



RESTORMEL BOROUGH COUNCIL

Newquay SITE

Towan Square

- KEY SIGHT LINES
- KEY MOVEMENT
- KEY SPACES
- ACTIVE FRONTAGE
- LANDMARK BUILDING



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Urban design principles

The main elements in the brief should achieve the following urban design principles:

- Creation of a usable space that connects the main commercial street with Killacourt and the sea.
- All buildings should address and adequately enclose the space, buildings should be primarily four storeys with three storeys at the edges.
- Create a strong setting for the Council building.
- Landmark building on old bus station site addressing Killacourt and the sea as well as the main commercial street from east and west approach.
- New public transport link crossing the space.
- Pedestrian dominance.
- Unobstructed sea views down Marcus Hill.
- The development could include Shops, Food and Drink and residential. Other uses including professional services, hotel, or Classes D1 or D2 Uses may also be appropriate.
- It is unlikely that any on-site car parking would be acceptable.
- A Design Statement should explain how any proposed development interprets the qualities/characteristics in the natural and built environment of the local area which contribute to local distinctiveness and which will inform and be reflected in the development.
- The Authority supports the Police initiative of 'Secured by Design' and works closely in determining applications with the police architectural liaison officer. The design statement should confirm the quality of fenestration in relation to PAS24 etc.
- Provision should be made to encourage cycling. Pedestrian accesses to shops should be inviting and relate well to existing footpaths and pavements.
- Long distance views of the site and from the site should be utilised and respected.

Resources and infrastructure

The Council is unlikely to require affordable housing given the number of units likely.

The Council toilet site should be included in any redevelopment, the Council will make the site available for development subject to agreement on appropriate new toilets being included in the redevelopment.

The Council will require a contribution for each residential dwelling towards education infrastructure (excluding any controlled by condition for holiday occupancy purposes or one-bedroom units), the contribution is currently £1,100 per dwelling delivered by way of a Section 106 agreement.

The Council will seek a financial contribution or agreement to improve or provide open space within the brief area.

Design for surface water drainage regime should be SUDS based.

An assessment of the site's potential for archeological interest should be undertaken before a submission is prepared.

An assessment of any mining history should be undertaken before a submission is prepared and the relevant information submitted if necessary.

A Statement of Community Involvement should be submitted with the application explaining what consultations have been carried out with the community.

A Sustainability Audit should be provided confirming what provision has been incorporated in the design of the buildings for water harvesting, passive energy gain, heat and waste recycling and energy conservation. Conveniently located facilities for refuse disposal and recycling of waste such as bin stores should be identified in the layout.

Background documents

- Restormel Borough Council Local Plan (2001)
- Local Plan Review - Cabinet Report (March 2003)
- Newquay Regeneration Masterplan
- Draft Framework Action Plan
- Newquay Shopfront Design Guide
- Planning obligations relating to food, drink and public leisure business.

AERIAL VIEW OF THE FORMER BUS STATION SITE



-  Newquay Redevelopment Area
 -  Prime Shopping Area
 -  Areas of Local Architectural & Historic Value
 -  Traffic Management Priorities
 -  Town Centre Boundary
 -  Existing Informal Open Space
- EXTRACT FROM RESTORMEL BOROUGH COUNCIL LOCAL PLAN PROPOSALS MAP



AERIAL VIEW OF THE PROPOSED 'TOWAN SQUARE'



Site description

Located on the urban spine the site occupies around 0.48 hectares and comprises of:

- building formerly used as bus station
- toilets owned by Restormel Borough Council
- existing retail units
- roadway and pavements

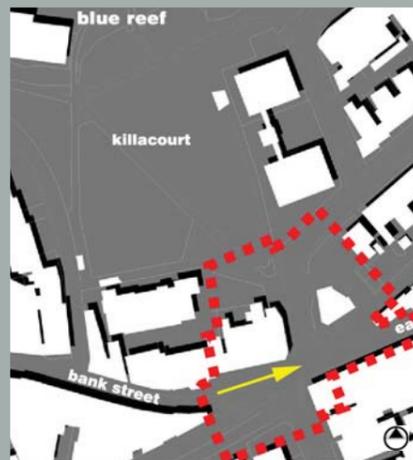
The area is characterised by poor urban quality and contributes little towards civic quality.

The site represents an exciting opportunity in the heart of the town for holistic regeneration. Over time there has been a consensus of opinion that the former bus station site is an important community resource that should deliver an improved pedestrian environment and community benefit whilst still maximising development potential in reports including:

- Newquay Regeneration Programme: Strategy and Action Plan
- Newquay and its Hinterlands Regeneration Masterplan
- Newquay Town Centre Design Guide
- Newquay Urban Design Study
- Cornwall and Scilly Urban Survey



EXISTING VIEW OF THE SITE WITH INDICATED DIRECTION ON LOCATION PLAN BELOW



Current land ownership

The site is mostly in private ownership. The old tramway route and the WC building adjacent to the former bus station are on Restormel Borough Council freehold land.

Current planning status

This SPG was adopted by the Council as planning policy on the 19th April 2004.

The area comprised of the former bus station site is designated in Restormel Borough Council Local Plan 2001 as a 'Newquay Redevelopment Area'. Policy N14 states proposals will be permitted provided the development is in accordance with the general policies of this plan and in particular provides visual improvements in line with Policy 6.

Policy 6 states: new developments will be required to:

- Harmonise with their surroundings.
- Create an interesting, attractive environment.

Policy 56 requires: Proposals for new shops within the defined town centre of Newquay will be permitted.

The southern half of the site is designated as 'Prime Shopping Area'. Policy 57 states: ... redevelopments which would result in the loss of ground floor shops will only be permitted where:

- The proposal will not itself or when taken cumulatively with other recent proposals harm the vitality or viability of the centre.
- The proposal will not harm the visual character of the centre.

- The proposal will not significantly harm the amenity of residents or visitors.

The site falls within the 'Areas of Local Architectural and Historic Value' designation. Policy 32 states: Proposals for development within the Local areas of Architectural and Historic Value should have particular regard to the conservation of local character.

The Bank Street/East Street junction is subject to 'Traffic Management Priorities'. East Street and Bank Street are designated as 'Traffic Calming Measures/Local Safety Schemes'.

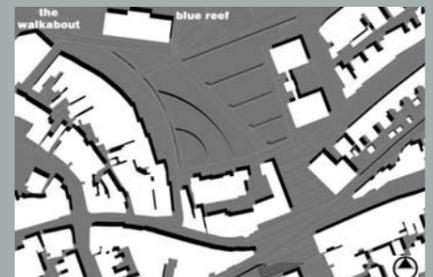
The site falls within the designated 'Town Centre Boundary'. Policy 60 states: Proposals for the enhancement of the appearance and character of St Austell and Newquay town centres... will be encouraged and permitted.

Policy 9 states: Proposals for development which will ensure close links with established public transport networks or which incorporate appropriate proposals for new public transport links and which will generate largely local private car movements will be permitted.

Policy 54 states: Proposals for non-ancillary Class B1 and Class A2 office developments will be permitted...

Desired future character

Towan Square should become the primary civic space located within the heart of Newquay. It should be fronted with ground floor shops and cafes connecting the main commercial spine with Killacourt and the sea both visually and physically. Residential accommodation above buildings fronting the square will add life to the square throughout the day and night as well as providing the best of urban living combined with great views and the close proximity of beaches and the sea. The space will be held by a new mixed use landmark building that will be clearly visible from not only the main commercial street but also from Killacourt. The space itself should have pedestrianised space maximised, be high quality, flexible and uncluttered; able to accommodate a variety of uses day and night including outdoor seating and temporary events. The new square should also provide an appropriate setting for the council buildings situated on the southern edge of the space.



ABOVE: PLAN OF POSSIBLE DEVELOPMENT OPTION INTEGRATED WITH EXISTING URBAN FORM

BELOW: POSSIBLE VIEW SHOWING NEW SPACE, DEVELOPMENT AND SEA VIEWS

