



Torpoint Town Project Board

Welcome

Community Hub & Square



Welcome to this consultation event showing developed proposals for a mixed use development at the bottom end of Fore Street comprising of community building, residential units and community square.

Having secured funding from the UK Government through the UK Shared Prosperity Fund, Torpoint Town Team Project Board have commissioned Clifton Emery design to develop the feasibility proposals previously presented in preparation for an application to Cornwall Council for outline planning permission



Site location



Key

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

Key

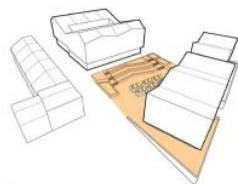
- 1** Community building with residential above
- 2** Market square
- 3** Residential development
- 4** Parking
- 5** Future mixed use with ground floor commercial and parking with residential above

Proposed site plan



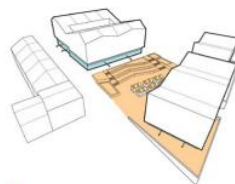
Concept approach

Community Hub & Square



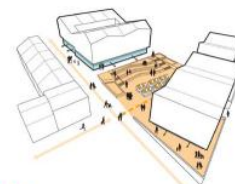
1 Public square - kiosk and market stalls

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



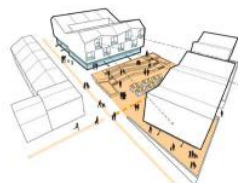
2 Active uses and frontages

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



3 Pedestrian routes

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



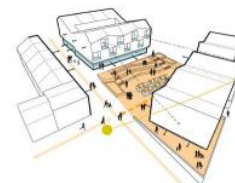
4 Waterfront views

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



5 Surveillance

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



6 Solar orientation

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



Key

- 1 Community building with residential above
- 2 Parking area
- 3 Private Terrace
- 4 Views out
- 5 Proposed market square
- 6 Future mixed use with ground floor commercial and parking with residential above



Flexible Uses

Community Hub & Square



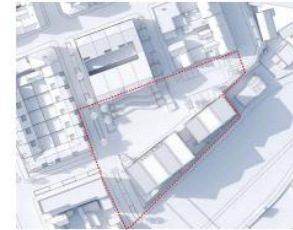
1 June 21st - 9 AM
Morning



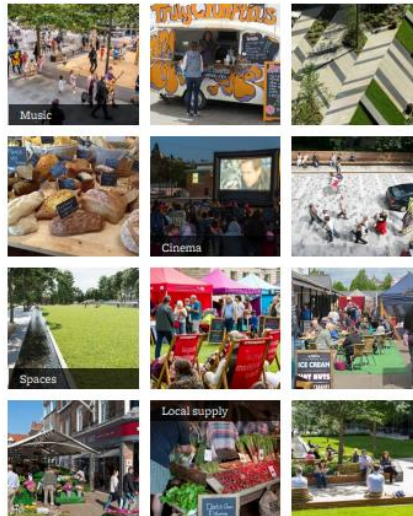
2 June 21st - 12 PM
Afternoon



3 June 21st - 5 PM
Evening



Shadow Path Analysis - June



1 Alternative Uses

2 Market Day

3 Outdoor Cinema

4 Music & Performance Venue



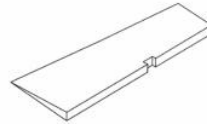
2 Outdoor Cinema

Flexible Town Square Uses

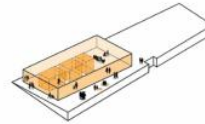


Police Station site

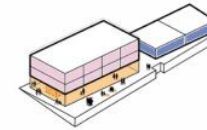
Community Hub & Square



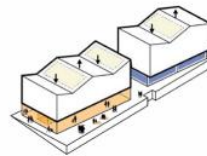
- 1** Provide a plinth that elevates the site above the ferry queuing lanes, dealing with the existing sloping topography and creating a level platform on which the building can sit.



- 2** Provide ground level community accommodation organised around centrally positioned pods of fixed ancillary accommodation. An open floor plate with flexible use is to be provided around the pods giving an active frontage and promoting inclusivity and transparency.



- 3** Provide residential accommodation on upper floors with the structural grid set out to allow a simple building form and repetition of internal layouts. Structural bays to be sufficiently wide enough to allow living spaces and primary bedrooms to all apartments to be located on the south elevation.



- 4** Articulate the roof form to provide variety and animation giving the community building a civic presence and identity. Roof forms to be orientated to maximise the opportunity for PV.



- 5** Project the residential accommodation forward to provide solar screening to the heavily glazed ground floor. Provide inboard south facing balconies to residential accommodation that limit solar gains and provide private amenity space with views beyond.



- 6** Provide dock access to the apartments on the north elevation that in time will provide an active frontage onto a new market square.



Key

- 1** Community building entrance
- 2** Vehicle access from Fore Street
- 3** Residential entrance
- 4** Residential parking
- 5** External terrace to community building
- 6** Childrens play area
- 7** Stepped access to waterfront
- 8** Bin storage

Block A

Ground floor commercial building with 2 storeys of residential accommodation above

Block B

3 storey residential building



Masterplan Development

Community Hub & Square



Proposed ground floor plan



Section

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

The section illustrates active ground floors in each building.

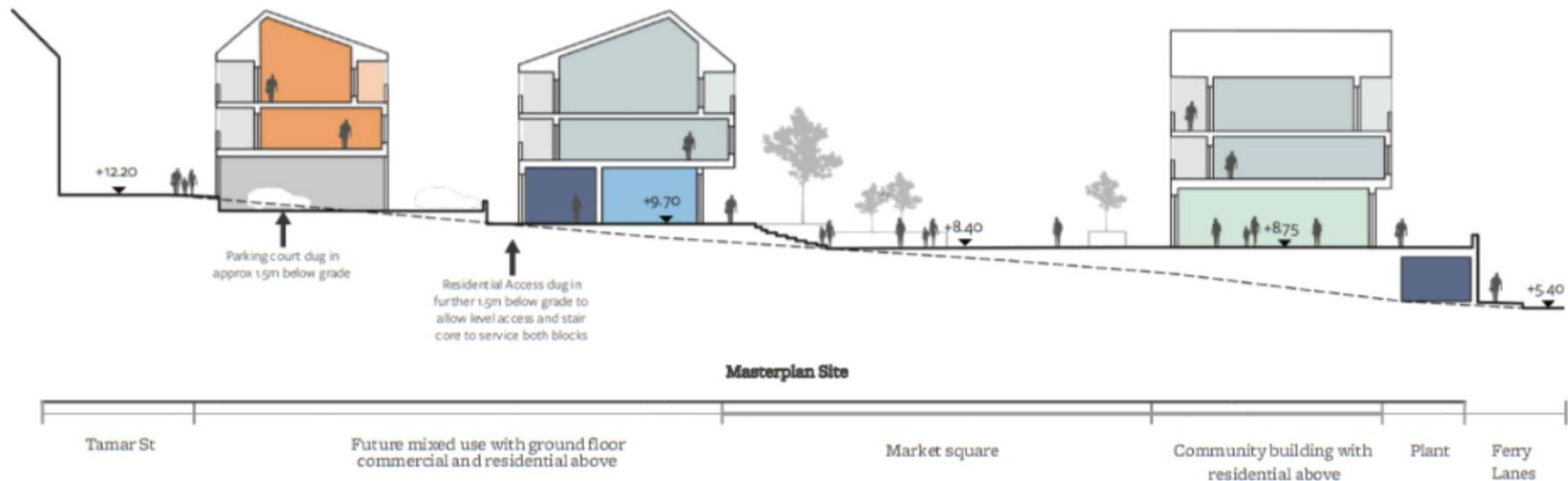
The community building is illustrated to show a ground floor that is raised up from the ferry queueing lane.

This elevates apartments in the block so that they are well above the lanes and can be designed with careful attention so that accommodation looks out above and beyond the queueing lanes to the estuary beyond.

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

Key

- Community Pavilion
- Plant / Bins / Services
- Commercial
- Community Building
- 1 bed Residential
- 2 bed Residential



Masterplan Development

Community Hub & Square



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