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# Torpoint Library and Police Station Site

Final Stage 3 Presentation

November 2025







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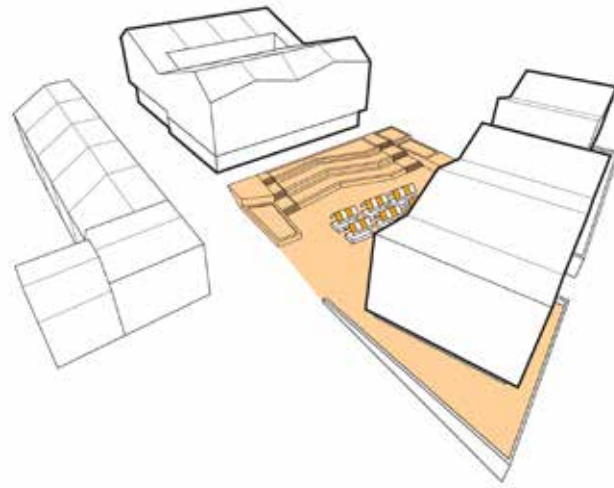
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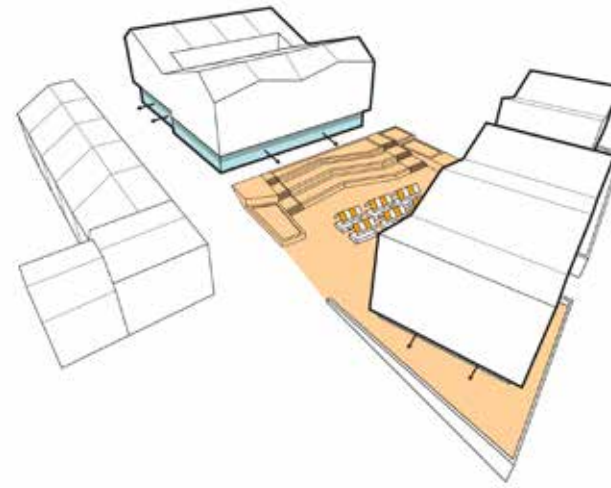
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## Site Vision and Concept



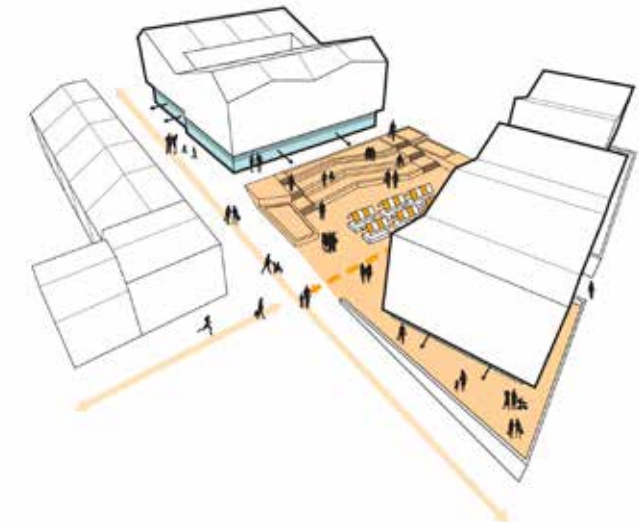
### 1 Public square - kiosk and market stalls

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



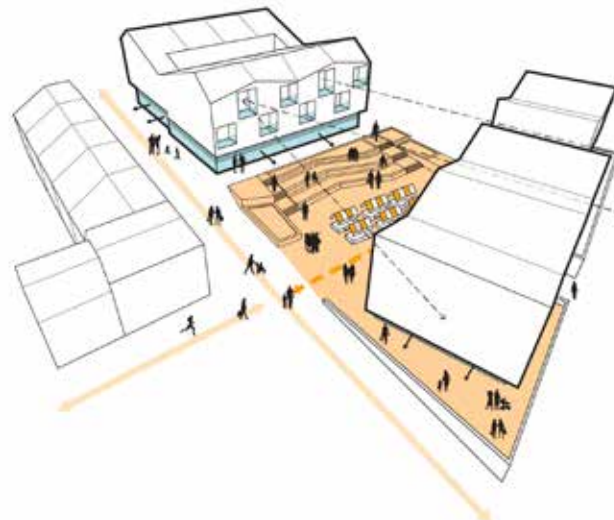
### 2 Active uses and frontages

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.



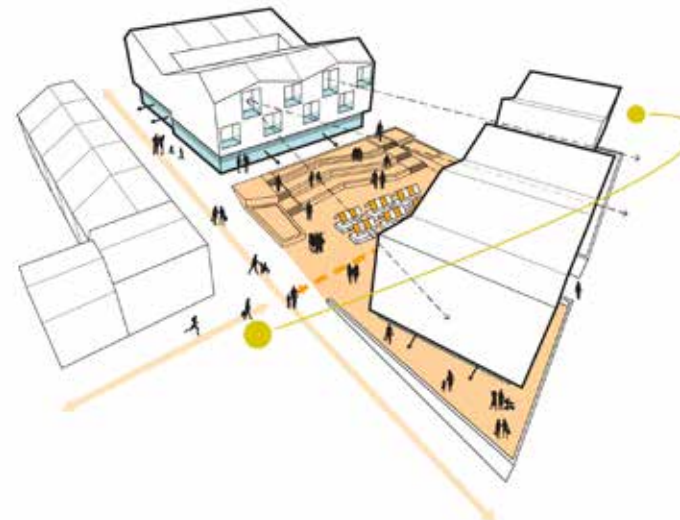
### 3 Pedestrian routes

The square would be at the cross-roads of Fore 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.



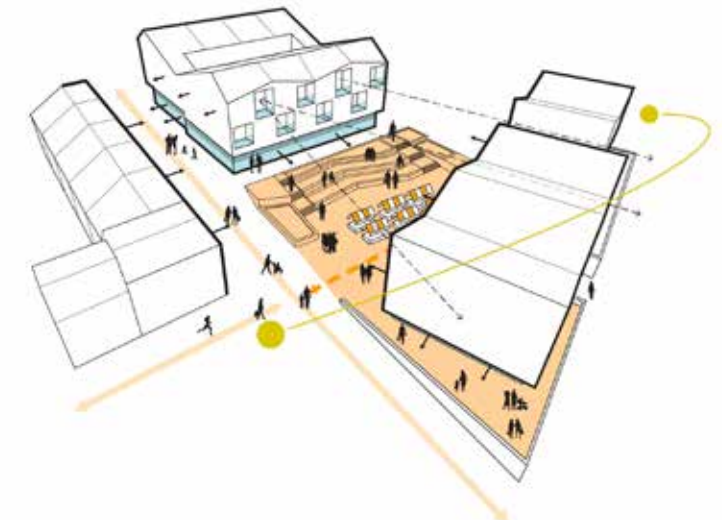
### 4 Waterfront views

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

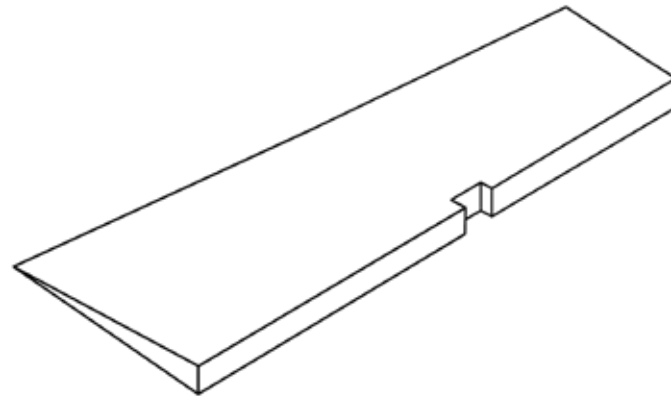
Residential accommodation with private inset balconies provide surveillance of the public realm and animation to the facade giving the public realm a better prospect of becoming animated, creating a place that will be cherished by locals and visitors.



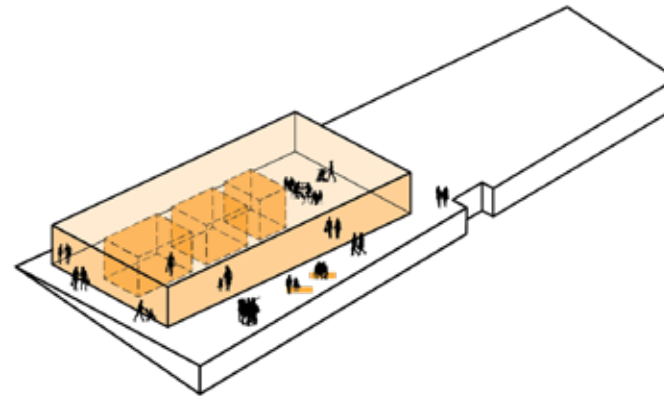
### 6 Solar orientation

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 orientation and any impact on the public realm. Improved basis for achieving great views to the surrounding waterfront from new buildings.

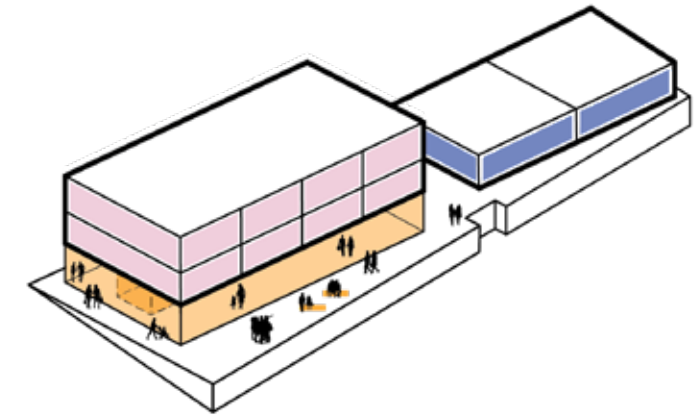
## Building Strategy - Former Police Station Site



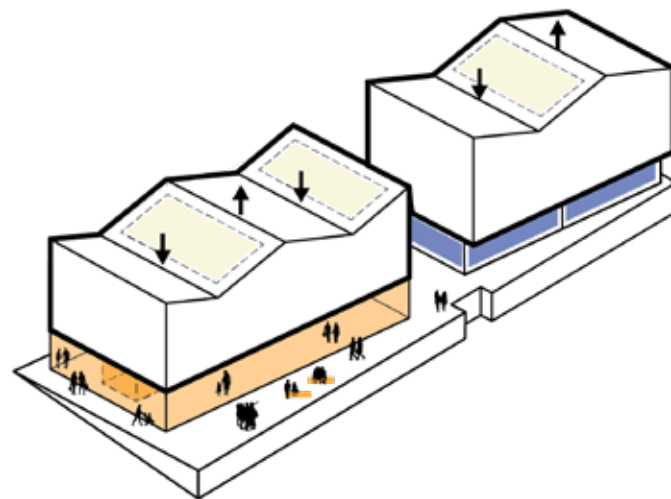
- 1 Provide a plinth that elevates the site above the ferry queueing lanes, dealing with the existing sloping topography and creating a level platform on which the building can sit.



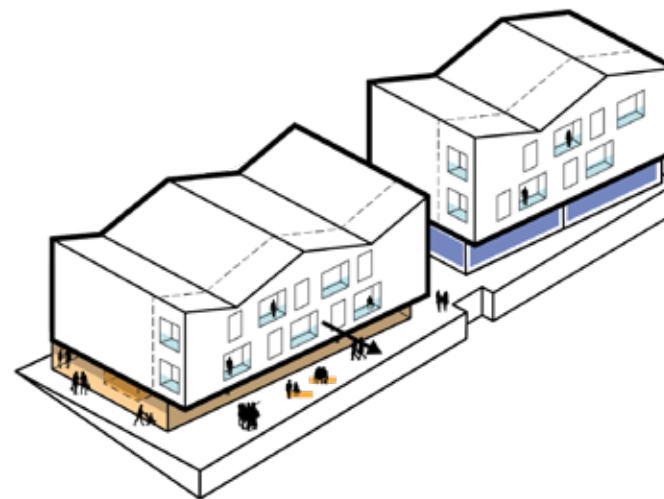
- 2 Provide ground level community accommodation organised around centrally positioned pods of fixed ancillary accommodation. An open floor plate with flexible uses is to be provided around the pods giving an active frontage and promoting inclusivity and transparency.



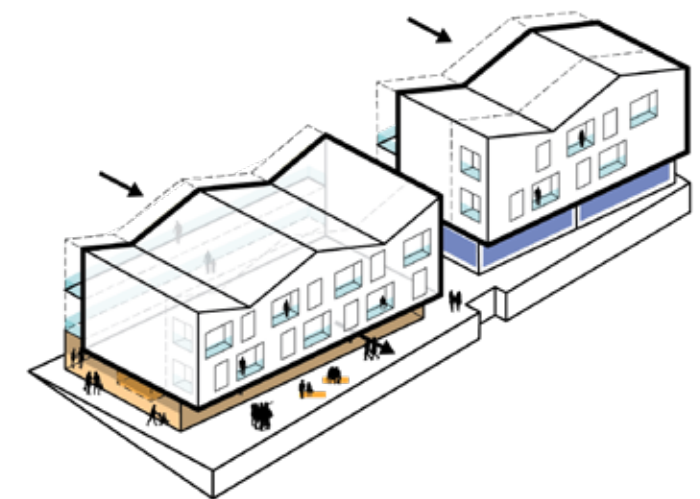
- 3 Provide residential accommodation on upper floors with the structural grid set out to allow a simple building form and repetition of internal layouts. Structural bays to be sufficiently wide enough to allow living spaces and primary bedrooms to all apartments to be located on the south elevation.



- 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 inbound south facing balconies to residential accommodation that limit solar gains and provide private amenity space with views beyond.



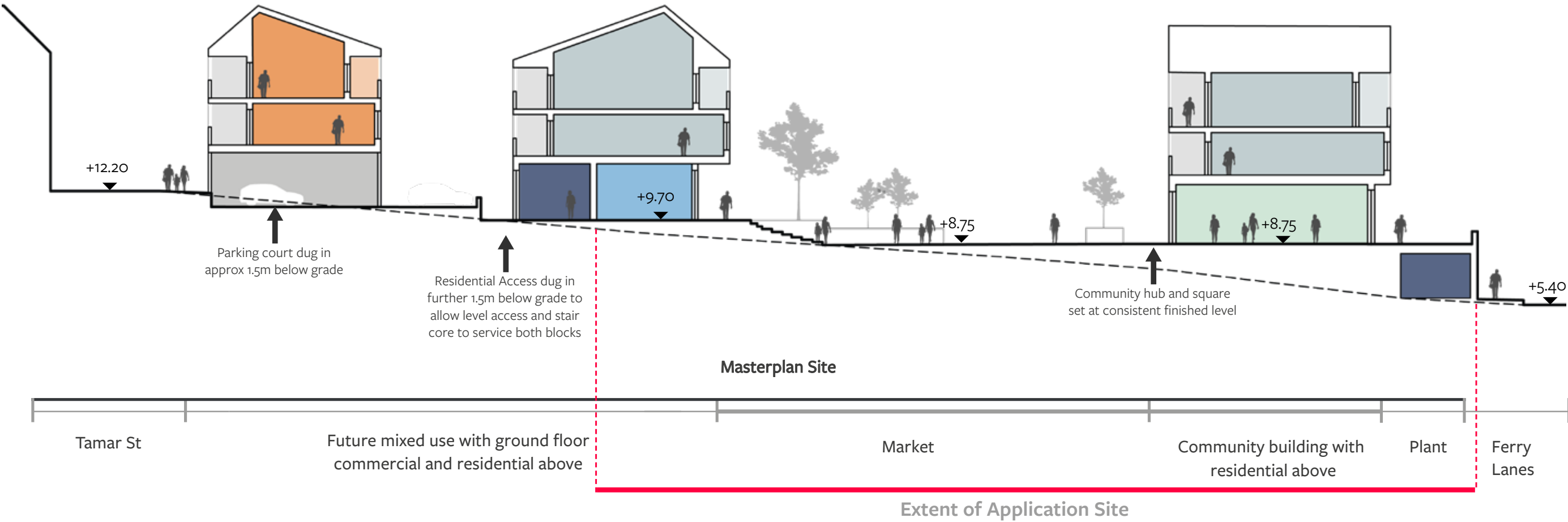
- 6 Provide deck access to the apartments on the north elevation that in time will provide an active frontage onto a new market square.

Concept Section



Views through the community building from the public square

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





## The Site Plan

- Application boundary
- 1 Community building with residential development over
- 2 Three storey residential building
- 3 Parking
- 4 Market square
- 5 South facing terrace with river views
- 6 External children's play space
- 7 Private amenity to residential apartments
- 8 Narrowing of Fore Street with improvements to pedestrian footway
- 9 Mixed use development as agreed masterplan
- 10 Soft landscaped tiered seating
- 11 Vehicle access from Fore Street onto market square
- 12 Turning head for delivery, collection and emergency vehicles





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## The Public Square

### Key

- 1 South facing public terrace
- 2 Open deck access to apartments
- 3 Native species planting
- 4 Stepped landscaped seating
- 5 Integrated archive & information display
- 6 Level access to Fore St.
- 7 South facing inset balconies
- 8 Mixed use development as the agreed masterplan
- 9 Rooftop PV





# View from the Ferry Lanes

- Key
- 1 South facing public terrace
  - 2 South facing inset balconies to apartments
  - 3 Native species planting
  - 4 Full height glazing to the community building
  - 5 Integrated information and artwork display
  - 6 Stepped access to the Ferry Lanes
  - 7 Gabion wall plinth





# Cost Plan

## The Cost Plan

A detailed breakdown of the project cost plan is included in appendix Q although a summary of costs is provided below:

<div></div>	Cost Plan 1: Residential, Community Building and Parking	£5.92m
	(cost figure for the fit-out of the community building)	£300k
<div></div>	Cost Plan 2: Public square area	£330k
<div></div>	Cost Plan 3: Works to Fore Street	£220k

**Overall cost: £6.47m**  
**Overall cost excluding Community fit-out: £6.17m**

Denotes area not forming part of this study and therefore not included in the cost plan (including the demolition of the existing library building to facilitate the construction of the public square)

