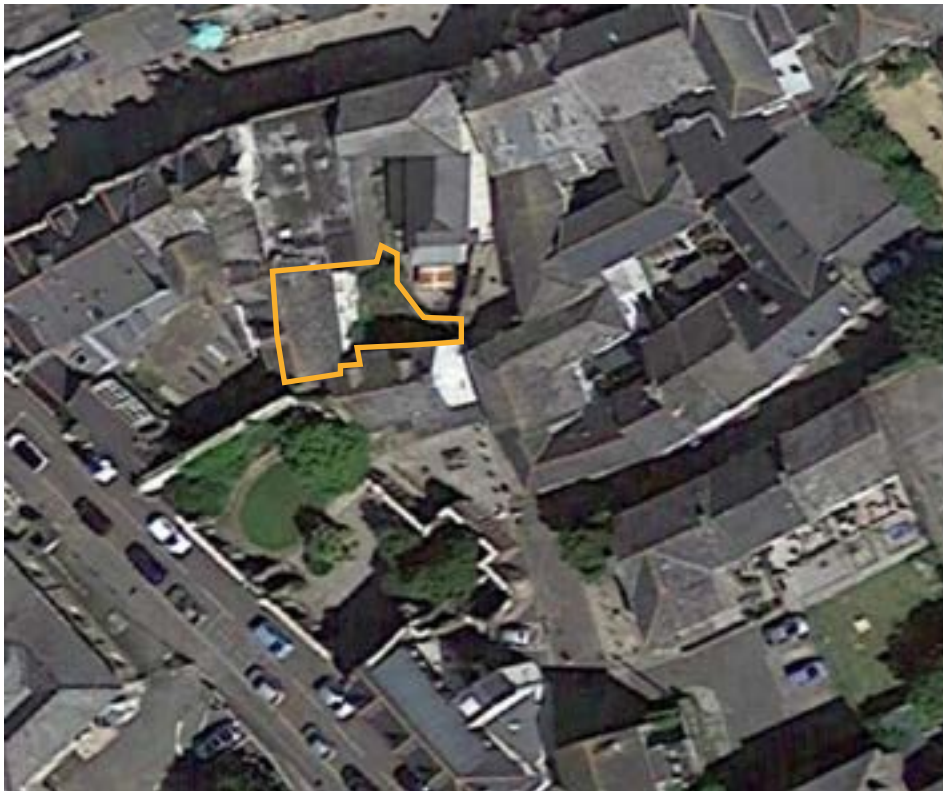
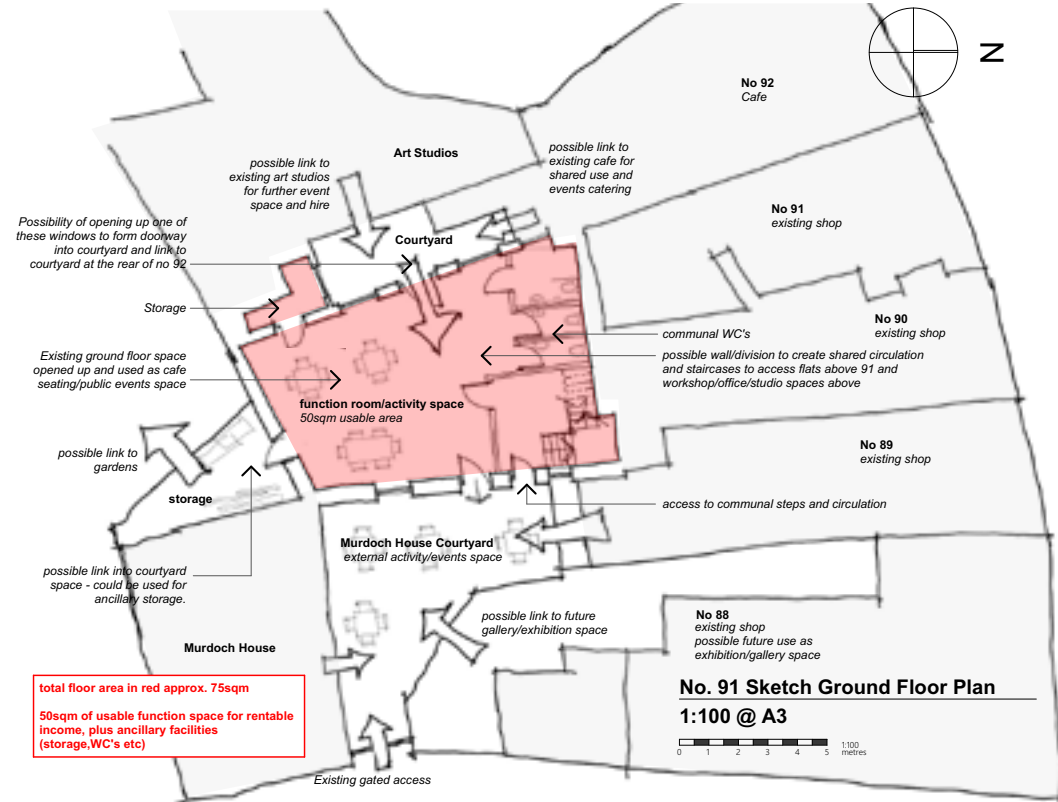
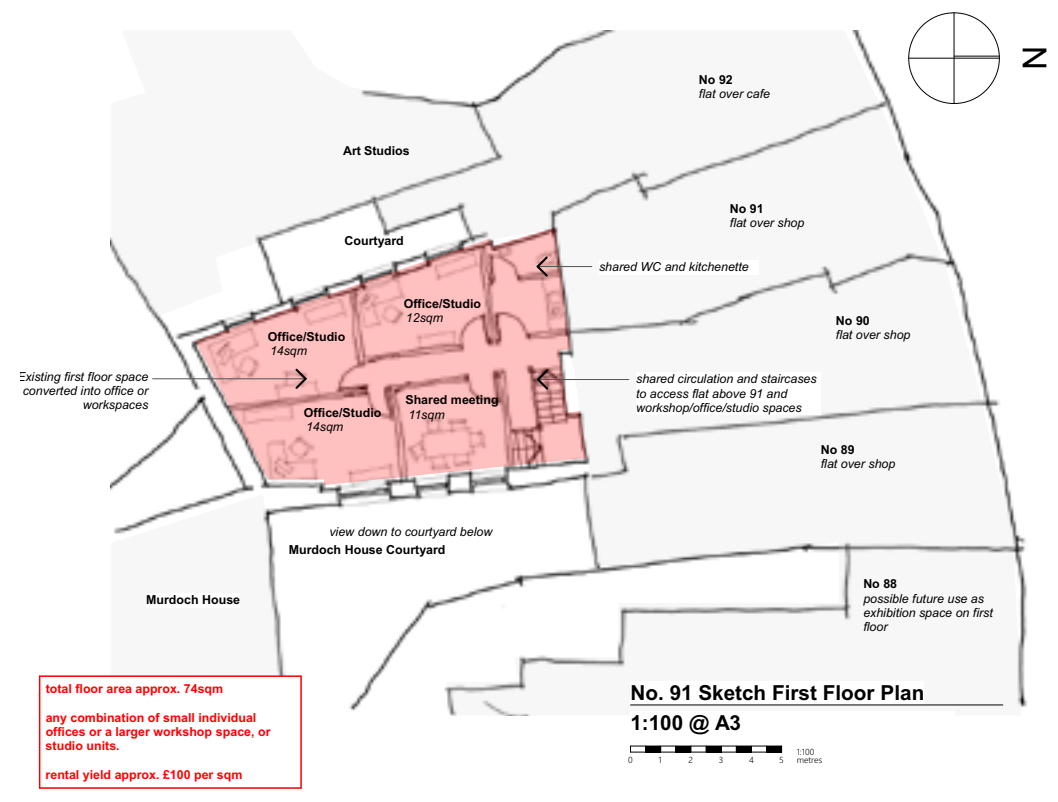


FIG. 014 Murdoch House Yard + Rear of 91, Fore Street - Aerial View

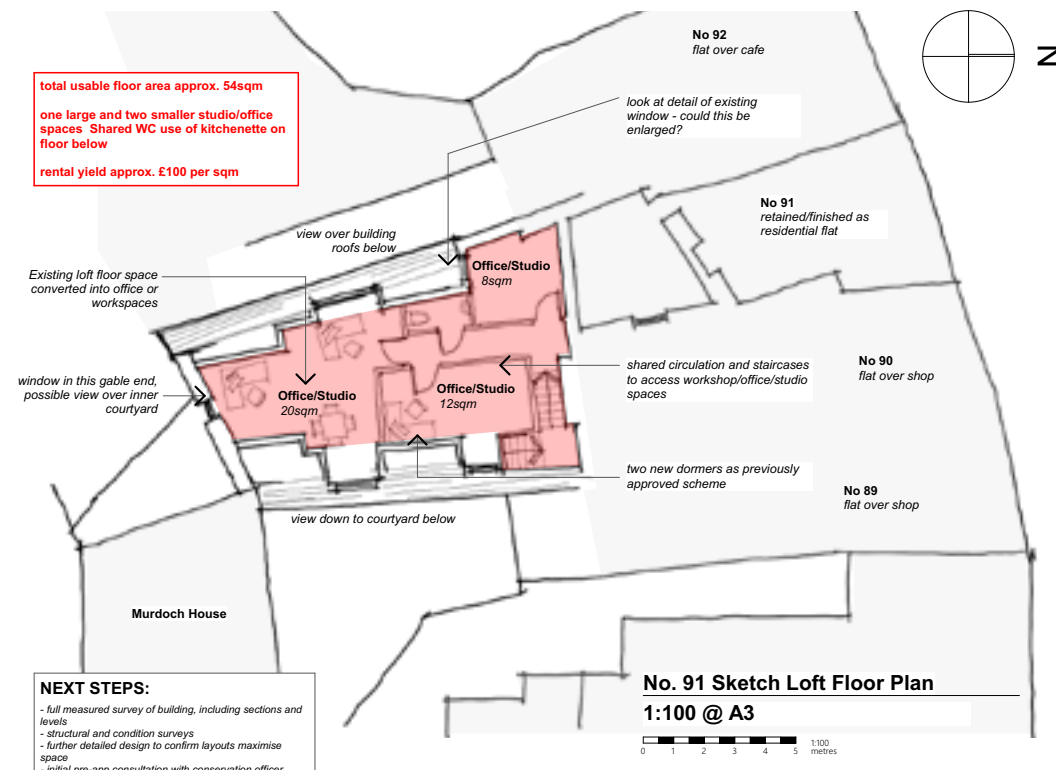
KEY DEVELOPMENT / INVESTMENT DESCRIPTION	
NAME	Murdoch House Yard + Rear of 91, Fore Street
BACKGROUND	<p>A complicated small site that could present benefits to many different users.</p> <p>Murdoch House - Has no external areas – it fronts on to the small courtyard outside St Rumon’s Gardens on one 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 Williams Trust with Redruth 2000 as long term tenant.</p> <p>Murdoch House Yard - Belongs to 89, Fore Street, in private ownership. 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, a 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 - recently purchased by two local business people who plan to hold the site whilst funding is secured to revdevelop.</p>
OPPORTUNITY	<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	<p>Investment streams to be explored to purchase and develop the property.</p>



Sketch - Ground Floor Plan



Sketch - First Floor Plan



Sketch - Second Floor Plan

03.02

7. 4/4A PENRYN STREET

LOCATION :

At junction of Penryn Street / Cross Street.

USE :

Derelict building. Private ownership.

BENEFITS OF DEVELOPMENT :

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

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.



Current condition in 2022

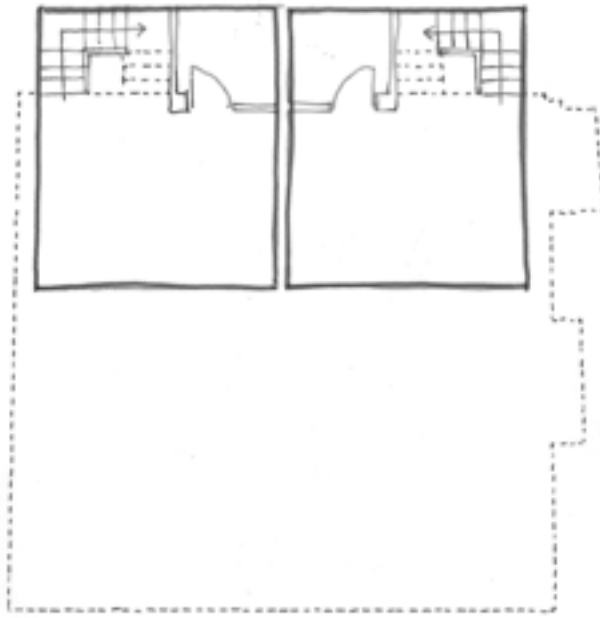


Former condition + use - School uniform shop and toy shop in 2001

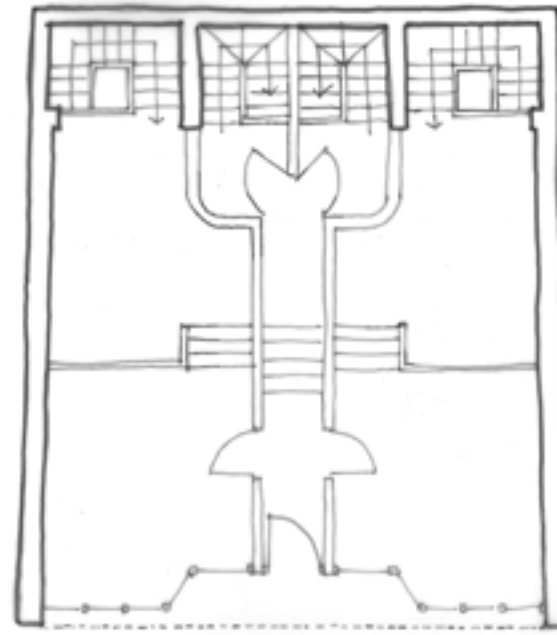


FIG. 016 Site Location Plan

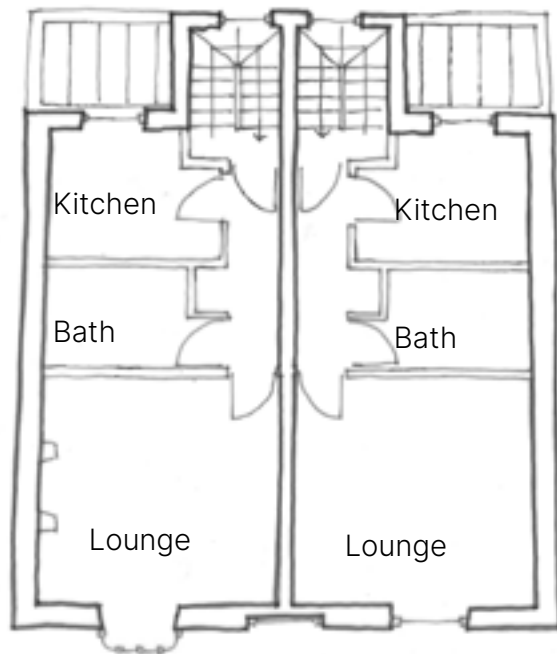
4/4A PENRYN STREET : REPAIR + REUSE OF HERITAGE BUILDING AT KEY LOCATION



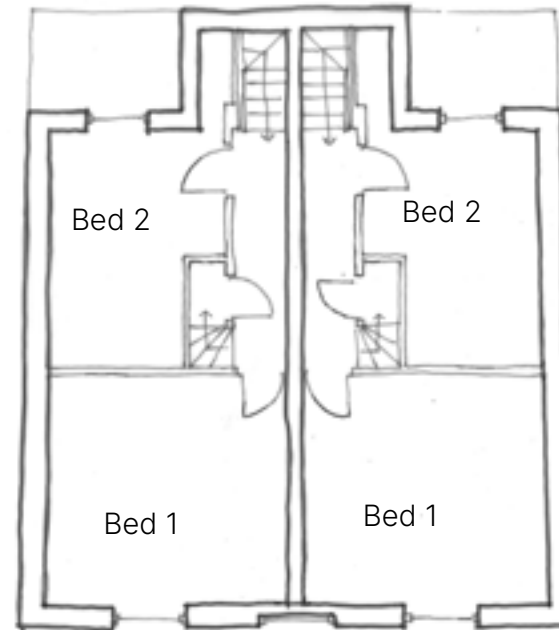
Basement - Commercial



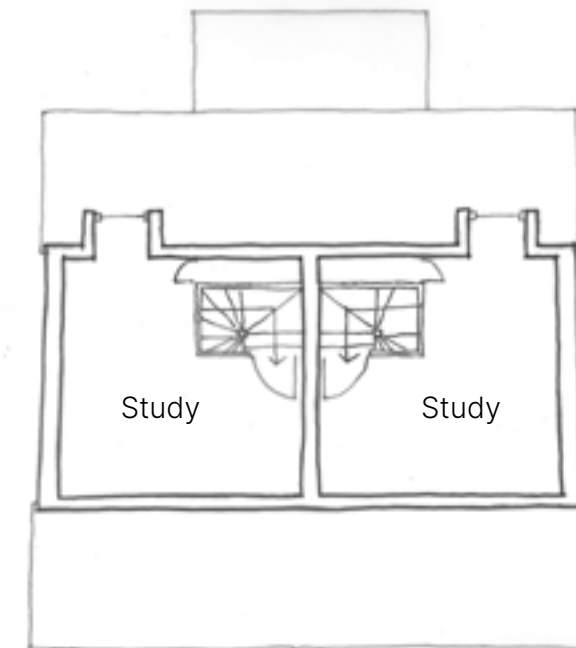
Ground floor - Commercial



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:

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



FIG. 017 Conceptual internal Floor Plans for 4/4a Penryn Street

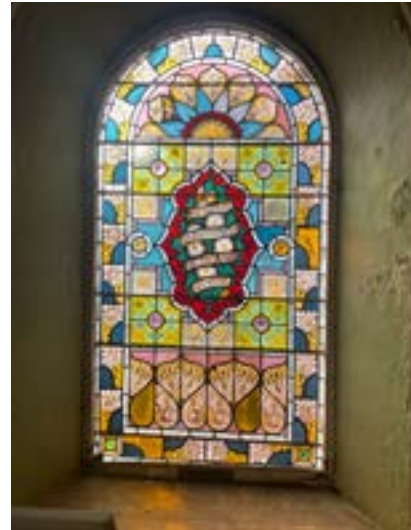
13. REDRUTH WESLEY CHAPEL



FIG. 018 Location Plan of Redruth Wesley Chapel



Pulpit + Organ



Stain glass windows



External frontage



Internal main space

BENEFITS :

- Restores, repairs and re-uses an existing heritage building that is in poor condition
- Provides an events space use in the town centre
- Encourages greater footfall to add to the day and night-time local economy
- Provides a visitor attraction

KEY DEVELOPMENT / INVESTMENT DESCRIPTION	
NAME	Redruth Wesley Chapel
HISTORY /USE	<p>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.</p> <p>The new CIC has a license to operate in the Chapel and are starting fundraising to purchase the site. They have organised at least 4 concerts for 2024.</p>
DETAILS	<p>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). Weslyn 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; Alcoholica Anonymous.</p> <p>Two parking areas - frontage = 16; rear = circa 40 used by both buildings.</p>

FURTHER WORKS/INVESTMENT REQUIRED	
PHASED WORKS	Requires extensive on-going restoration as set out in Conditional Survey= circa £750k. (includes 10% contingency sum).
STAGE 1 : IMMEDIATE	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;

04 PUBLIC REALM + HIGHWAY IMPROVEMENTS

PUBLIC REALM + HIGHWAY IMPROVEMENTS :

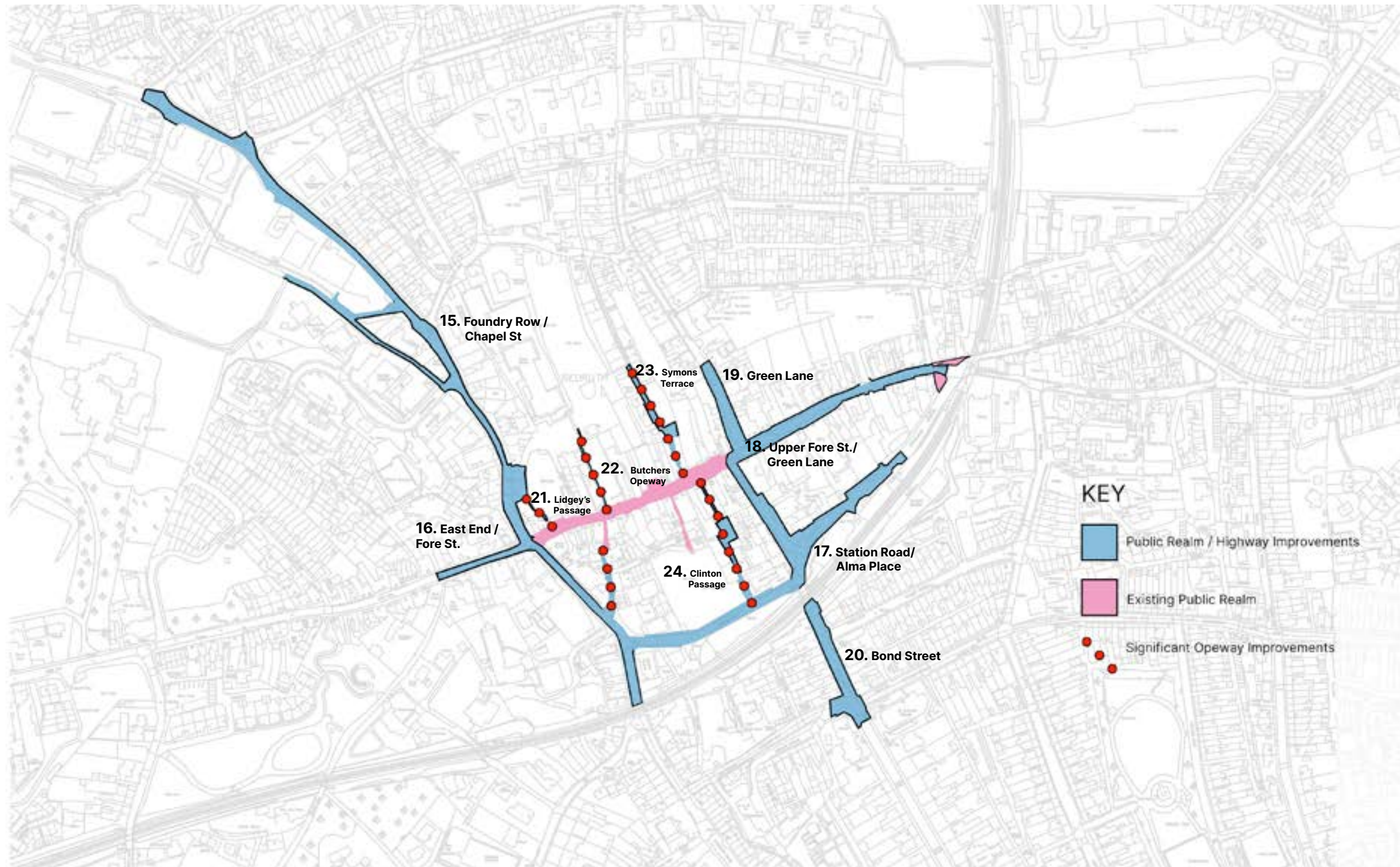


FIG. 019 Plan of Public Realm and Highway Improvements

PUBLIC REALM + HIGHWAY 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.

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/ facilities and increases vitality in 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 beautiful and functional to complement the character of the town
- Highlights and celebrates the significance of the towns historic buildings and spaces

PROPOSALS :

PUBLIC REALM + HIGHWAY IMPROVEMENTS

- 15. Foundry Row / Chapel Street**
- 16. West End / Fore Street**
- 17. Station Road / Alma Place**
- 18. Upper Fore Street / Green Lane**
- 19. Green Lane**
- 20. Bond Street**

SIGNIFICANT OPEWAY IMPROVEMENTS

- 21. Lidgery's Passage**
- 22. Butchers Ope way**
- 23. Symons Terrace**
- 24. Clinton Passage**

15. FOUNDRY ROW /CHAPEL STREET

ISSUES

Foundry Row/Chapel Street is an important but very poor gateway from the A30 into the town. Inconsistent road widths, 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 causes 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.



FIG. 020 Conceptual proposals for public realm and highway improvements to Foundry Row / Chapel Street



04.03

16. WEST END/ FORE STREET

ISSUES :

The junction of West 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 developing detailed design solutions to ensure good accessibility 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



Widened pavements - macadam.
Pedestrian priority area - setts.
Public Art - granite celtic stone or similar.



FIG. 021 Conceptual proposals for public realm and highway improvements to West End / Fore Street

17. STATION ROAD / ALMA PLACE

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 Road 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.

3. Excellent wayfinding - The Copper Trail

Provide clear, accessible and 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.

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



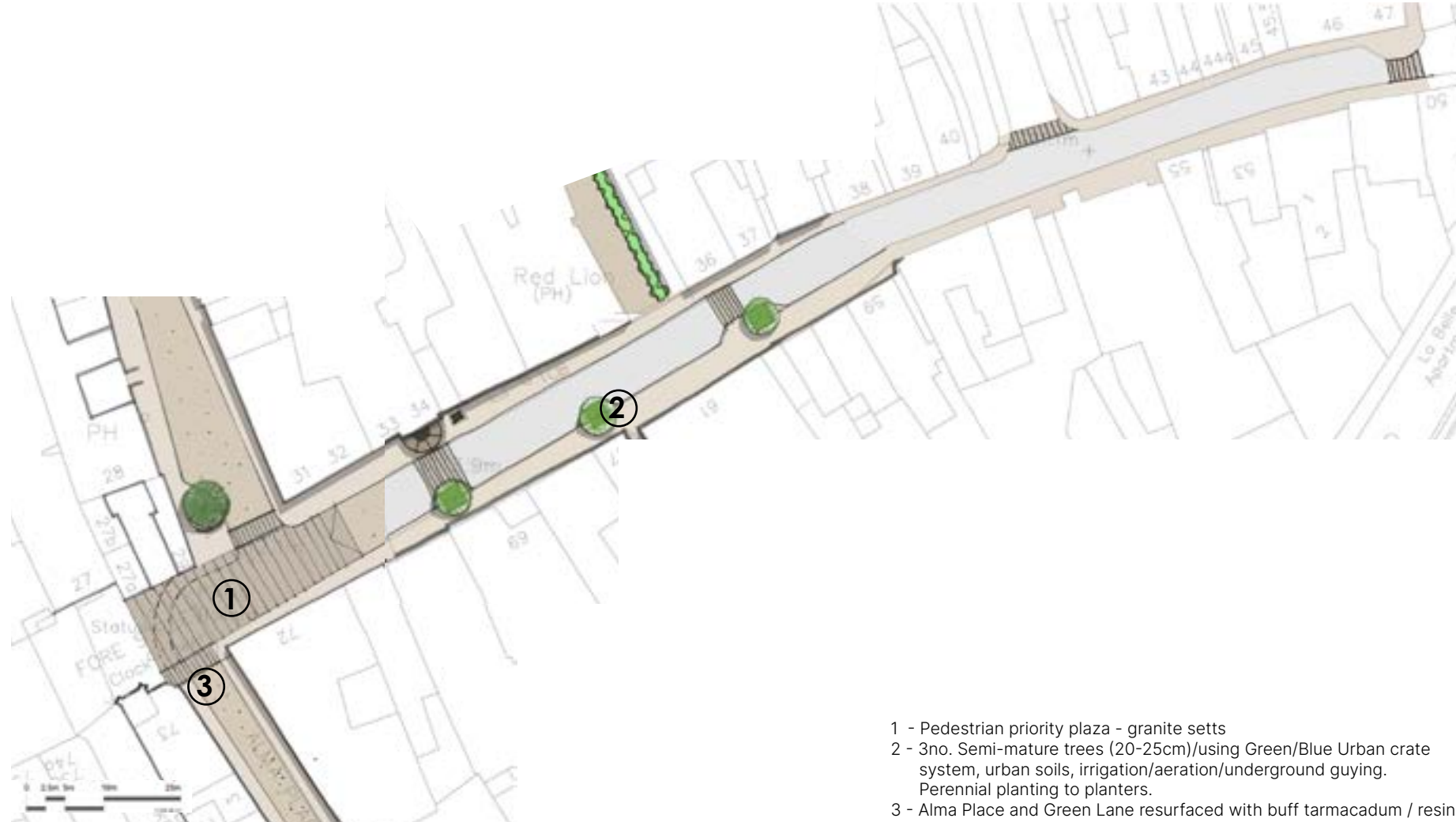
FIG. 022 Conceptual proposals for public realm and highway improvements to Station Road / Alma Place



04.05

18. UPPER FORE STREET / GREEN LANE

UPPER FORE STREET : EXTENDING THE PUBLIC REALM + GREENING



- 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.

FIG. 023 Conceptual proposals for public realm and highway improvements to Upper Fore Street / Green Lane

ISSUES :

Abrupt end to public realm where Fore Street meets Alma Place. Pedestrian granite crossovers 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.

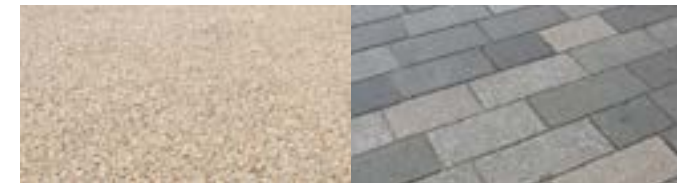
Need to improve streetscape materiality, wayfinding and pedestrian priority whilst maintaining vehicular access to Upper Fore St.

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 features for surface storm water and define on-street parking.

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



19. 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. Improve 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. Define 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 REDRUTH RUGBY CLUB

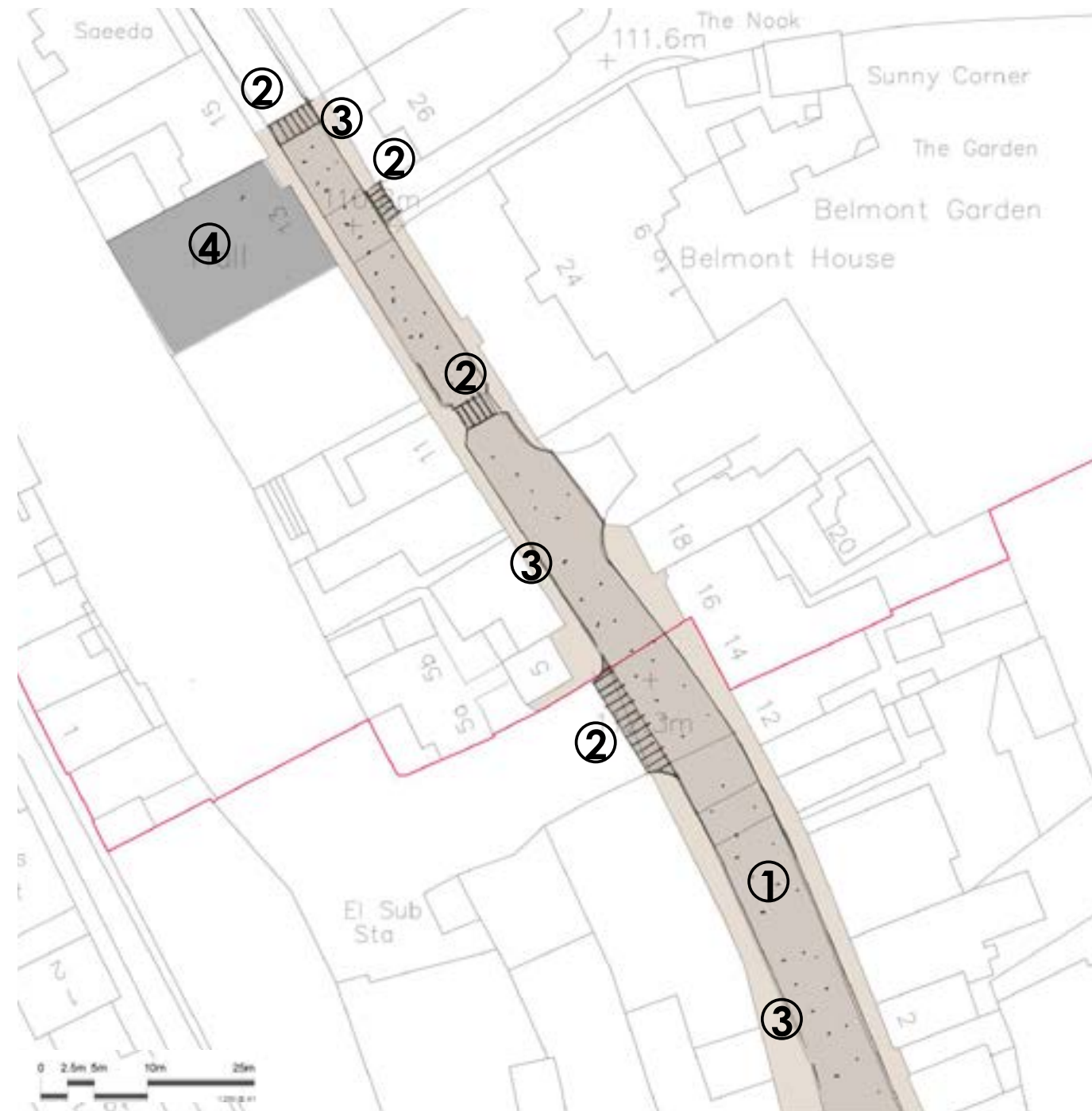


FIG. 024 Conceptual proposals for public realm and highway improvements to Green Lane

04.07

20. 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.

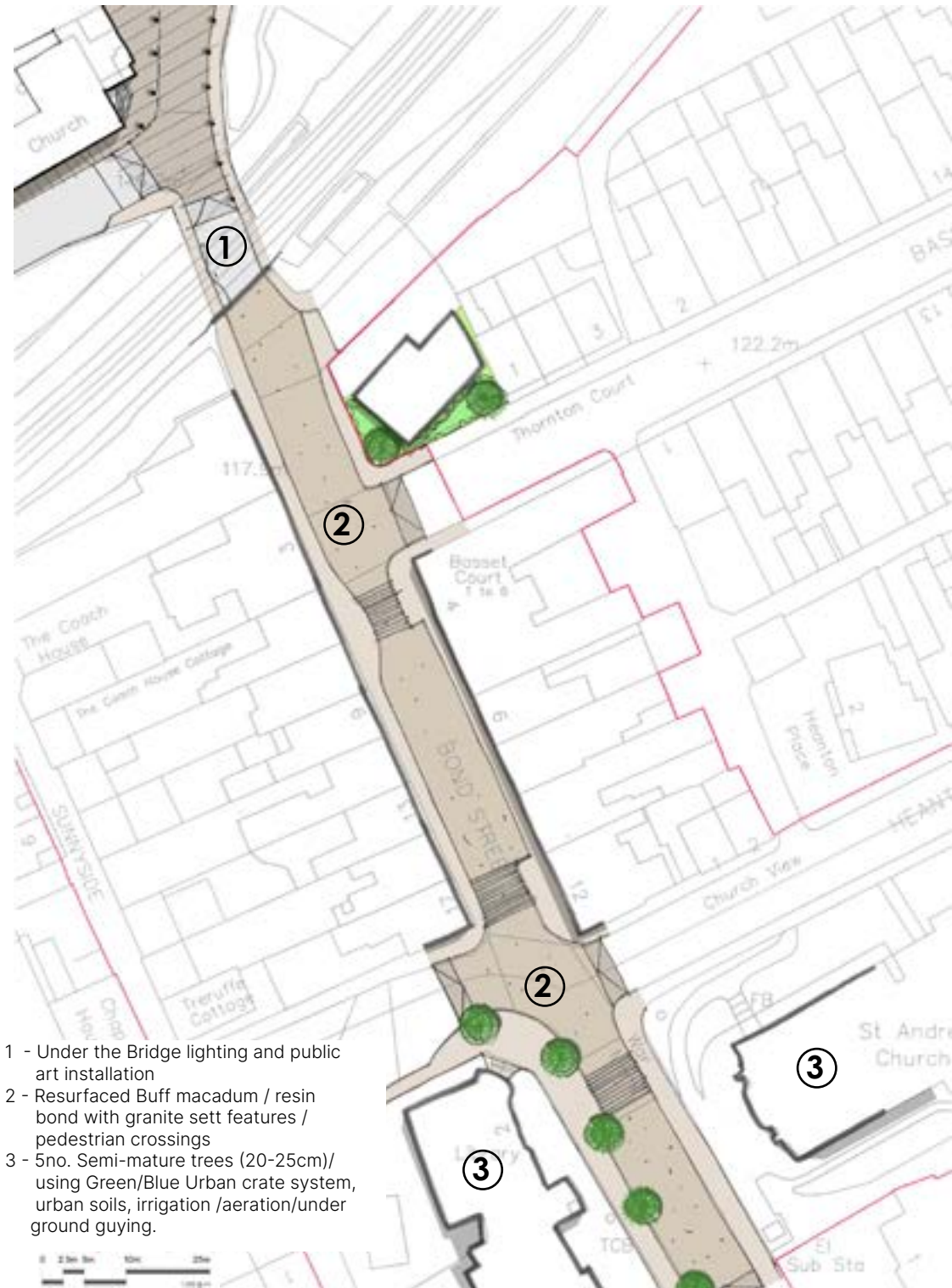
PROPOSALS :

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

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.



FIG. 025 Conceptual proposals for public realm and highway improvements to Bond Street

21. + 22. LIDGEY'S PASSAGE + BUTCHERS OPEWAY

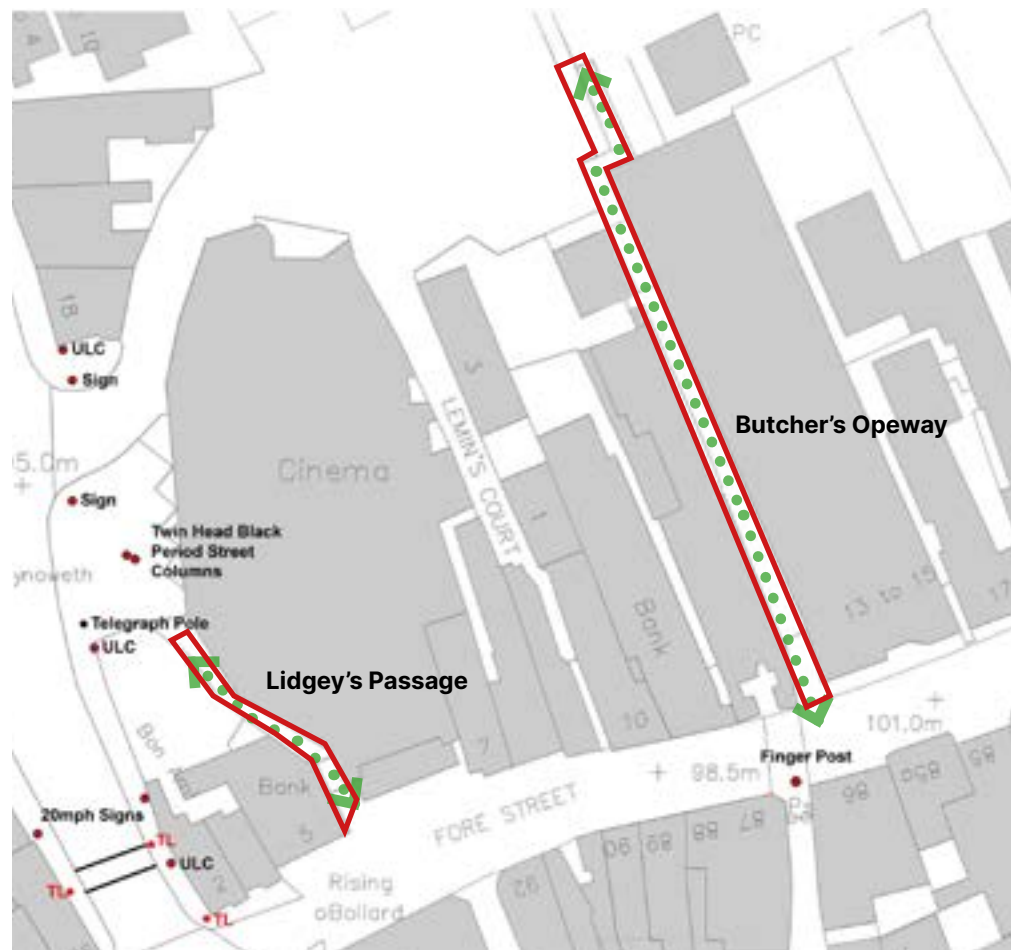


FIG. 026 Location plan of Lidgey's Passage and Butchers Opeway

LOCATION :

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

BENEFITS OF DEVELOPMENT :

- Improves pedestrian movement and quality of experience into the town centre
- Involves local artists to turn dirty alleyways into outdoor galleries
- Maximizes the uniqueness of Redruth's Opeways

ISSUES :

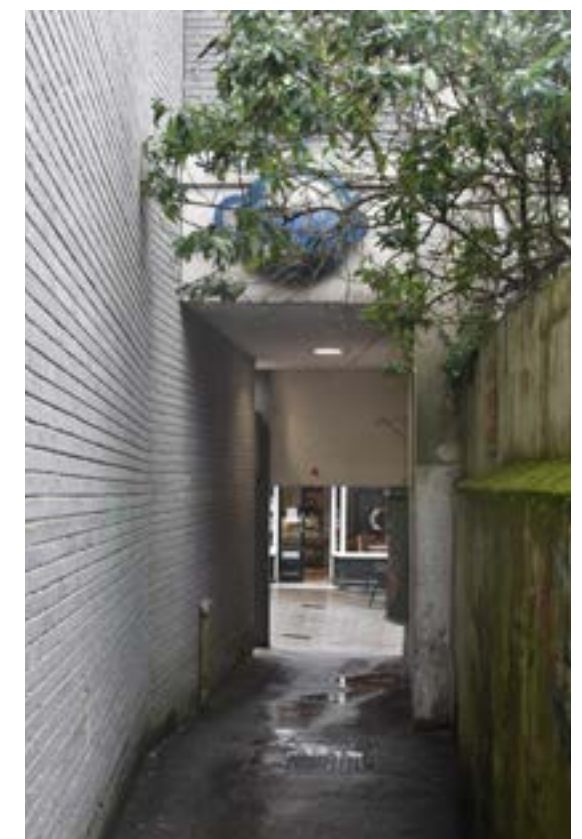
- **Lidgey's Passage** - pinched, dingy, no natural surveillance
- **Butchers Opeway** - very poor quality gateway from New Cut Car Park - dark, dingy, concrete construction, has a number of bespoke art works and street art



Lidgey's Passage



Butcher's Opeway



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.

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

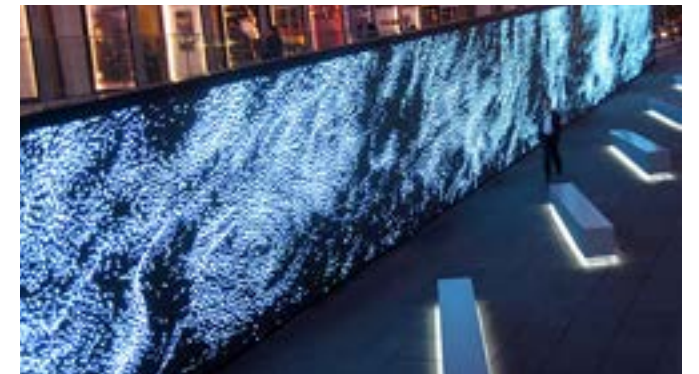


FIG. 027 Conceptual proposals for Lidgey's Passage and Butchers Opeway

23. SYMONS TERRACE OPEWAY

LOCATION :

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

BENEFITS OF DEVELOPMENT :

- Provides clear and effective wayfinding into the town centre from New Cut car park - crucial for good accessibility
- Enhances the pedestrian experience into the town centre - one that invites and draws visitors
- Re-purposes the rears of two boarded up fine listed buildings that frame the Opeway into Fore Street
- Provides creative workspace with excellent footfall that gives Krowji a real town centre presence

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
 - ULC - Utilitarian light column
 - CLC - Contemporary light column
 - PWL - Period wall light
 - Finger Post sign
 - TL - Traffic Light
 - Bollards
 - RTC Map
 - Street Tree
 - Granite crossover

FIG. 028 Location plan of Symons Terrace Opeway



PROPOSALS :

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

2.Canopy - Install a banner canopy with festoon lights between the buildings - lighting is important to improve a sense of safety

3. Pedestrian priority street - Extend the 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.



SYMONS OPEWAY : ACCESSIBLE, ARTISTIC PRIMARY PEDESTRIAN ROUTE



- 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.

FIG. 029 Conceptual proposals for Symons Terrace Opeway



24. CLINTON PASSAGE OPEWAY

LOCATION :

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

BENEFITS OF DEVELOPMENT :

- Improves this important pedestrian gateway into the town from the Buttermarket and Fair Meadow car park 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

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. There is no natural surveillance and a lack of lighting and it feels unsafe.

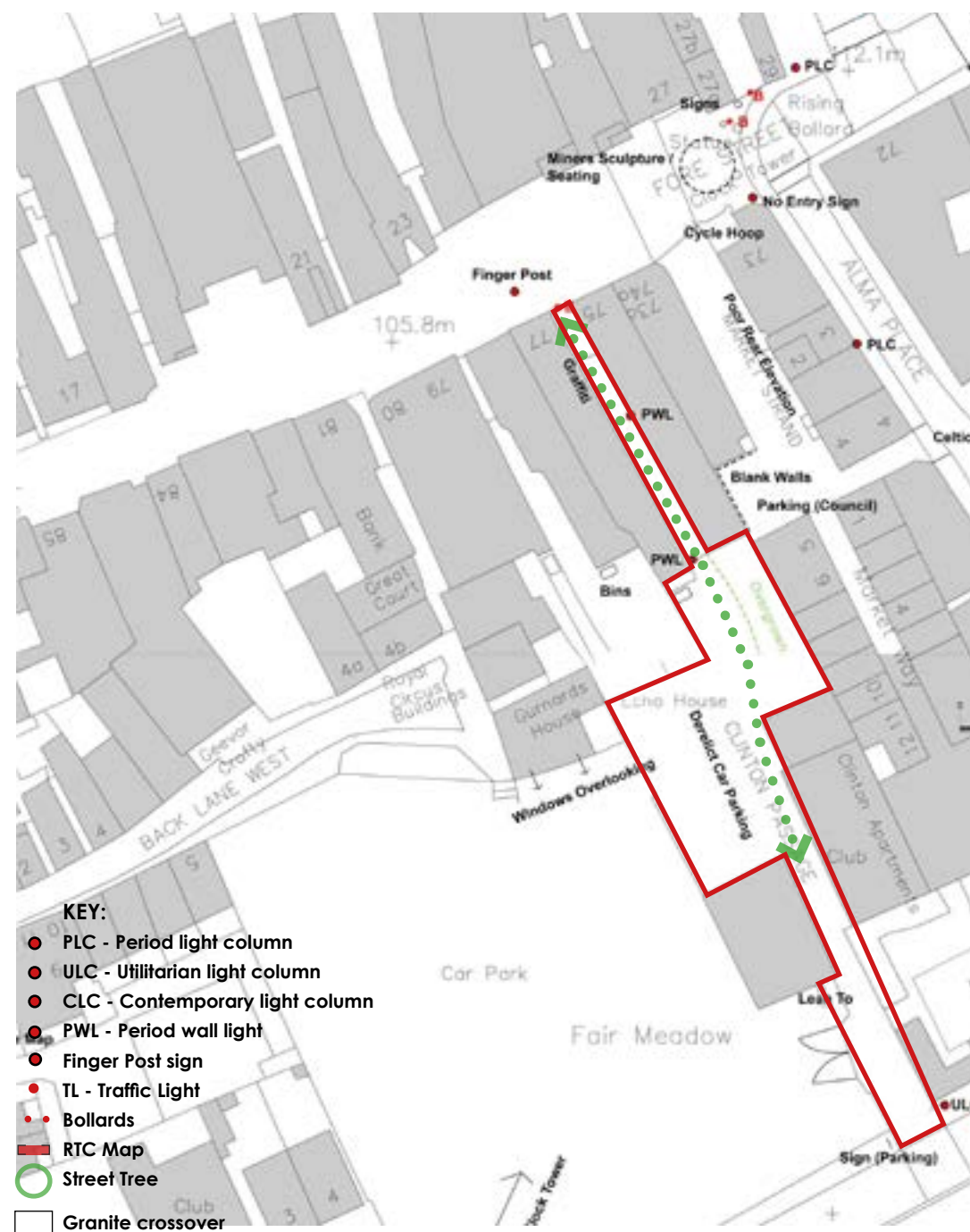
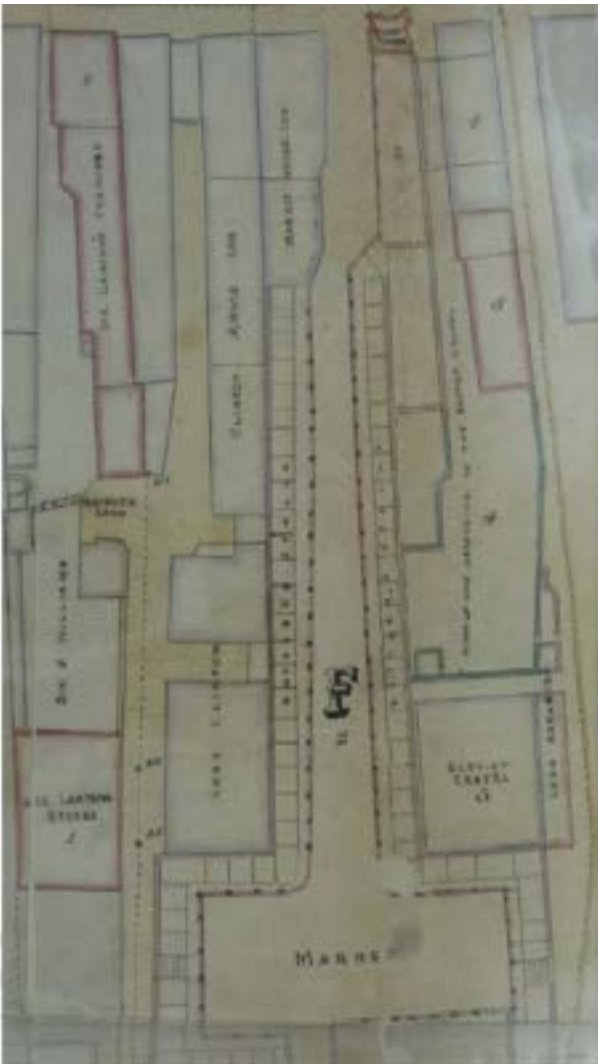


FIG. 030 Location Plan and extents of Clinton Passage Opeway



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**

FIG. 031 Conceptual proposals for Clinton Passage Opeway



— 05 **SIGNIFICANT GREEN SPACE IMPROVEMENTS**

05.01

25. EAST END PARK



LOCATION :

Off East End and Drump Road.

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 to encourage multi-generational use of residents and visitors - which also improves self-policing and behaviour
- Greatly enhances the parks's biodiversity with Community Gardens, Orchard and wildflower grassland (with the added benefit of reduced maintenance costs for grass cutting)
- Existing PRoW through Coastline to East End park provides good access from Flower Pot car park

ISSUES :

- A municipal, bleak green space in an elevated, exposed location - with limited facilities/features : a small, fenced play area (LAP); Skate Park and mown grass
- The recent Skate Park installed in 2021 is very popular with locals and visitors but has not been integrated into the contours of the park. A footpath from East End to the play areas and Skate Park was built in 2023.
- Anti-social behaviour - due to lack of other uses and poor natural surveillance, with no overlooking to the north, north-west 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

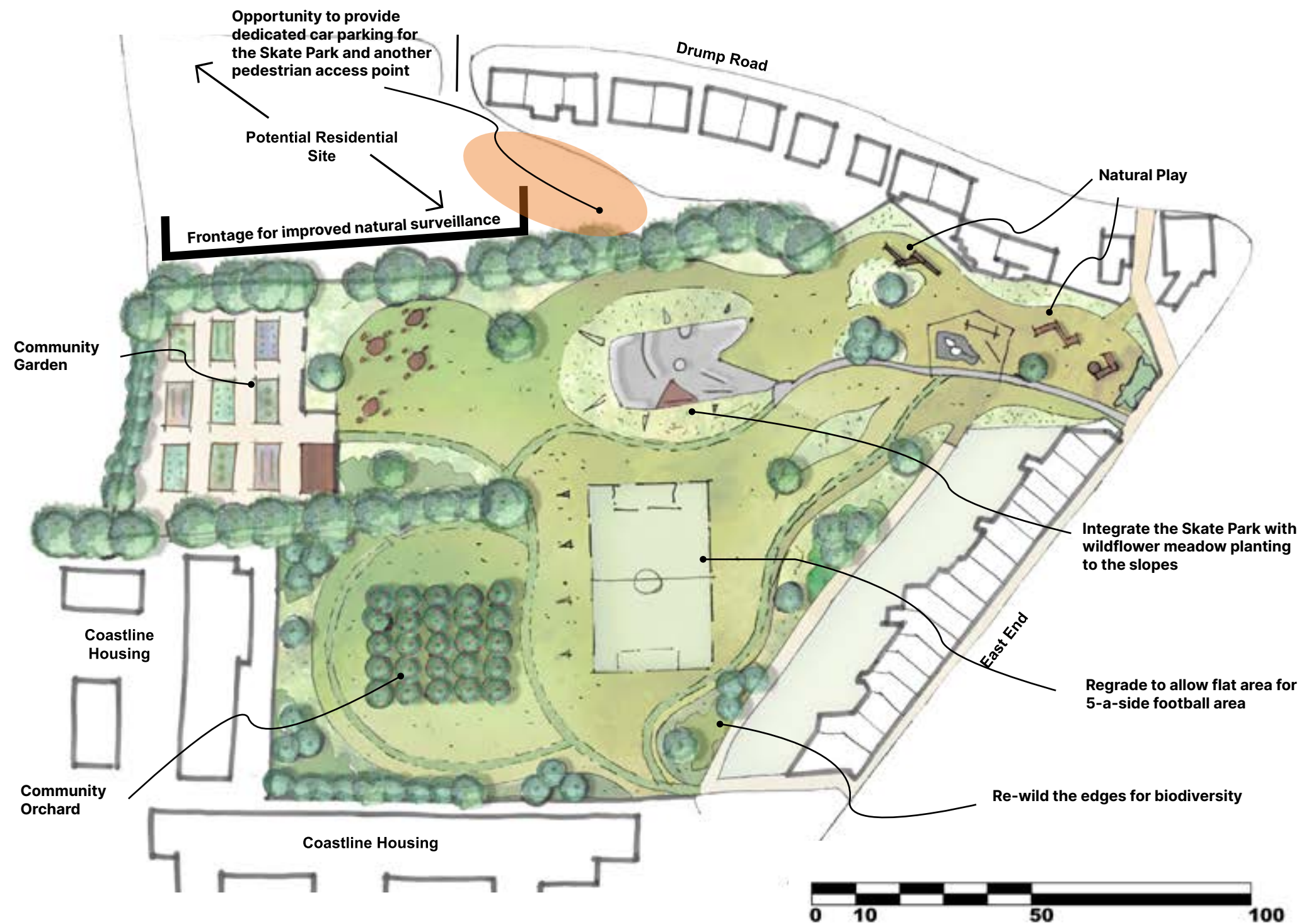


FIG. 032 Conceptual proposals for East End Park

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

1



05.02

26. GWEALAN TOPS ADVENTURE PLAY

GWEALAN TOPS ADVENTURE PLAY - REGISTERED CHARITY

The only staffed adventure playground in Cornwall!

LOCATION :

Off East End on School Lane, Redruth.



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.

ISSUES :

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.**

FIG. 033 Site location plan



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06

GREEN INFRASTRUCTURE STRATEGY

GREEN INFRASTRUCTURE STRATEGY

GREEN INFRASTRUCTURE STRATEGY

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

NEW CIVIC GREEN SPACES :

There is a desire for a new civic cultural green space at the Brewery site and a series of small tactical green dwell spaces in the town centre.

EXISTING GREEN SPACES :

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 by 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 GI 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 plan overleaf.

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/

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.

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**.

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' and 'Making Space for Nature' initiatives, would help local communities improve their parks and open spaces.

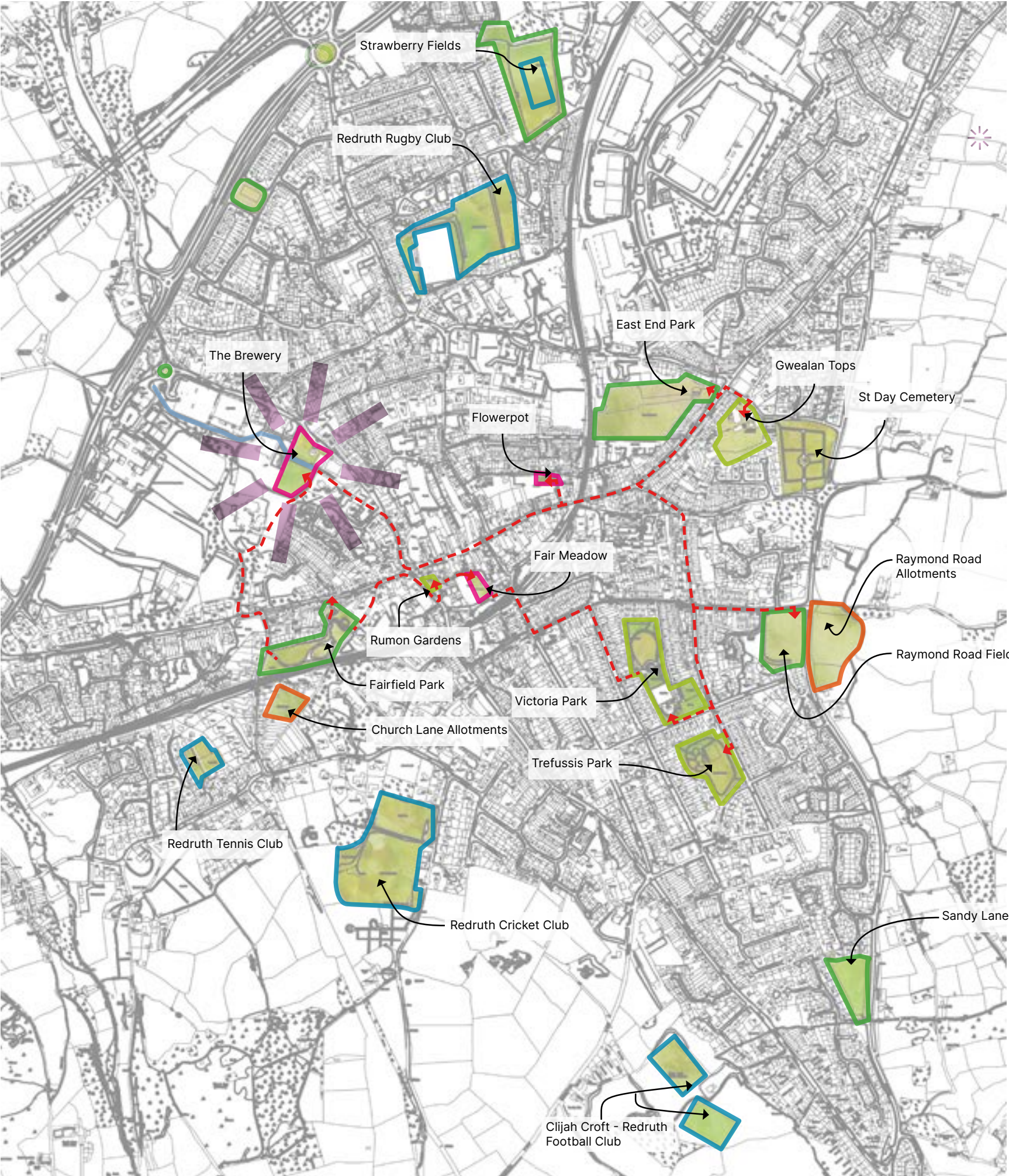
TOWN PARKS TRAIL

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 Town Parks Trail is shown on Figure 034 overleaf.



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
- Town Parks Trail

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

FIG. 034 Green Infrastructure Strategy

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07
**PUBLIC REALM,
SIGNAGE +
LIGHTING
STRATEGY**

07.01

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 town's significance within the Cornish Mining World Heritage Site and the town centre 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.

BENEFITS :

To ensure a comprehensive and co-ordinated approach, undertake a full public realm audit of the town to determine short, medium and long-term interventions and improvement/facelift opportunities. There is 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 and will focus on the improvement and upgrading of the public realm in the town centre to achieve the following:

- Provide a beautiful, rational, high quality environment that enables ease of movement and clear wayfinding
- Strengthen and celebrate the character and appearance of the town
- Create 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
- Promote 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
- Carry out maintenance and cleaning of signage and street furniture
- Promote 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

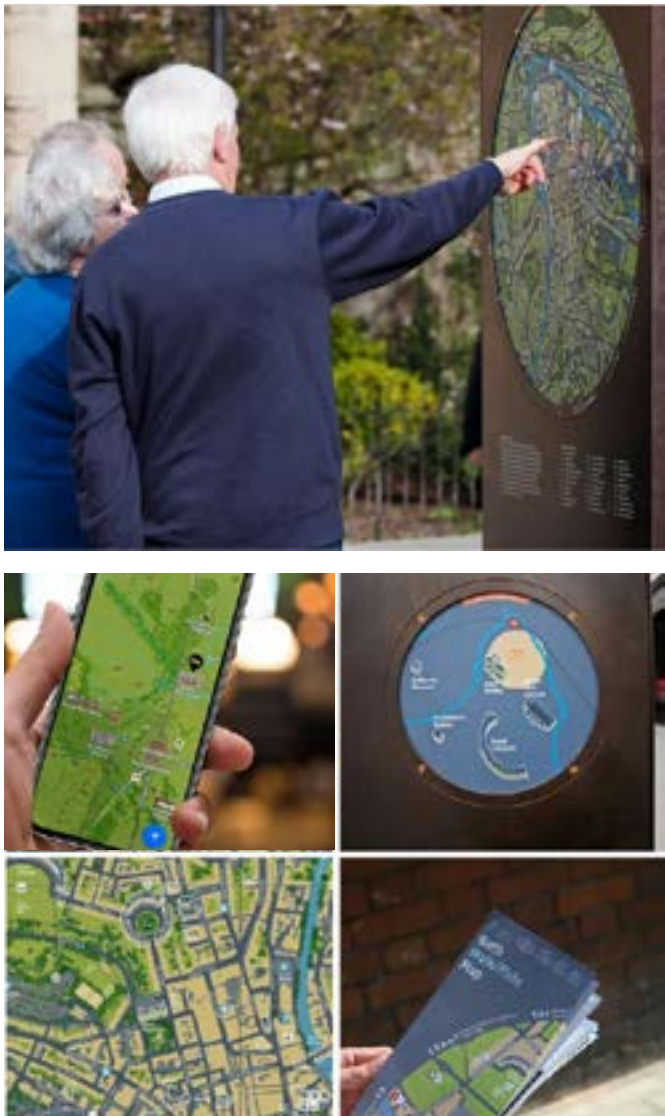


FULLY CO-ORDINATED SIGNAGE SYSTEM :

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

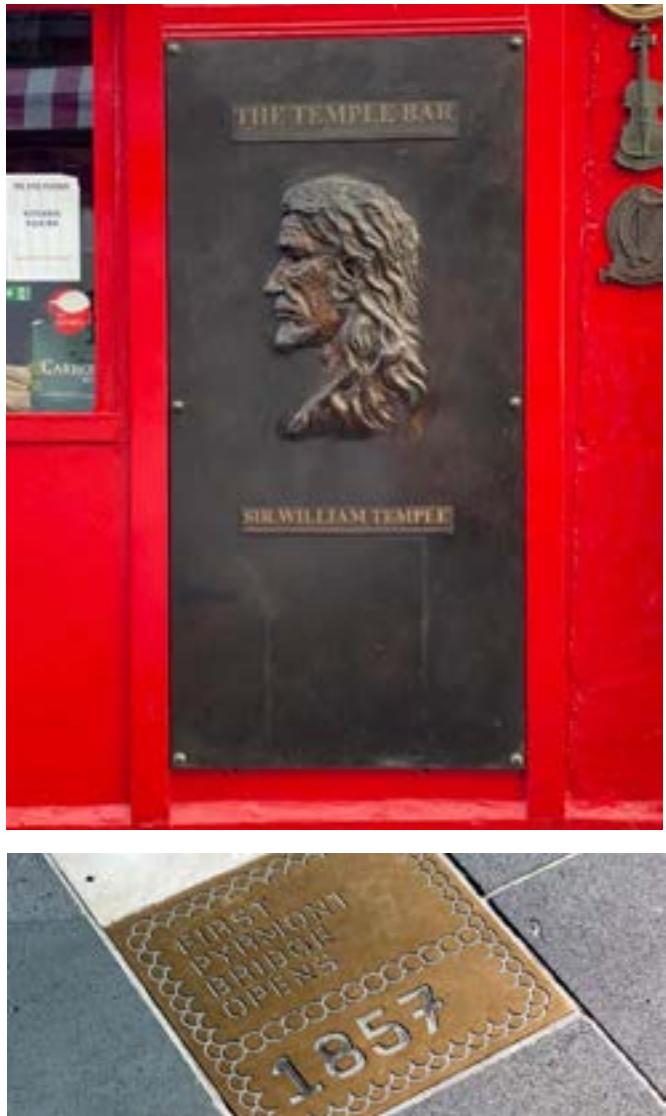


Located at key gateways to improve wayfinding
from the Train Station and car parks to the town
centre, Kresen Kernow and Krowji.



PUBLIC REALM INTERVENTIONS :

Creative signposting, working hand in hand
with public realm/signage; Use of bespoke,
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 :

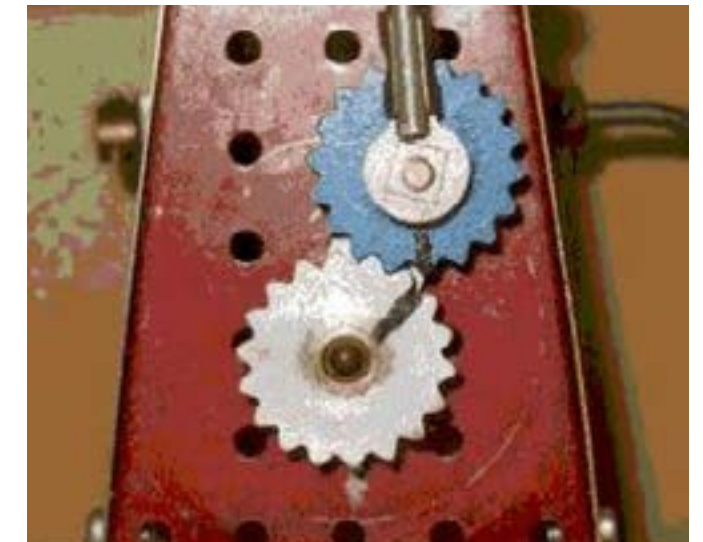
Part of a co-ordinated suite of public realm 'furniture'. Opportunity for creative lighting along the Opeways embedded in the paving or seating as a creative wayfinding tool; use of festoon

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.

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



ISSUES

POOR 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. A new Town Centre ‘Destination Map’ has recently been produced. See Figure 001.

There is a proliferation of signage 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.



08 TOWN CENTRE BUSINESS INVESTMENT

TOWN CENTRE 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, 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** - this is 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** – such as food, studio spaces, local produce, makers and sellers and 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 an economy 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 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.

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, 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.

09

SOCIAL ENTERPRISE INVESTMENT

09.01

SOCIAL ENTERPRISE INVESTMENT

INVESTING IN REDRUTH'S YOUNG PEOPLE

HIDEAWAY77 YOUTH CAFE CIC

Hideaway 77 is the second Youth Cafe of its kind in the area and is very important to the young people of Redruth. It is run on a voluntary basis.

Located off Clinton Passage Opeway.

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.

ISSUES :

Lack of outdoor space and on-going funding.

FUTURE FUNDING REQUIREMENTS :

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

Kitchen and furniture renewal - £5k/annum

Summer external activities - £5k/annum

PROPOSALS :

Temporary use of the derelict space on Clinton Passage as an outdoor performance and growing space.

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.

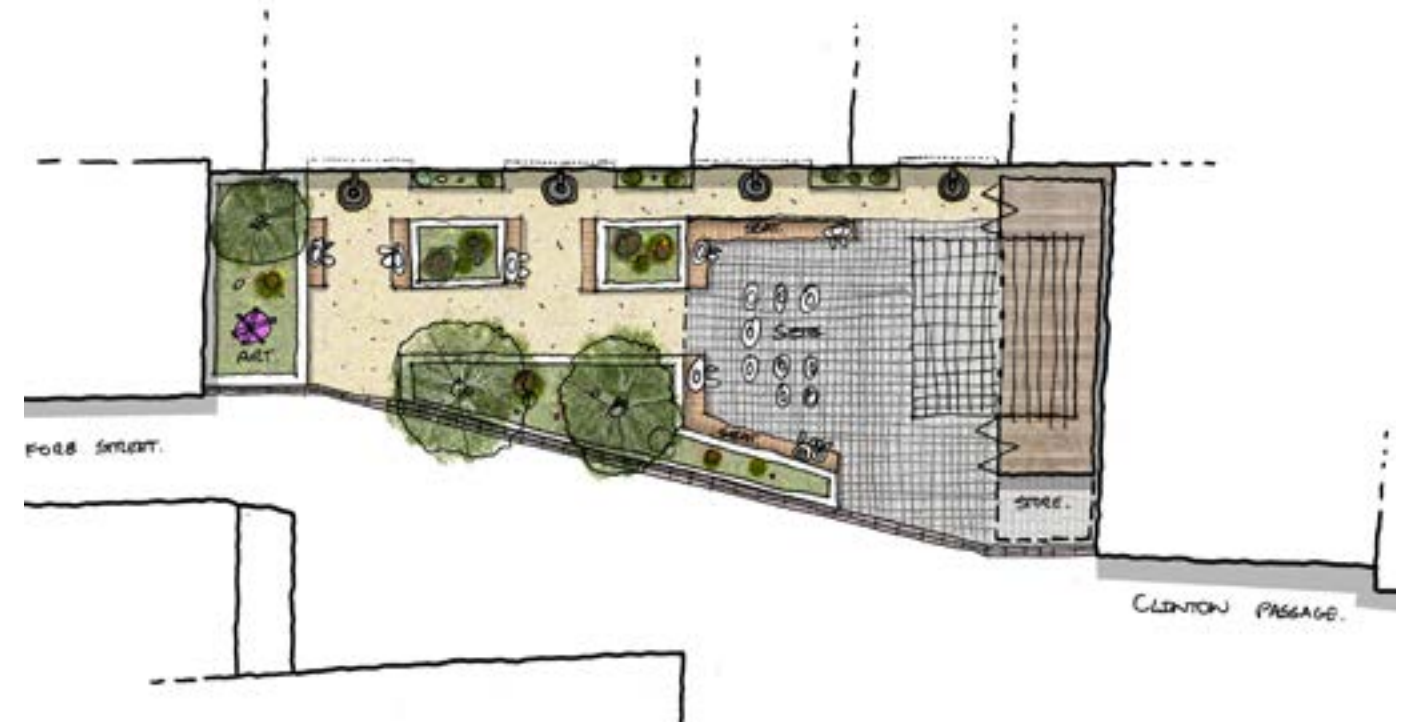


FIG. 035 Conceptual proposals for a Pop up park for Hideaway 77 - Daytime

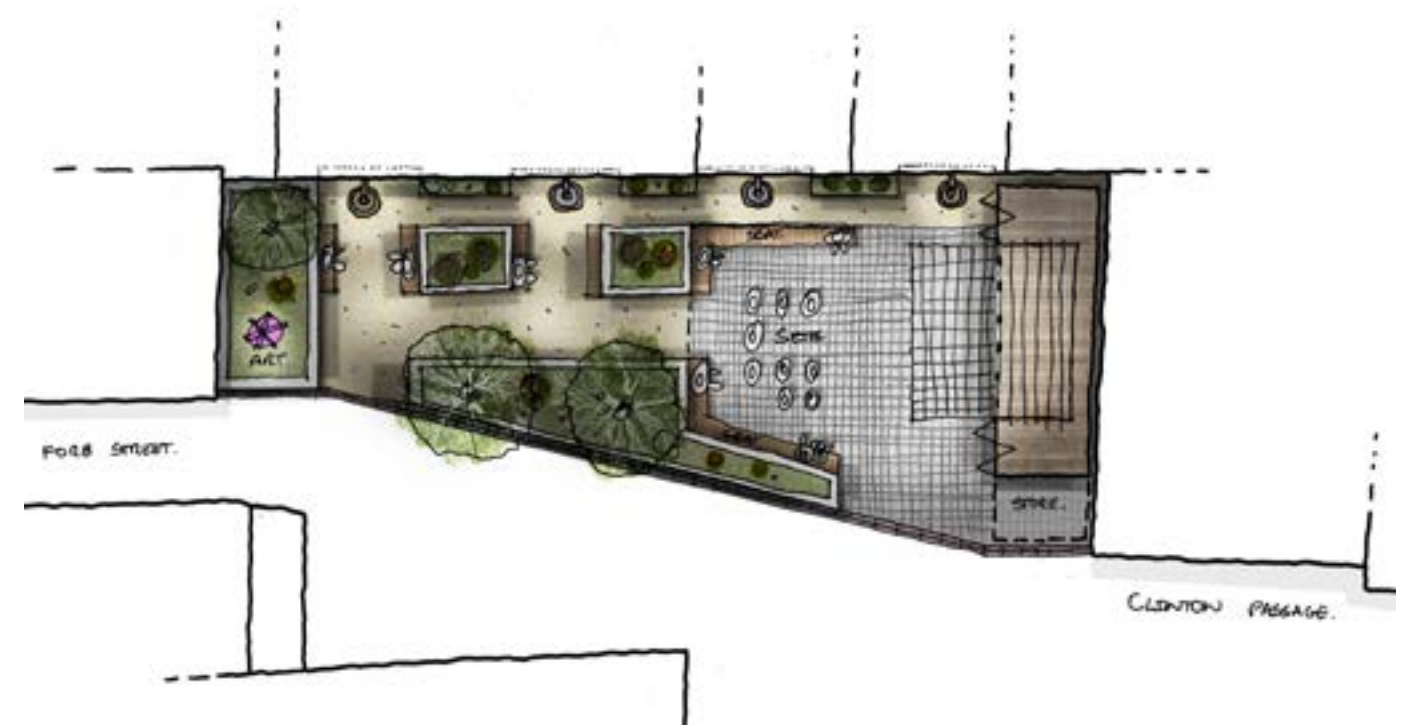


FIG. 036 Conceptual proposals for a Pop up park for Hideaway 77 - Nighttime



FIG. 037 Illustrative montage

GROWING PLANTERS



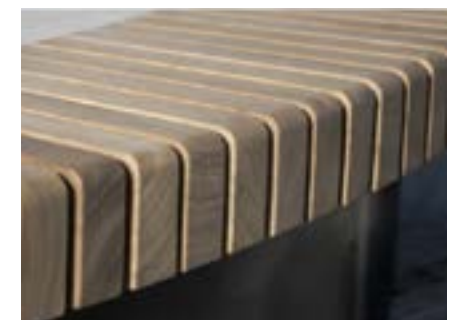
CONTAINER STAGE



MIXED USE PLANTERS



TIMBER SEATING



10

SHOP FRONT IMPROVEMENTS TO THE TOWN CENTRE

SHOP FRONT IMPROVEMENTS TO THE TOWN CENTRE

REDRUTH SHOP FRONT GUIDANCE

The Redruth Shopfront Design Guide document has recently been produced. This acts as an appendix to the Cornwall Shopfront Design Guide, which should be referred to for more detailed information on design options, technical advice and good examples.

RECENT SHOP FRONT IMPROVEMENTS FUNDED BY REDRUTH HSHAZ

The Redruth HSHAZ was an 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

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 £100,000. Works were carried out on the following buildings:

- 33-34 Fore Street
- St Rumons Club, Penryn Street
- 81, Fore Street Former HSBC Bank
- 2, Fore Street, Make A Mends

BENEFITS OF SHOP FRONT IMPROVEMENTS

- 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
- Providing a visitor attraction



FIG. 038 2, Fore Street - Make A Mends



FIG. 039 33-34, Fore Street - K9 Crusaders Dog Welfare Charity (this photo shows the building prior to works being carried out - it is currently clothed in scaffolding and protective sheeting)



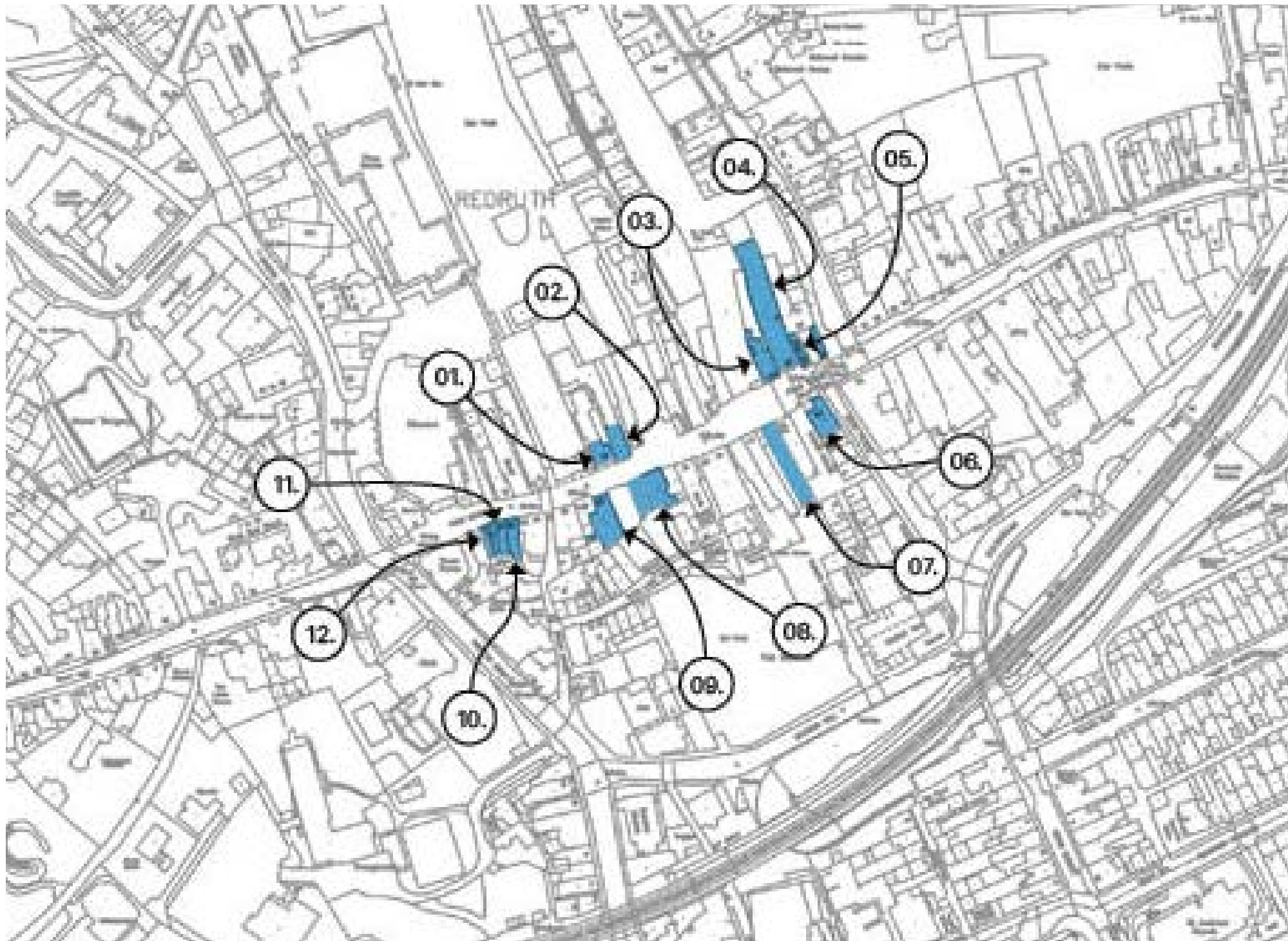
FIG. 040 81, Fore St -Mining Exchange Studios Gallery (Former HSBC Bank)



FIG. 041 St. Rumons Club - sash window replacement

10.02

PRIORITY BUILDINGS FOR SHOP FRONT IMPROVEMENTS : FORE STREET



Key :

Priority Buildings for Shop
Front Improvements - Lower
Fore Street

FUTURE SHOP FRONT IMPROVEMENTS

A visual survey has identified a number of priority buildings for shop front improvements. These are focused on the town centre to Fore Street, Alma Place, Station Hill, Chapel Street and Bond Street.

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

10.03

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



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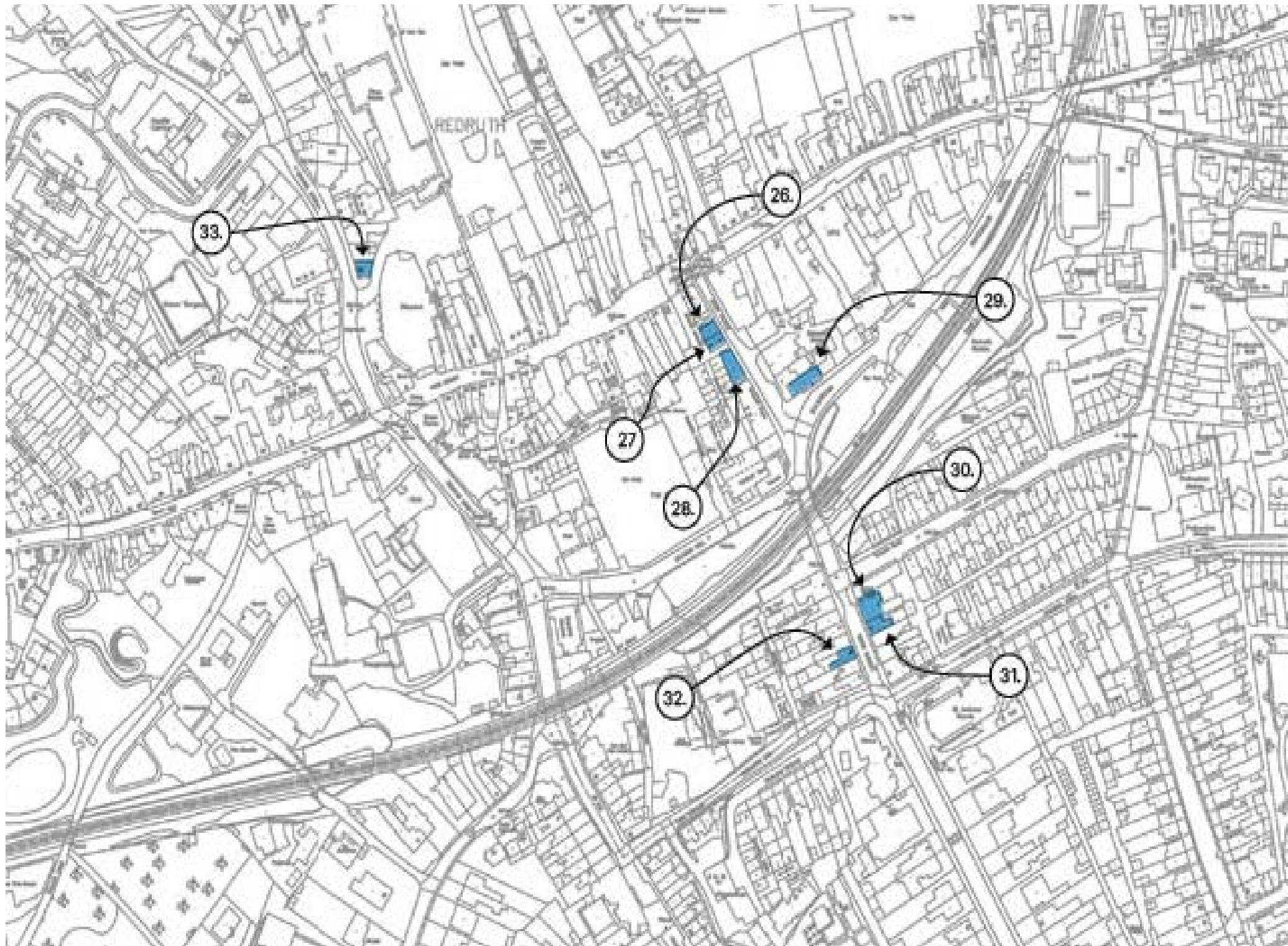
24. 73, Fore St - Premier Convenience



25. 74, Fore St - Superdrug

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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



LAVIGNE LONSDALE

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