

NEWQUAY TOWN CENTRE

DEVELOPMENT FRAMEWORK

TOPIC PAPER

CULTURE, COMMUNITY AND SUPPORTING BUSINESS

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**PRIOR
+ PTNRS**

HATCH

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Intensification and Diversification of the Town Centre

A core finding from engagement is that the town centre needs to be improved both by enhancing the public realm and by bringing in new uses that are missing today, like affordable homes, community space, and workspaces. Much of these have to do with how the town centre serves its local residents as opposed to visitors.

In order to do this, the Spatial Framework identifies a number of strategic opportunity sites. These sites do not mean that all buildings will be demolished; rather, they are large areas which pose opportunities to think holistically about improvement and change. The range of potential interventions on these sites include:

- Retention of existing buildings
- Redevelopment and intensification opportunities
- Unlocking new or improved public realm
- Retaining or intensifying car parking

Opportunity sites identified include:

① **The Harbour.** Here, there is an opportunity to rethink how spaces are used and managed to enhance safety and experience.

② **High Street to Beach.** Movement interventions could enable Fore Street Car Park to become a public space either permanently or temporarily, and for Beach Road to be much less trafficked. There's a potential to improve these green spaces as well as Towan Promenade.

③ **Sainsbury's.** Here, there is an opportunity to intensify this site to retain the existing supermarket and parking, but also improve the frontage onto Fore Street, create new routes and spaces, and potentially introduce some housing on upper floors.

④ **Manor Road Bus Station and St George's Road Car Park.** There is an opportunity to create frontage onto Manor Road, re-provide some car parking, and potentially introduce a delivery hub for Bank Street.

⑤ **Old Woolworth's.** There is an opportunity for this to be re-purposed for community, small business or social enterprise uses to create a more positive presence on the high street.

⑥ **Marcus Hill Civic and Community Hub.** There is a long-term opportunity to think strategically about development opportunities which could create frontage onto Manor Road, re-provide some car parking, and improve the presence of the Town Council and Library.

⑦ **Hotel Victoria area and Tram Tracks.** There is an opportunity to improve the public realm, create new links into the Tram Tracks, and better animate the Tram Tracks.

⑧ **Newquay Great Western Quarter.** There is major potential here to improve the station arrival—potentially opening up views to the sea—to create new green spaces and connections, and to introduce a lot of uses that the town centre needs like housing, workspace, and community spaces.

⑨ **Albany Road Car Park.** This small site has been identified as it is owned by Cornwall Council and centrally located, potentially appropriate for further delivery of SoloHaus homes.



KEY

- Town Centre
- Opportunity sites
- Development sites currently underway
- Employment safeguarded land
- Station Quarter allocation (CC LP Policy NQ-M1)

Opportunity sites

Hotel Bristol
In planning

Residential
Under construction

Community & worship
Approved



Intensification and Diversification of the Town Centre

Town Centre Living

Access to housing is an acute issue in Newquay. The Spatial Framework identifies a number of opportunity sites where different types of housing could be delivered. Providing more housing the town centre is sustainable as it increases footfall and demand, enables a greater mix of uses, increases activity outside of peak periods, and promotes a lifestyle that does not rely on the car. It can help provide a more vibrant and safer town centre.

Homes above shops



Delivering new homes



New models of housing



Affordable homes



Diversifying the workspace offer

A greater range of business space in the town centre can help to support the diversification of a year-round economy, support existing and new business to grow and establish themselves in Newquay, create room for growing creative and high value sectors, and support an increasingly flexible workforce to find home in Newquay.

Co-working



Studios & workshops



Working yards



Independents & social enterprise



Culture, community and leisure

In looking to build on the lifestyle offer of Newquay, create a town centre with greater provision for locals, which is a more vibrant place in winter, and which attracts visitors all year round; supporting Newquay's communities and its cultural businesses and organisations can play a huge role.

Events and culture



Community space

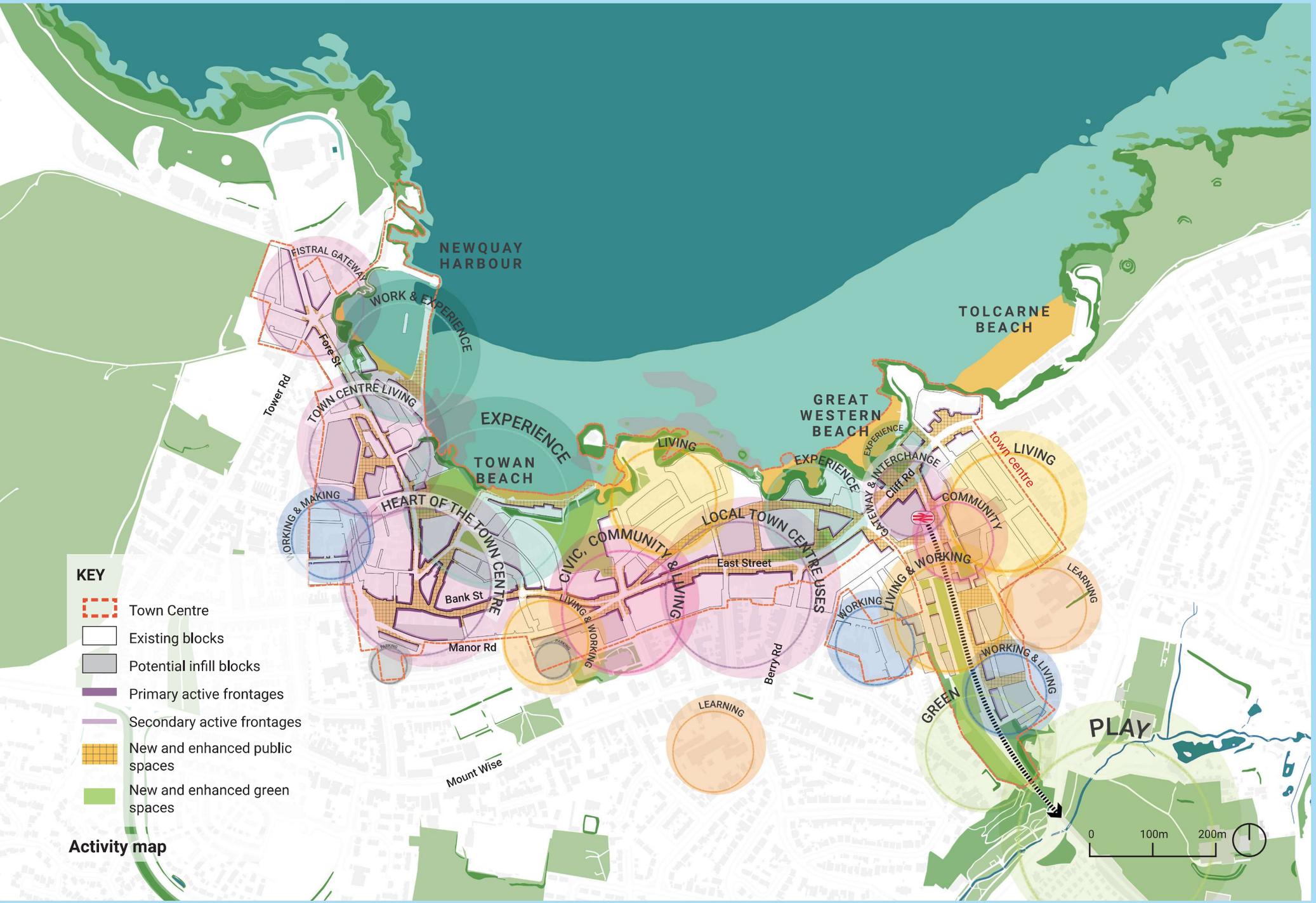


Arts and heritage



Sport and play





An Active and Connected Public Realm

Key priorities emerging from engagement are the enhancement of a tired-looking public realm, improving the management and maintenance of the public realm, the introduction of high quality public open space into the town centre, and enhancement of green spaces and infrastructure.

To do so, the Spatial Framework identifies a network of new and improved public spaces, linkages, and frontages. Together these serve to stitch the linear town centre together, and to create points along its length where existing and new public squares and spaces become places in which to gather, dwell, and enjoy sea views.

A connected network of new and enhanced green links and spaces is proposed, with opportunity to introduce planting, ecological connections, pedestrian connections, and play.

1 Fore Street Car Park & Bowling Green



4 Tram Tracks Animation



2 Central Sq & Bank St: Historic Heart of Town



5 A New Station Arrival



3 Sainsbury's Square



6 7 Railway Park & Working Yards





KEY

- Town Centre
- Historic core
- Primary active frontages
- Secondary active frontages
- New and enhanced public spaces
- New and enhanced green spaces
- ☛ Key views
- Connective pedestrian-friendly high street
- Core pedestrian area
- Pedestrian & green links
- ✳ Existing landmarks
- ✳ Potential new landmark locations

Public realm, frontages and key connections



