

Basset Community Hub

Basset Road, Camborne

Design and Access Statement

Incorporating

Planning Statement

Green Infrastructure Statement

Statement of Community Involvement

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INTRODUCTION AND VISION

BACKGROUND

This Design and Access Statement - with accompanying Planning Statement, Green Infrastructure Statement and Statement of Community Involvement - supports the Planning and Listed Building Applications for the proposed Basset Community Hub project, Basset Road, Camborne.

The Design and Access Statement has been structured using theme section headings adapted from the National and Cornwall Design Guides.

The process leading to this full planning and listed building application submission was subject to a Planning Performance Agreement established with Cornwall Council during 2023.

An earlier scheme incorporating a large volume two storey performance space and atrium was developed and submitted to Cornwall Council during the pre-application Planning Performance Agreement (ref PA23/00396/PREAPP).

Following consultation with HEP and WHS officers the previous proposals were substantially amended to help mitigate their concerns including:

- Omission of large two storey performance space and entrance atrium
- Reduction in overall new build footprint allowing for re-introduction of new hard and soft landscaping at rear
- Increasing the extent of glazing in the linking element to increase sense of separation
- Maintaining more of the central wall between the two properties to better identify the line of the original wall within the new proposals
- Reducing the impact of the new front entrance by replacing solid canopy with glass and disengaging any supporting structure from the two listed buildings to maintain their clear and separate identities.

The amended proposals responding to the points above form the current scheme now being submitted to planning.

THE PROJECT

The site is located on the western side of Basset Road approximately mid-way between the junction with Commercial Street at the northern end and South Terrace at the southern end. The site lies within the Historic Town Centre Boundary.

The proposed design incorporates the existing Basset Centre and neighbouring White House. Both are Grade II Listed.

The project aims to restore, repair and re-purpose both buildings to host a variety of community based activities, including the Town Library.

A new flexible engagement space is proposed to the rear of the White House and a new central atrium connects all the buildings, incorporating a café, foyer and heritage exhibition experience.

The project emerged from the wider Camborne Town Deal project and Spatial Strategy work undertaken during 2022.

The Camborne Spatial Strategy Report, released in May 2022, included testing of alternative site options for a new Community Hub in and around Camborne.

The spatial strategy work led on from the original “Buzz Station” initiative that proposed redevelopment of the Camborne Town Centre Bus Station site. That project did not progress due to land acquisition challenges.

Combining the Basset Centre and neighbouring White House sites within a single project ensures the long term future of the two important listed buildings that form an integral part of the town’s street-scape and heritage.

The project is supported with funding from the Department for Levelling Up, Housing and Communities (DLUH&C) Town Fund, Cornwall Council (CC) matched funding.

The proposals illustrated in this report will deliver a valuable new civic facility within Camborne, serving the local community and helping to sustain the wider Town Centre economy.



Night time view of new foyer entrance set between the Basset Centre and White House Buildings

CONTEXT APPRAISAL

Kammbronn (Camborne) is one of Cornwall's most important historic towns and long established urban settlements. Set within the centre of Cornwall's historic mining area, the town played a pivotal role in the development of mining industries both within the county and further afield.

Technology fuelled by mining activity led to a global industrial legacy through both the innovations of Richard Trevithick, the town's most famous son, and Holman Brothers whose products forged in the Camborne factory were sold and exported around the world.

The town today remains a much-loved place in the hearts of Camborne's citizens and its rich historic urban grain survives relatively intact.

The strong organising backbone of Trelowarren Street continues to be bookended by the landmark buildings of the Centenary Wesleyan Church at its eastern end and the 1866 clock tower to the John Francis Basset Building (now Wetherspools) at the western end.

Camborne's strong spatial structure and many of its fine public buildings persist as historic focal points and gift us a rich built fabric that new interventions must first seek to understand and then weave positively into. Like any living growing town, it must, at any one moment in time, find that balance between the conflicting demands to be both complete but never finished.

The proposed new Basset Community Hub sits within the historic heart of Camborne Town centre on one of the main roads into the town centre from the southern approach.

The site is approximately 300m from Commercial Square, which is around a 4.5 minute walk.

The site falls within the Camborne Conservation Area and the Mining World Heritage Site (WHS). Pre-application discussions with Cornwall Council's Planning and Heritage Team and the WHS Service have taken place prior to submission of these proposals.

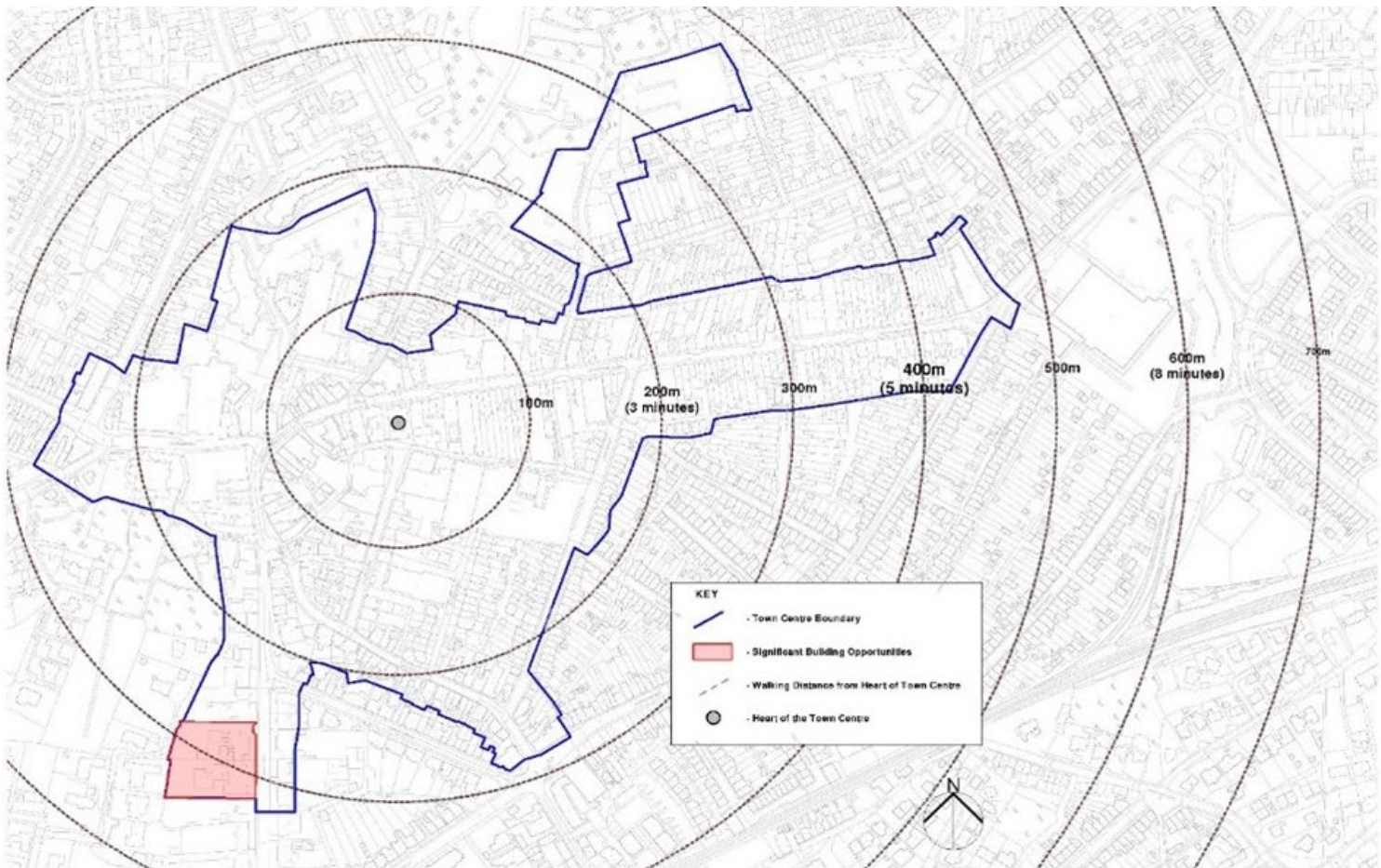
Set within an historic street-scape of predominantly two storey villas, the site comprises two separate properties with separate frontages, but connected at the rear by a large area of tarmac hard-standing, presently laid out as car parking.

The larger property is the existing Basset Centre. Originally constructed as a Board School dating from 1893, the property is Grade II Listed Entry No 1142689:

The building is a mix of two and single storey constructed from snecked rock-faced sandstone with granite quoins and dressings, slate roof. Irregular plan with L-shaped rear wing round a courtyard to the rear of the main block. Free Gothic style. Two high storeys and 3:3:3 unequal bays, symmetrical as a whole and in each of the 3 parts, with a triangular emphasis; the 3-bay gabled centre, which breaks forward and is wider, has a central 2-storey canted bay of ashlar with pinnaced buttresses at ground floor flanking a basket-arched and chamfered surround to a window which has 3 cusped lights over a cross-window, 3-stage mullion-and-transom windows at 1st floor, and a deep embattled parapet; flanking this feature are large transomed 3-light windows at ground floor and cross-windows at 1st floor, all these with sill-bands, quoined surrounds and shallow-triangular-headed lintels.

The steeply-pitched gable has kneelers, a pair of small square offsets and an apex finial, and between the offsets is a datestone with raised lettering: "CAMBORNE BOARD SCHOOL 1893" with a small, stepped triple lancet above. At ground floor each wing has 2 cross-windows (with ventilators inserted in 3 upper lights of those to the right), but at 1st floor they imitate the triangular pattern of the centre, with small single-light windows flanking a tall 3-stage transomed window which rises into a gablet matching the principal gable in style. The roof has cockscomb ridge tiles (some missing) and a corniced chimney at the left gable. The side walls have inter alia large Venetian-style mullion-and-transom windows. A single-storey addition to the rear corner of the rear wing is not of special interest.

The building is subdivided internally into three separate unconnected areas with no single entrance point. This stems from its original school use. Camborne Town Council and the Town Library currently occupy the front portion of the building. The upper floors and rear ground floor portion were previously occupied by Cornwall Council, but these areas presently lie vacant.



Location of Site in Town Centre



DESIGN AND ACCESS STATEMENT

CONTEXT APPRAISAL CONTD.

The smaller property is the existing White House, also known as 24 Basset Road. It was originally constructed as a large detached two storey villa dating from the mid C19. The building is again Grade II Listed Entry No 1328115:

The building has been altered over the years with the street frontage of stucco, presumably on rubble with a modern replacement pantile roof. Double-depth plan with wing to right-hand rear corner. Two storeys and 3 bays, symmetrical; shallow 1st floor band; porch with fluted Doric columns and pilasters, triglyph frieze and mutule cornice, protecting a doorway with set-in fluted 1/4-columns and a recessed 4-panel door with an over light containing intersecting semi-circular tracery; two 16-pane sashed windows on each floor and a 20-pane sash above the porch.

Hipped roof with projecting eaves. Attached towards the rear of the right-hand side wall is a one-bay receding wing of 2 slightly lower storeys, which has inter alia a 4-centred arched window at ground floor with cusped Gothic tracery in the head. Interior: doorway architraves with fillet and roll-moulding, and Tudor roses in the corners; moulded plaster cornice in right-hand front room; doglegged staircase with scrolled brackets, stick balusters, and wreathed curtail.

Modern portacabin type prefabricated extensions were previously added to the rear. These were in poor condition and represented low quality unsightly extensions to the original buildings. (These will be removed at an early stage to mitigate safety concerns as part of an initial enabling works package).

Most recently the property was occupied by Cornwall Council offices, understood to have lain vacant since c.2017. The property is generally in a poor state of repair with evidence of rot, particularly in the main roof space.

The front areas to both properties retain partial garden and ornamental planted areas. The rear is predominantly hard standing, with some ruderal planting appearing to the rear of the disused White House.

The Basset Centre's boundary wall fronting the pavement is constructed from granite matching that used in the main building. The original cast iron railings have been removed, presumed during World War II, and the intention is to reinstate these, subject to funding and Heritage Officer's approval.



Basset Centre Frontage Facing Basset Road



White House Frontage Facing Basset Road



Basset Centre and White House in Street-scape



Portacabins to Rear of White House

CONTEXT APPRAISAL CONTD.

The White House boundary wall fronting the pavement comprises low level rendered masonry with wrought iron railings. The railings are assumed not to be original but dating from a post war reinstatement. The masonry wall is subject to some cracking likely to be caused by the trees that have grown to a size larger than the small front garden space can naturally accommodate.

The northern, western and southern edges of the site are bounded by detached residential properties. A tree lined road runs adjacent to the western site boundary. This is heavily screened by a line of existing mature trees bordering, but lying just outside, the proposed site.

The neighbouring land to the west sits lower and the rear boundary wall serves to retain the back part of the site.

Cornwall Council's Online Mapping shows no Tree Protection Orders (TPO) within the proposed site but there is an extensive TPO Area across the adjoining properties to the west (The Rectory Camborne Tree Preservation Order dating from 1974) which includes the tree screen along the western edge.

There are also TPO Points on trees in the curtilage of the neighbouring property to the south, but none along the shared boundary with the Basset Building.

Six existing trees were located within the site itself to the east and north of the White House, with one tree just inside the Basset Centre boundary close to the glazed porch library entrance. While the trees within the site are not identified on mapping as protected by a TPO they do lie within the Town Conservation Area so are afforded protection and consent has to be obtained for any proposed tree works. A BS5387 Survey has been included as part of the planning application documents.

Some preliminary tree work was undertaken by the Town Council as part of their ongoing management of the site.

Pedestrian access into both sites is off the western side of Basset Road. There are three points of pedestrian access. The southernmost access leads into the south side entrance to the Basset Centre. The access in the middle leads into the modern glazed entrance porch serving the current Town Library. The top pedestrian access leads to the decorative porch and original central front door to the White House. This gated access has been disused for some time and is currently secured by a padlock and chain.

A narrow vehicle access to the site is provided off Basset Road via the northernmost entrance bordering the White

House. This leads round to the rear parking areas. The western end of the original boundary wall sub-dividing the two properties appears to have been removed in the past to allow for vehicles to access the area to the rear of the Basset Building.

It is noted that the southern Basset entrance is too narrow for vehicles and limited in height by the castellated gateway. Bollards are located to prevent vehicles attempting to leave via this route.

There is a small Gothic arched pedestrian gateway in the rear boundary. This appears to have been blocked up sometime in the past and its original purpose is not known. However, a flight of steps up to the gate still exists on the opposite side of the wall. A further historic opening is evident in the southern boundary wall but this has also been blocked up.

The site falls from south to north with the highest point in the south-eastern corner and the lowest point in the north-western corner. There is approximately a 1.1m difference in level between these two points.

The ground floors of the two existing buildings are set at different levels. In addition, the rear areas to the Basset Centre are set at a different ground floor level to the front areas of the Basset Centre.

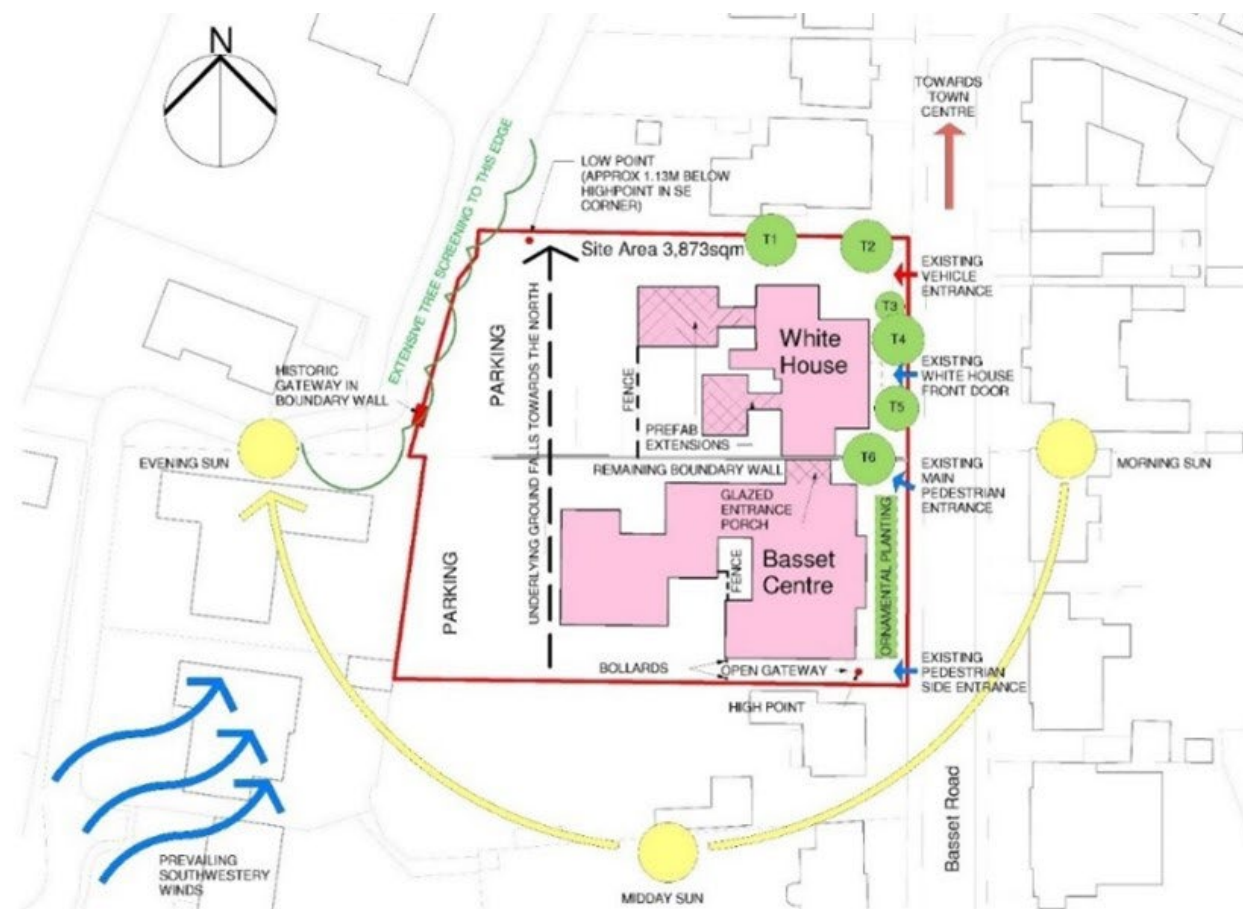
Basset Road is a C Category Road and identified on Cornwall Council Mapping as sensitive to commuter traffic.

The site lies within an Air Quality Management Area. A Transport Statement and Air Quality Assessment has been included as part of the planning application documents.

A review of the Environment Agency's Flood Map for Planning shows the site to be within Flood Zone 1. This is an area with a low probability of flooding.

Cornwall Council Mapping also shows it lies outside areas at risk of ground and surface water flooding.

The site does however lie wholly within the Camborne Pool Redruth Critical Drainage Area (CDA). A Flood Risk Assessment (FRA) has therefore been prepared and submitted with the current application. This details surface water attenuation measures to manage future site rainfall.



Existing Physical Site Analysis Plan



DESIGN AND ACCESS STATEMENT

BUILT FORM

The conceptual layout that was first illustrated in the Camborne Spatial Plan is broadly retained in the current design, with the exception of the large single performance space volume being replaced with a lower impact single storey Engagement Space set within a new walled garden.

This was in response to concerns raised by HEP and WHS regarding the scale and impact of the larger volume space to the rear of the White House.

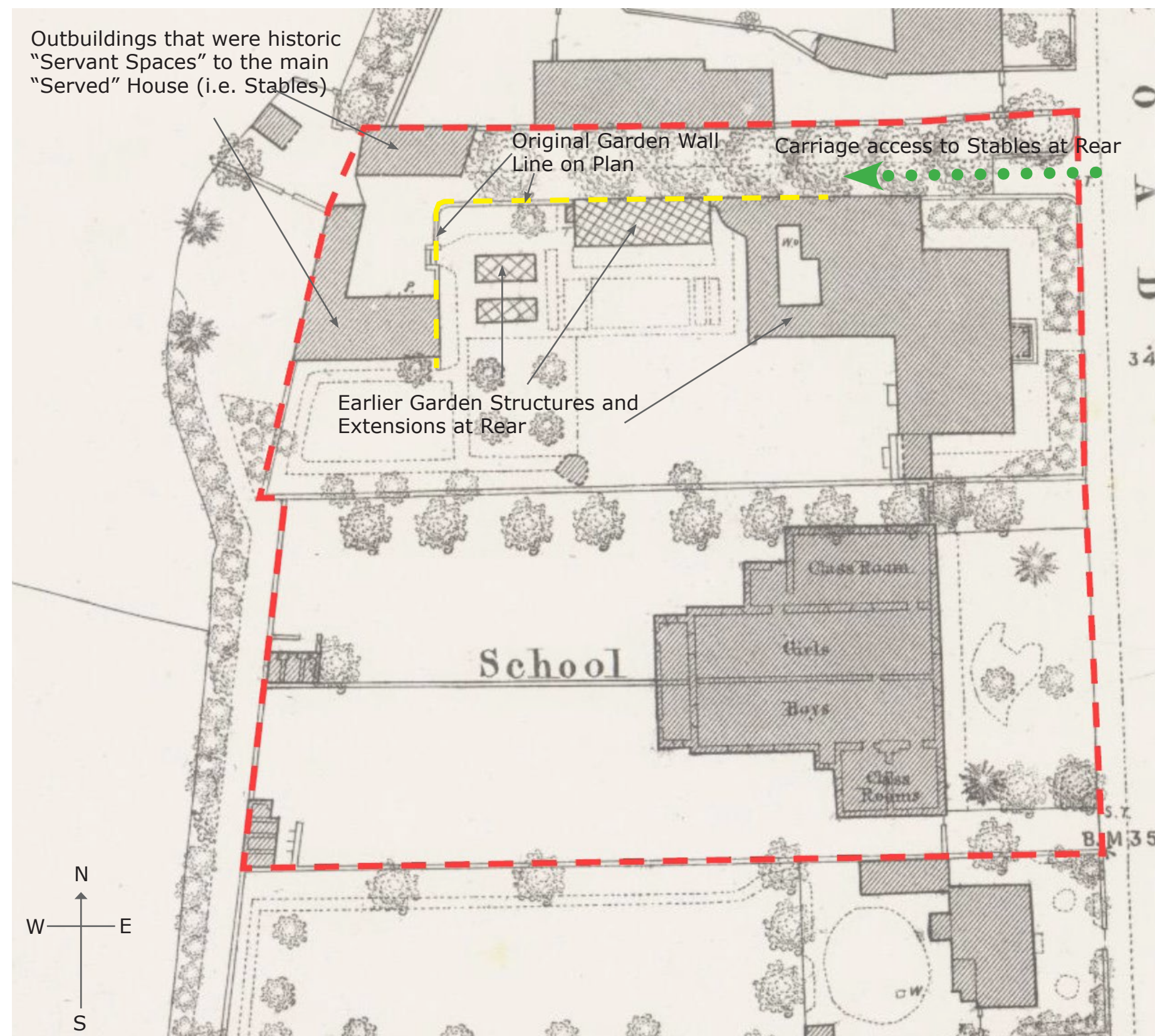
The Engagement Space remains in the Northwest corner of the site. This is linked internally to both the White House and the Basset Centre by means of a connecting atrium foyer.

The proposed site planning was further informed by the Historic information gathered about the site.

The backland area to the rear of the White House was substantially altered when previous owners removed any trace of the original planted garden, including the garden walls and out buildings at the rear.

Historic records show these comprised what appeared to have been a range of garden structures and possible stables bordering the rear wall of the site.

The rear of the White House also included a substantial extension with a footprint opening in a freer form toward the rear garden, in contrast to the more formal Basset Road street frontage.



1878 Site Plan Rear of White House - (Note School shown above is original plan. This building was subsequently demolished at end of 19th C. when existing Board School (now Basset Centre) was erected in its place)

BUILT FORM CONTD.

The proposed site layout draws on these historic patterns by re-establishing a new enclosing garden wall along a very similar path to that which existed when the White House was first built.

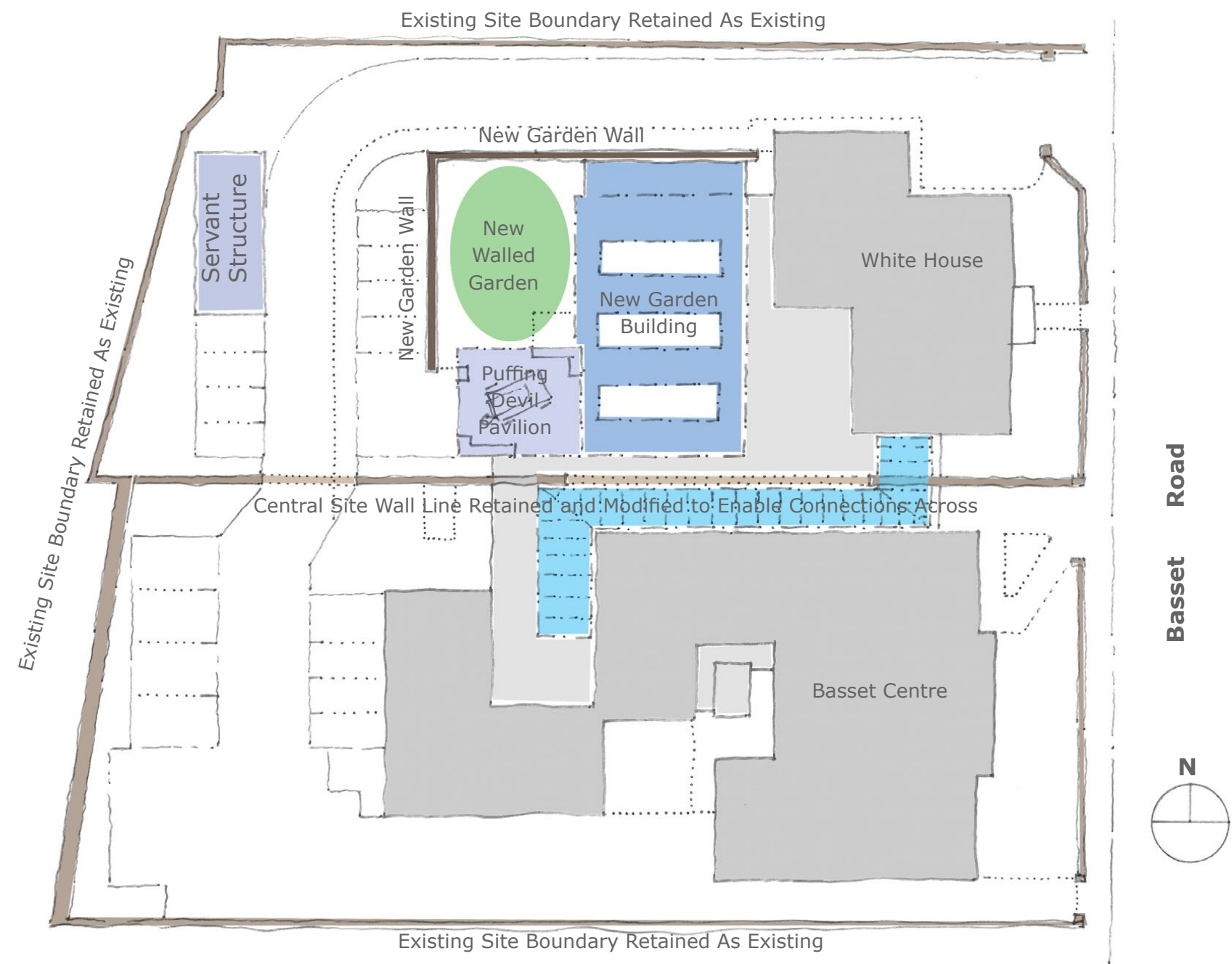
The new Garden extension to the rear of the White House, while of necessity being larger to accommodate CTC's proposed public engagement activities, seeks to respond to the historic hierarchy allowing freer form elements to the rear, in contrast to the more formal road frontage.

The proposed new Walled Community Garden re-establishes replacement open green amenity space on land currently laid out entirely as concrete slab and tarmac parking.

The Puffing Devil Pavilion is treated as a partial fragment of building as one might expect to find in historic backland areas, with the overall intention being to breakdown the new single storey built forms into distinct elements to further minimise their overall impact.

The proposed new sub-station and possible air source equipment enclosures are located in a corresponding "Servant Building" location to where the stables and outbuildings were originally positioned on the site, again following what historically was and continues to be a logical site hierarchy.

The boundary walls surrounding the edges of the sites are retained and remain unchanged. The section of wall between the two sites is partially retained and rebuilt to maintain the historic line but of necessity adapted along its length to enable connections across.



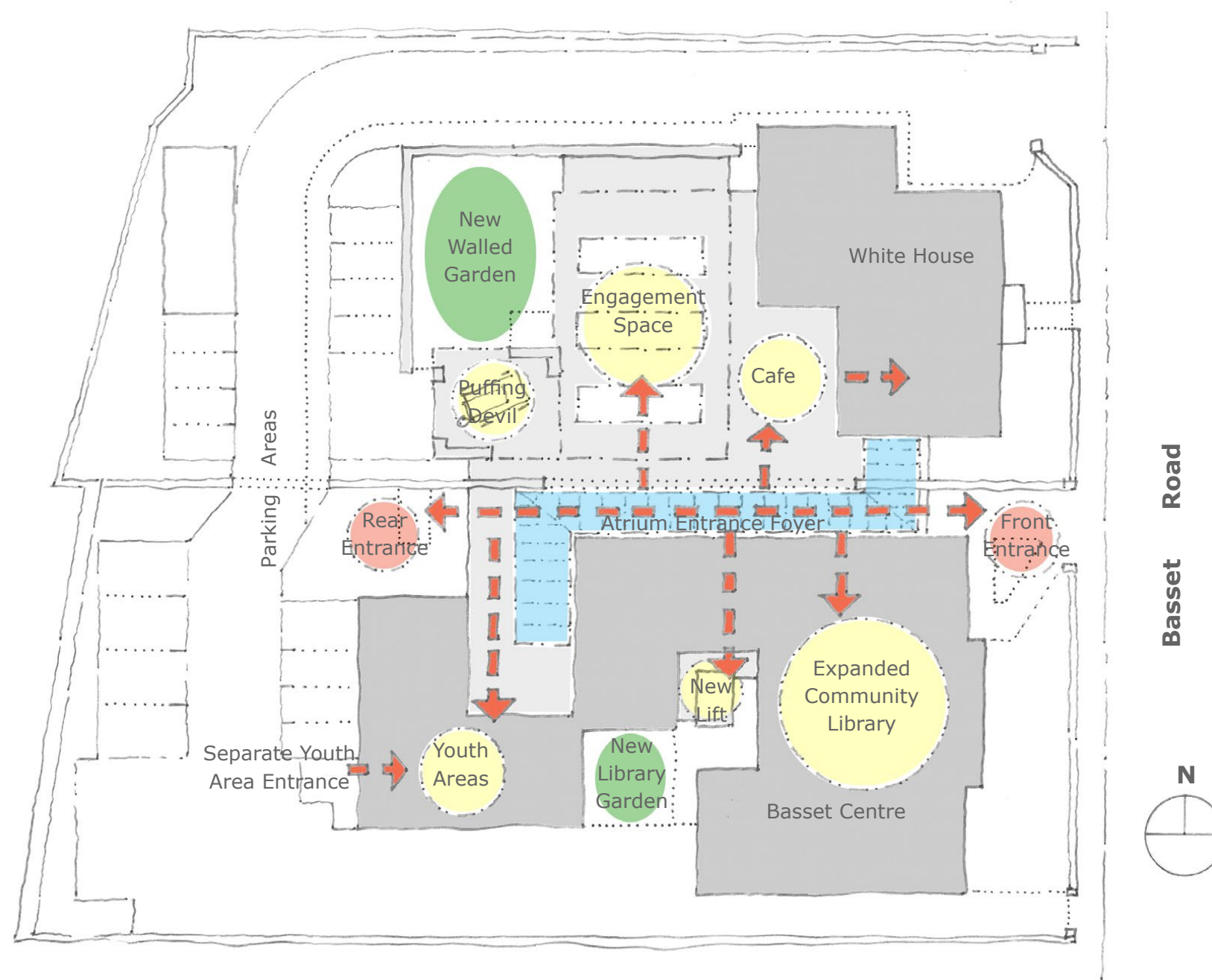
Site Arrangement Diagram Highlighting Garden Wall, Garden Extension and Puffing Devil Pavilion



BUILT FORM CONTD.

The diagram on this pages shows the project's proposed spatial organisation and connections with the central entrance at the front off Basset Road and a second entrance at the rear from the car parking area.

The central spine of circulation running through the glazed entrance atrium provides access to all the core areas and the new lift and stair up to first floor of Basset Centre.



Site Arrangement Diagram Showing Spatial Arrangement and Connectivity

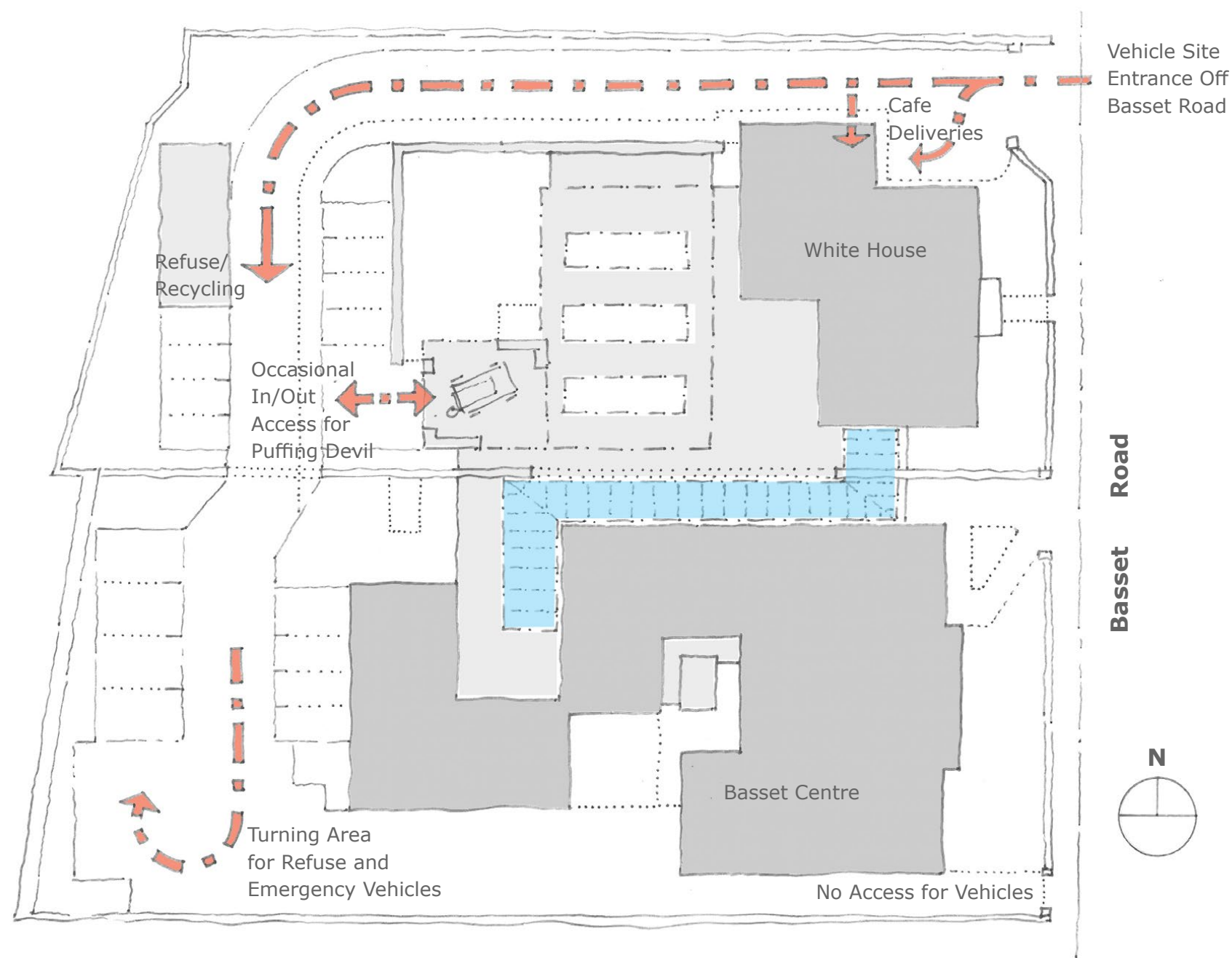
BUILT FORM CONTD.

The diagram on this page shows vehicle access utilising the same historic carriage access to the rear of the White House.

The route connects across to the rear of the Basset Centre where the central site wall has previously been removed by the former owners.

Delivery pull in for the cafe and site refuse and recycling collection points are highlighted.

Turning area on site for large vehicles including emergency fire appliances is provided.



Site Arrangement Diagram Showing Vehicle Access



DESIGN AND ACCESS STATEMENT

BUILT FORM CONTD.

The new main entrance atrium foyer is located between the White House and Basset Centre.

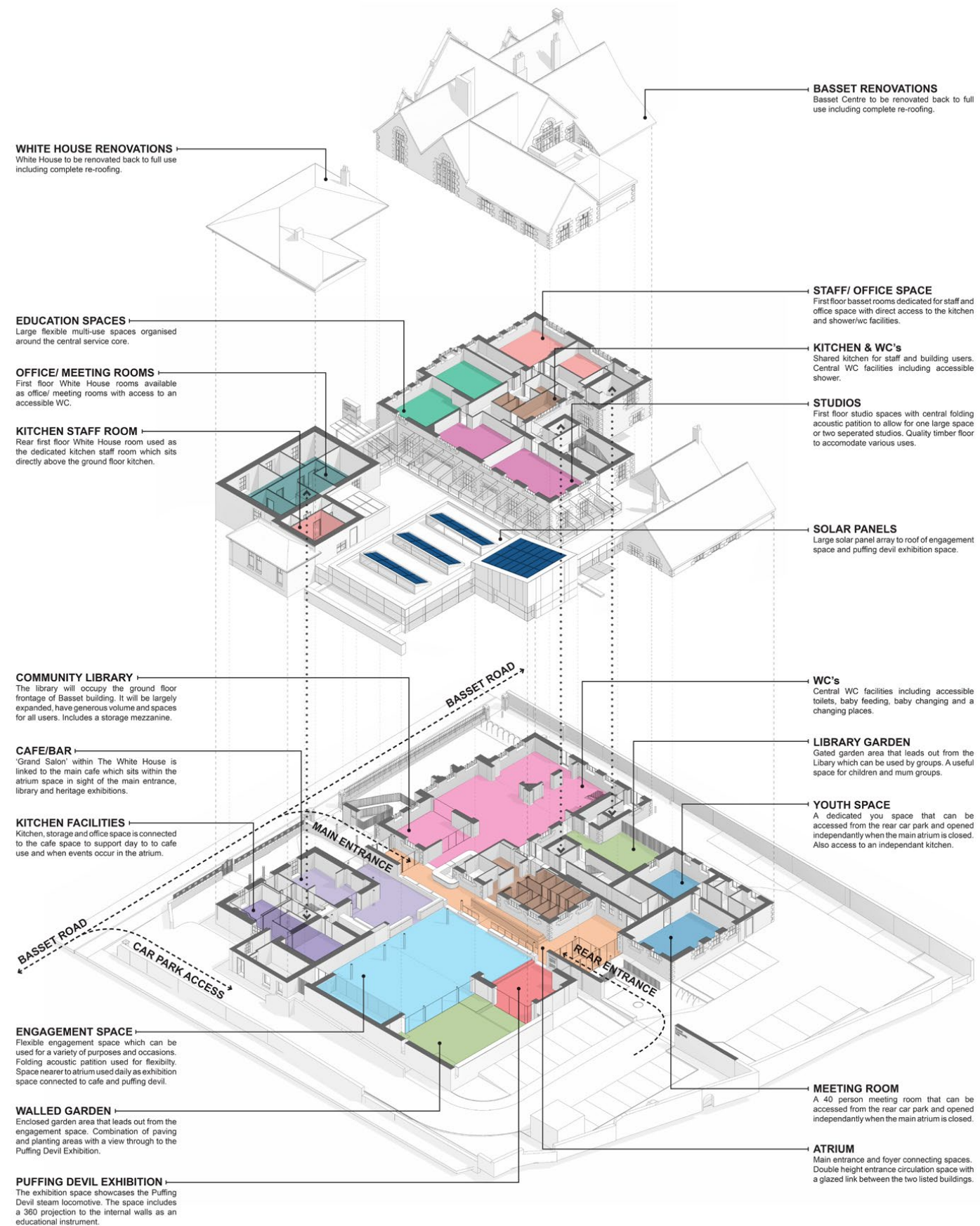
The new Engagement Space is entirely concealed at street level along Basset Road by the White House and Basset Centre, with only the new enclosing garden wall visible along the northern side access (replacing the unsightly prefabricated cabins that were visible previously).

The new event space incorporates a pavilion like structure intended to house the Trevithick Society's replica of Richard Trevithick's Puffing Devil. This will provide a new permanent home where it can be displayed throughout the year when not out on active display, such as during Trevithick Day.

The Puffing Devil Pavilion and new Engagement Space structure are conceived as small scale garden building extensions, set within an enclosed new garden wall in a manner sympathetic to their back-land character.

The new structures are lower in height than both the White House and Basset Building, with sections of sloping roofs introduced to rhyme with the dominant serrated skyline of the existing buildings rising above.

The Puffing Devil Pavilion's roof plane is pitched to accommodate the increased height of the engine's smoke stack at one end.



3D Axonometric showing Proposed Layout

BUILT FORM CONTD.



Design Development Sketch View from Basset Road



Design Development Sketch View from Rear



BUILT FORM CONTD.

The new central entrance is clearly marked and visible from the street, while still retaining the distinct and separate identities of the Basset Centre and the White House within the town's street-scape.

The use of glass to form the new linking atrium enhances one's sense that both existing buildings and the new garden buildings are discrete built forms, joined by a lighter largely transparent element.

The highest section of the atrium roof is set so it sits between and below the Basset Road roof lines of the two existing buildings.

The main entrance conveys a sense of transparency to both welcome visitors and invite views into and through the new entrance area.

A secondary entrance leading into the central atrium space provides direct access from the parking and accessible bays located at the rear. The Hub's main reception point is clearly visible from both points of entry.

The horizontal and vertical circulation leading from the entrance atrium connects all areas together, providing fully accessible routes for users in wheelchairs or with impaired mobility.

In the case of the Basset Centre, the proposed alterations to the circulation routes provide new internal connections between three previously separate and unconnected parts.

The proposed system of connecting accessible ramps manages smaller changes in level to reconcile the varying finished ground floor heights. These also connect the different entrance and exit points, which in turn must correspond with the varying external site levels encountered around the site.

This ensures access for wheelchair users is possible to all areas throughout the building and at all entrances and exits.



View of Front Entrance Showing Proposed Entrance Between Basset Centre and White House

BUILT FORM CONTD.

The design maintains the separate and distinct identities of the Grade II Listed Basset Centre and White House Buildings, while at the same time connecting both buildings functionally with the new Engagement Space at the rear. The characters of both buildings are preserved and enhanced in their setting.

The central site entrance from the street through the existing pavement boundary opening is retained, with the large stone pillars retained in their current location.

The new glass entrance canopy is articulated separately, not touching the existing buildings. Together with its supporting structure and the building sign and information pillar, this is intended to read as an element of independent street furniture to further maintain the existing buildings' distinct identities when viewed from the Basset Road side.

The glass canopy shelters people entering and leaving and, increasing the new entrance's visibility for users to provide a welcoming covered approach.

Extensive glazing is incorporated in the connecting atrium roof to further enhance the sense of separation between the new and the old.

The line and form of the existing boundary wall separating the sites continues through the building, reading through from the front entrance to the rear, retaining a strong imprint of the original dividing boundary.

This wall will however require extensive rebuilding on a new foundation, with the intention being to balance it as a strong visual figure and historic feature running through the site, while at the same time fulfilling the project's key objective to bring the Basset Centre and White House together within the wider Hub project. The other surrounding boundary walls will remain as existing.

Repair and restoration of the two listed buildings will include sympathetic repairs to windows and replacement of roof finishes in natural slate. In the case of the White House, this will return the villa back to how it would have appeared prior to the modern concrete roof tile that currently exists.

It is to be noted that the projected costs to restore the White House, given its highly dilapidated state, are of a magnitude that would make any future as a private residence likely to be economically un-viable and without the investment provided by the Hub project, it will be likely to deteriorate further until such times as it is beyond repair.



View of Proposed Atrium Entrance Interior



DESIGN AND ACCESS STATEMENT

IDENTITY

The new Garden building at the rear adopts a language of collaging walls and roofs, corresponding with the way the backs of buildings develop within a traditional townscape, different to the more uniform line and level one finds on the main public street frontages.

The new built forms are deliberately broken down to read as smaller fragments contained within the new enclosing garden wall structure with the Puffing Devil Pavilion pulled out as a smaller workshop type structure with independent access to get the engine in and out.

The arrangement of the natural stone bounding wall combined with glazing and metal further aims to clearly identify the new elements as distinct and separate from the existing buildings, maintaining clear identities between what is old and new, and between what becomes old and older still to future generations.

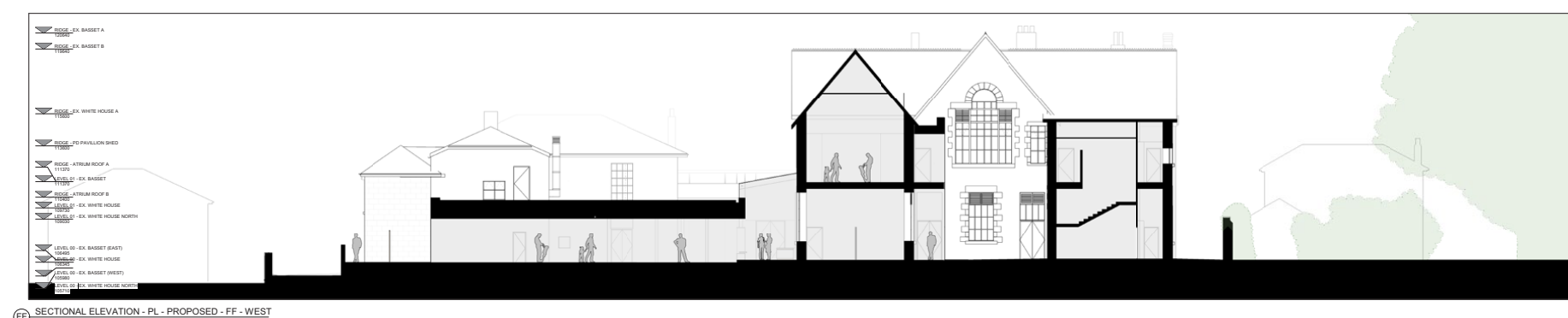
Human settlements have naturally evolved in this way over time. Resorting to crude pastiche, or using modern technologies to mimic older building techniques, blurs these valuable distinctions and devalues the original. Our aim is to achieve a sympathetic rhyme rather than a poorly judged and discordant copy - *"informed but not dictated by the traditional context"* as referenced in Cornwall Council's Design Guide.

The Puffing Devil Pavilion has the potential to integrate heritage imagery and artwork in its external skin, through the use of CNC patterns of perforation, similar to the contemporary Cornish Crest artwork at Chy Trevail in Bodmin. The material, elegantly detailed, is also sympathetic to the sort of back-land workshop buildings one finds to the rear of properties within the conservation area, and as used at the Chy Winder project cited by WHS in pre-app discussions.

The atrium forms the connecting structure deploying glass at key connection points vertically and in the roof plane to emphasise separation.

Where the atrium appears externally between the other built forms, the vertical walls and large sections of the roof adjoining the key Basset façades are glazed to invite views in, through and out, and to express the transparent and lighter weight connections as *"almost nothing"*.

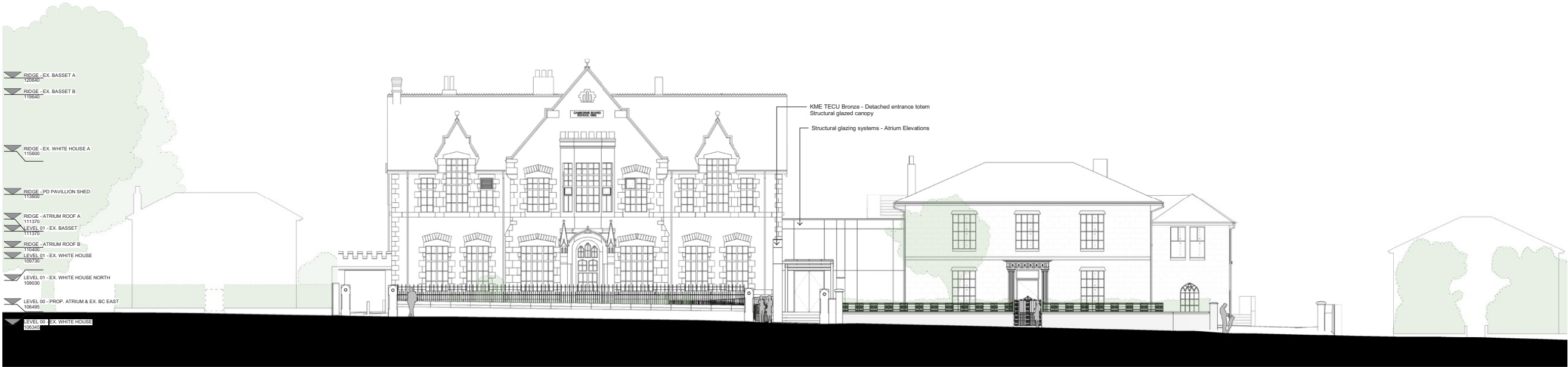
The atrium is set below the two listed buildings when viewed from the street. Its more fluid plan form and stepped section being subservient to the existing dominant built forms of the two Listed Buildings.



Sectional Perspective Showing Stepped Atrium Heights Against North Side of Basset Centre



IDENTITY CONTD.



East Facing Basset Road Street Elevation



South Facing Side Elevation



USES

The Entrance Atrium

The main reception point is clearly visible to users arriving through the front and rear entrances. From this welcoming daylit interior space visitors can access the Town Library and the ground floor café. The atrium also serves as the main foyer supporting the new Engagement Space.

Together with the Puffing Devil pavilion the atrium accommodates the main Heritage Exhibition area, incorporating space for exhibits in the floor and walls along with opportunities for the integration of digital display.

Basset Centre

The Town Library will reoccupy an expanded and more open ground floor frontage in the Basset Centre. Space for Youth Activities and a Large Meeting Room / Town Chamber sit to the rear of the plan. A small self-contained kitchen and accessible WC is located close to the youth space and meeting room. Independent access direct from the outside via an existing doorway allows for out of hours use when the main entrance is closed.

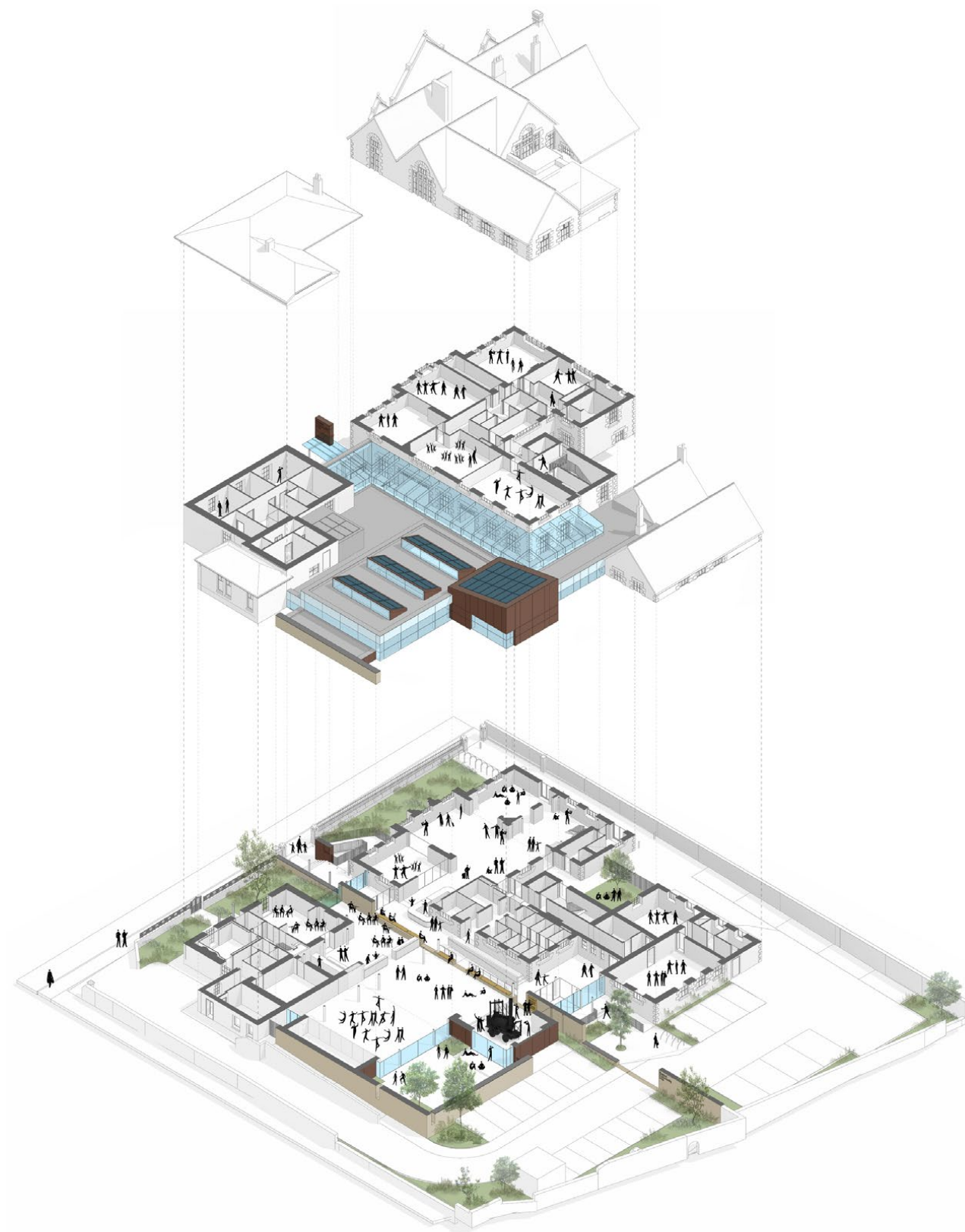
The main new WC facilities serving the performance venue and other activities are in the centre of the ground floor.

This includes two accessible WCs, baby change and feed facilities together with a fully accessible Changing Places WC incorporating hoist, shower and dual transfer WC.

A reconfigured lift and stair core on the south side of the Basset Centre provides access to the upper floor via a short spur corridor from the ground floor atrium entrance. The new link and core are required to connect internally the three separate areas in the existing building and improve wheelchair access to the first floor.

The upper floor of the Basset Building provides a range of large flexible multi-use/co-working/education spaces that retain the lofty character of the original school rooms. These are arranged around a smaller service core containing further WCs and a small kitchenette.

Lockers are provided in the circulation space on the first floor for shared co-working space users. The first floor unisex accessible WC contains a shower for use by staff who choose to cycle or run to work.



Exploded Isometric View

USES CONTD.



Proposed Ground Floor Plan

The White House

The principal ground floor front parlour in the White House provides a 'Grand Salon' linked to the café, offering comfortable table seating set within the existing period interior, perfect for cream teas and informal get togethers.

The other front rooms both at ground and upper floor levels offer further co-working office spaces as well as accommodation for staff managing the events and venue.

The rear ground floor rooms in the White House, which once housed the scullery and servant areas to the main house, are re-purposed to house a new back kitchen and storage area linked to the main café.

Plant serving the new facilities is housed discreetly within the shell of the later side extension to the White House.

New Engagement Space

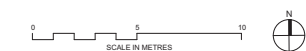
The new Engagement Space provides a large area of level floor space accessed from the ground floor atrium and linked to the Cafe and Heritage display areas.

This provides a flexible area that can be used for a range of Community functions including large public gatherings and small scale performance type events.

The event space enjoys views into the proposed walled landscaped garden and can be kept open to operate with the main entrance and cafe or closed off by means of a sliding folding partition.

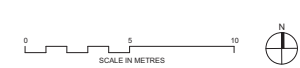
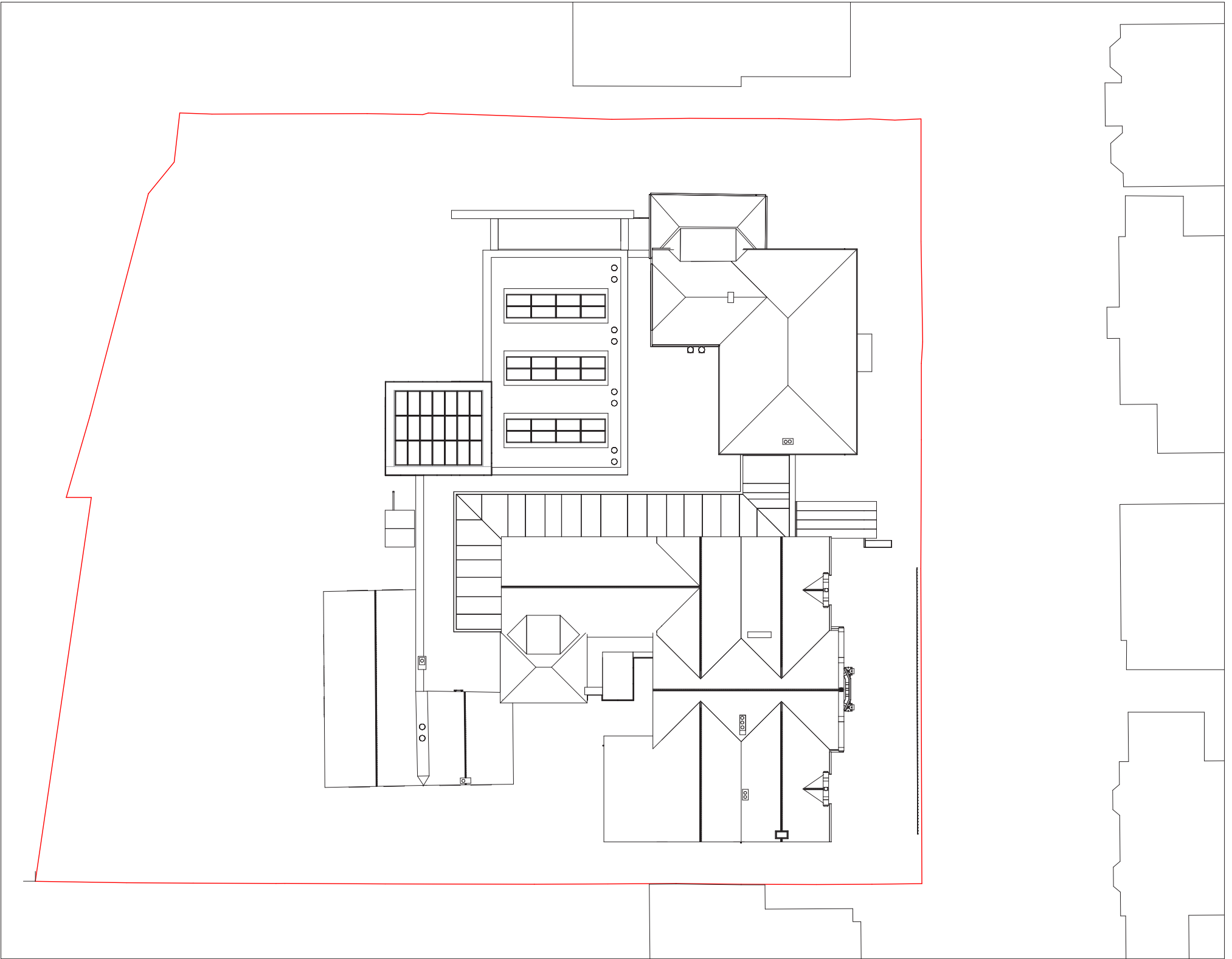


USES CONTD.

1 PLANS - PL - PROPOSED - LEVEL 01
1:100

Proposed First Floor Plan

USES CONTD.



Proposed Roof Plan

1 PLANS - PL - PROPOSED - ROOF
1:100



DESIGN AND ACCESS STATEMENT

PUBLIC SPACES

External Public Space

High quality paving is proposed out to the back of the existing pavement line to help delineate the new main entrance, including a compliant Part M ramped access for wheelchair users.

Proposals include the relocation of the BT pole abutting Basset Road.

Enhanced landscaping to the front soft planted areas will enrich their visual amenity in the streetscape.

Reconstruction of the Basset Centre railings and gates, subject to funding, will help restore the building's original setting in the street-scape.

Hard landscaping adjacent to the rear entrance leading from the parking area will match the higher quality paving at the front entrance and tie in through the atrium to invite and encourage visitors into what is conceived as an extension of the indoor/outdoor public realm.

The new walled garden bounded by the new Events Space and Puffing Devil Pavilion provides a new walled community garden

Other pockets of soft planting to the side and the rear will create further opportunities for biodiversity, and, together with the new walled garden, offer places where the library can spill out in good weather for outdoor readings.

The site is located within the Town Centre and therefore well served by town car parks and within walking distance of Camborne mainline railway station. There are bus stops located along Basset Road and the site is also within walking distance of the central bus station.

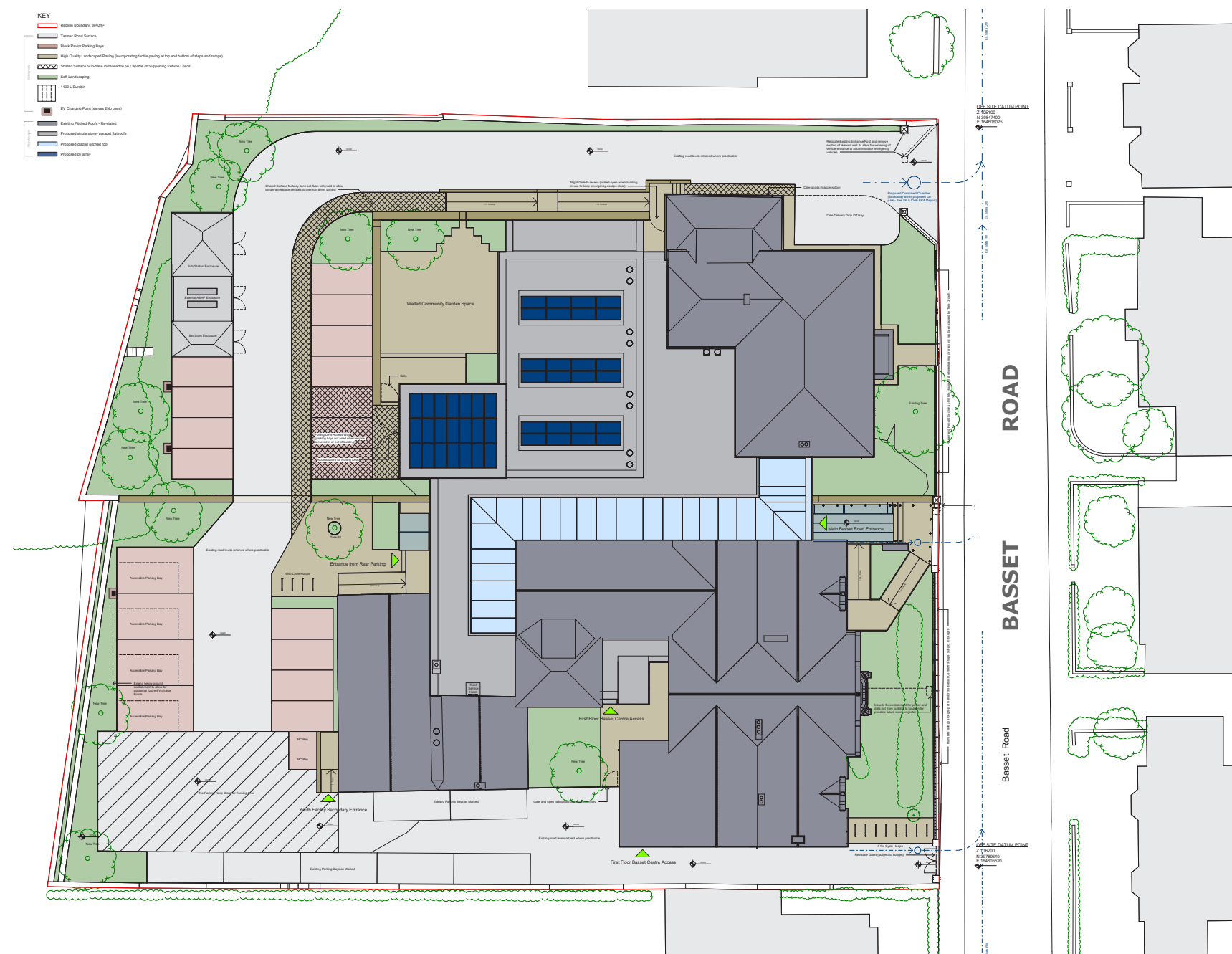
One of the project's aims in use is to raise awareness and encourage greater use of public transport alternatives; for example through engagement event information.

The site area itself is constrained by the boundaries of the site. Opportunity for on-site parking is therefore limited and will serve specific building users, alongside four public access disabled parking bays.

Electrical hook ups to both accessible and standard parking bays will be provided in accordance with the new Part S of the Building Regulations. Cycle parking bays are provided close to the front and rear entrances.

Elsewhere, the site must accommodate a new electrical sub-station and provision for refuse and recycling enclosures as set out on the proposed site plan.

Vehicle tracking for a fire tender to access the rear of the site and turn was undertaken and has informed both the proposed necessary widening of the northern vehicle entrance and layout of rear parking.



Site Landscape Plan

PUBLIC SPACES CONTD.

Internal Public Spaces

Atrium

The Atrium is conceived as a light and airy orientation space from where all the other activities can easily be reached.

The main reception point sits in the centre of the plan enjoying clear lines of sight to both front and rear entrances allowing good visibility for people entering and surveillance by staff.

The reception has been designed to operate as one when the library is open, or at the front end only when the library is closed. The reception has direct access onto a small back office for staff.

In addition to the café and Engagement Space foyer, the atrium serves as the main Heritage Exhibition area incorporating a range of exhibition opportunities.

The intention is to integrate exhibition features within the fabric of the space, including the walls and floors to provide a wraparound experience.

The interior walls of the atrium will largely be defined by the exterior walls of the Basset Centre, White House and new engagement Space.

Retaining the existing elevational treatments internally maintains the separate identity and integrity of the Listed Buildings and enhances the atrium's character as a transitional space linking inside with outside.

The use of natural stone or large format tiling to the floor provides a durable robust floor that can be seen as an interior extension of the external public realm and town's street-scape.



Atrium Interior Looking Towards Cafe and Front Entrance from Reception



Atrium Interior Looking Towards Puffing Devil at Western End. Reception desk on LHS of image.



PUBLIC SPACES CONTD.

Engagement Space

The space also shares a relationship with the new Community Walled Garden and Heritage Exhibition areas, including the Puffing Devil Exhibit.

A storage zone at the northern end allows for flexible furniture and staging to be stored or pulled out enabling a range of different activities to take place including: open floor space: seating in rows; or tables and chairs for cabaret type seating.

Basset Centre

The design intention is to restore where possible the original interior character by retaining the large, lofted spaces of the Victorian School. Some structural opening up work is proposed on the ground floor to enlarge the Town Library to improve its flexibility and internal visibility.

Elsewhere logical circulation routes are established, including formation of the new rear stair and lift, to facilitate new connections internally to connect the separate areas and improve access for disabled users.

Where new elements are introduced these will be designed in a manner sympathetic to the existing building, while at the same time being distinct and avoiding pastiche.

White House

Again, the design intention is to restore where possible the original interior character and to improve public access.

Mapping appropriate activities to specific rooms within both listed buildings, such as the café seating in the period front parlour room, aims to maximise users' experience of the heritage assets, bringing these richly detailed historic interiors back to life.

The combination of the enhanced street-scape and new public facilities will provide Camborne with a vibrant and inclusive civic amenity capable of inspiring and fostering greater social interaction across all generations for many years to come.



View looking Toward Cafe and Engagement Space with Puffing Devil

NATURE

As the new floor area being created is less than 1,000sqm the project does not comprise a major application.

However, the applicant has undertaken several studies including a Preliminary Ecological Assessment (PEA), Bat and Barn Owl Surveys (BBO) and bat emergence surveys.

A separate detailed Ecological Impact Assessment (EcIA) is included as part of the main planning application, including the 10% Biodiversity Net Gain (BNG) assessment using the small site's metric required for minor projects after April 2024.

The proposals have been framed so that soft landscaping on site will be enhanced where possible to enrich opportunities for greater biodiversity.

The creation of a new Walled Community Garden aims to increase the amenity for plants, people and wildlife on land that is currently laid out as continuous tarmac, or host to derelict temporary buildings erected by the previous owners.

All this supports the policies set out in the Cornwall Council Climate Emergency Development Plan Document (CEDPD) to ensure the new Hub responds to the same ambitions to meet and go beyond the project's statutory obligations.



RESOURCES

As the project does not fall within the definition of a major project there is no statutory planning requirement to submit an energy report.

However, the applicant has set their own ambitions to deliver a low carbon, low energy use facility and will undertake their own assessment in line with the AECB Carbon Lite Building Standard and other relevant standards in support of CEDPD Policy SEC1.

The proposals seek to incorporate ground source heat pumps in lieu of the existing gas fired boilers, together with PV arrays on the roofs of the new garden buildings to boost on site electricity generation - subject to any restriction imposed by extant mining permission and mineral safeguarding policy (see Note 1).

This will be accompanied by other fabric first solutions including, where viable, upgrading the thermal performance and air tightness of the existing buildings, including improvements to roof and wall insulation and improved secondary glazing.

Separate to submission of the Planning Application, a future application to obtain Building Control approval will require an SBEM analysis to be undertaken as set out in Part L of the Building Regulations (ADL2).

Possible relaxations in respect of the Listed Buildings are included in ADL2.

ADL2 Section 0.12 items a and b identify that in the case of both listed buildings and buildings within conservation areas;

"Work to the following types of buildings does not need to comply fully with the energy efficiency requirements where to do so would unacceptably alter the building's character or appearance."

However, 0.13 goes on to say;

"Work to a building in paragraph 0.12 must comply with the energy efficiency requirements where this would not unacceptably alter the building's character or appearance. The work should comply with standards in this approved document to the extent that it is reasonably practicable."

While exemptions do apply, the historic buildings should therefore aim to meet the required standards unless they have an unacceptable impact on the asset. This will rely on some judgement and balancing detailed inputs from the Council's Heritage Team and the Building Control approval body as the technical proposals are progressed.

ADL2 also refers to Historic England's publication; Energy Efficiency and Historic Buildings - Application of Part L of the Building Regulations to Historic and Traditionally Constructed Buildings.

Notwithstanding the above the overarching project aim is to deliver a sustainable solution that reduces where possible future energy demand and operational costs as the UK moves towards the 2050 Net Zero Carbon target.

The specification of new materials also places focus on the provenance of materials used to reduce embodied carbon and pollution arising from the construction process, with a preference given to sourcing materials locally where possible, together with re-using materials on site where that is practicable.

(Note 1. While the preferred option is to make use of ground source boreholes, discussion is ongoing with Cornish Metals who hold the mineral rights under the site to establish if there is any conflict. In the event that boreholes are not possible the alternative will be an air source system. To allow for this eventuality the submitted plans show the proposed location for the air source equipment next to the new substation in the top Northwest corner of the site. If required this equipment will sit within a secure screened enclosure as illustrated on the plans submitted with this application).

LIFESPAN

Cornwall Council's declared Climate Emergency and the UK Government's Net Zero 2050 target places sharp focus on the carbon impacts arising from construction. This includes embodied carbon associated with the construction process through manufacture and delivery of materials.

A central aim of this project is to retain and restore two existing Listed Buildings. This strategy is entirely supported by more recent shifts in thinking that favour greater retention and repair of existing built assets, rather than demolition and rebuilding.

Restoration and repair combined with upgrading thermal performance, in so far as that is possible within the constraints set by their Listing, will ensure both buildings' longevity for many years ahead and locks in the embodied carbon they already contain from when they were first constructed.

Specification for the new build elements will, where it is possible, favour sourcing of locally derived materials.

Material selection will consider anticipated lifespan with preference given to durable and resilient products capable of surviving in the Cornish climate for many years ahead.

As the owners and future operators of the new facility, Camborne Town Council provides the institutional framework needed to ensure the Community Hub's long-term stewardship, maintenance, and operation.

The facilities provided offer adaptable and agile spaces capable of accommodating a wide range of activities both now and in the future, including enhanced digital connectivity to suit the demands of 21st century occupants.

ACCESS AND MOVEMENT

Access and Mobility

The design proposals have been developed to permit wheelchair users or persons with reduced mobility to reach all areas from the front and rear entrances. Both the front and rear building entrances and emergency side exits are also wheelchair accessible.

Four accessible parking bays, including side and rear access zones (3.6mx6m), are provided on site close to the rear atrium entrance, with a level approach into the building.

Connections internally and externally have been achieved through careful consideration of the differing external ground and building floor levels encountered across the site, ensuring these can all be connected via Part M compliant ramps and lifts.

The proposed new Basset lift is sized for 13 persons, which is larger than the minimum statutory requirement for an 8 person lift. This allows for larger wheelchairs to be accommodated. A smaller platform lift is proposed within the White House to reach the upper storey, where no access is currently possible.

New stairs and handrails will comply with the requirements for use by the ambulant disabled.

Accessible WC facilities are provided alongside standard WC facilities and comply with the Part M requirement to reach an accessible WC within 40m of any point within the building.

In addition to the standard 1.5x2.2m accessible WCs a further 12sqm fully accessible Changing Places room is included, incorporating a dual transfer WC, changing table, hoist and shower.

Once constructed this new Town Centre facility can be registered with the Changing Places organisation so it is available for use by people with needs and their carers when visiting Camborne.

See <https://www.changing-places.org/>

Emergency refuge points for wheelchair users with call points will be provided in places of safety on upper floors as required under the building regulations.

The applicant has set up a panel to review accessibility for the project to help input on the detail design and fit out.

A detailed access strategy and audit will be prepared for review with CTC and submission to Building Control to discharge Part M requirements. In addition to the points above this will include the detailed proposals for:

- Acoustic considerations including provision of induction loops at key reception points and within the performance space
- Signage arrangements suitable for people with visual impairments
- Detailed design of doors and glazed screens including contrasting frames and skirting
- Detailed set out for controls and switches
- Surfaces including floor finishes

Emergency Access

Hoare Lea Fire Consultants have been appointed to work with the design team on the future fire safety strategy, including access for Cornwall Fire and Rescue Service. As part of the PPA with Cornwall Council, Building Control have provided pre-application feedback.

As part of the design work the vehicle tracking for a fire pump appliance to access around to the rear of the site, including the ability to turn, has been undertaken.



Typical Changing Places Type Layout



PLANNING STATEMENT

The process leading to the formal submission of the current application has been subject to a Planning Performance Agreement PPA (ref PA23/00396/PREAPP) established with Cornwall Council.

Heritage Designations

The site contains two Grade II Listed Buildings.

Camborne Board School (now referred to as Basset Centre) – List Entry 1142689

24 Basset Road (now referred to as The White House) – List Entry 1328115

The Basset Centre is currently occupied on the front ground floor by Camborne Town Council's public library. Prior to that it was occupied by Cornwall Council and used for a range of administration and office functions. The upper floor and rear ground floor areas are currently unused. The building was originally a late Victorian Board School but ceased to be used for that function from the mid 20th century.

The White House is currently unoccupied. It was previously occupied by Cornwall Council to house administrative functions. The building was originally constructed as a private villa sometime in the mid 19th century.

The site lies wholly within the Camborne (Town Centre) Conservation Area – ref DCO171 and the Camborne and Redruth Mining District World Heritage Site – ref DCO1755

A supporting project commentary has been prepared and included in **Appendix 1** to this report with reference to:

- The Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2020-2025
- Cornwall and West Devon Mining Landscape World Heritage Site SPD
- Camborne Town Centre Conservation Area - Character Appraisal & Management Strategy – March 2010

This outlines how the proposals aim to meet the objectives and support these policies.

Transport and Air Quality

Basset Road is a C Category Road and identified on Cornwall Council Mapping as sensitive to Commuter Traffic.

The site lies within a declared Camborne/Pool/Redruth Air Quality Management Area. A Transport Statement and Air Quality Assessment has been included as part of the planning application documents.

Critical Drainage Area

A review of the Environment Agency's Flood Map for Planning shows the site to be within Flood Zone 1. This is an area with a low probability of flooding.

Cornwall Council Mapping also shows it lies outside areas at risk of ground and surface water flooding.

The site does however lie wholly within the Camborne Pool Redruth Critical Drainage Area (CDA). A Flood Risk Assessment (FRA) has therefore been prepared and submitted with the current application. This details surface water attenuation measures to manage future rainfall on site.

Landscape Character Areas

The site lies within:

Cornish Killas National Character Area

Silverwell to Camborne Cornwall Character Area 2022

Historic Mining Farmland Landscape Character Types 2022

Redruth, Camborne and Gwennap Landscape Character Area 2007-2022

Historic Landscape Characterisation – Settlement older core pre 1907

Mineral Safeguarding Area

The site lies within the South Crofty Mineral Safeguarding area. Consultation has been ongoing with the Council with respect to any restriction the South Crofty Mineral Safeguarding Area places on the use of deep boreholes forming part of the ground source energy solution as currently proposed.

The site is known to have an extant permission for the extraction of minerals from a depth greater than 40m below the surface.

While the mining report included in Karn Geo's Preliminary Investigation Report does not highlight any existing working below the site, it is possible than any future approved workings below the site could theoretically disturb the boreholes.

Cornwall Council's minerals team officer has undertaken to investigate this issue with the Cornish Chamber of Mines and Metals and the applicant has made a direct approach to Cornish Metals. As the site lies on the periphery of the MSA it is hoped that this will conclude that exploitable loads are not thought to run below the site, but confirmation from the relevant authorities in this regard is to be confirmed.

PLANNING POLICY

This application is produced in particular acknowledgement of: NPPF sections 2, 7, 8, 10, 11, 12, 17,

Cornwall Local Plan Strategic Policies (CLP:SP) 1, 4, 12, 14, 20, 21, 24.

Cornwall Local Plan Strategic Policies - Community Network Area Sections (CLP:CNAS); PP4

Neighbourhood Development Plan - Area has been designated/Town Framework but not has been adopted.

CLP:SP Policy 1: the proposed development has considered increasing the energy performance of an existing building and reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

CLP:SP Policy 4:

1. Development will be permitted where it supports the vitality and viability of town centres investment within them, and maintains and enhances a good and appropriate range of shops, services and community facilities.

CLP:SP Policy 12:

a design process that has clearly considered the existing context, and how the development contributes to the social, economic and environmental elements of sustainability through fundamental design principles.

CLP:SP Policy 14:

1. To increase use and production of renewable and low carbon energy generation development proposals will be supported that: a. Maximise the use of the available resource by deploying installations with the greatest energy output practicable taking into account the provisions of this Plan: b. make use, or offer genuine potential for use, of any waste

Heat produced; b. Create opportunities for collocation of energy producers with energy users, in particular heat, and facilitate renewable and low carbon energy innovation.

CLP:SP Policy 20:

1. New or changes to existing energy recovery facilities should make use of a significant proportion of any heat produced by the recovery process to meet locally identifiable needs.

2. Particular support will be given to proposals for recycling and / or re-use and recovery facilities that: a. are located in close proximity to the location from which the majority of the waste arises; b. Involve the re-use of previously developed land, suitable industrial estates or waste management facilities; c. in the case of construction, demolition and excavation waste recycling facilities, are located within well screened areas at currently operational quarries and landfill sites.

CLP:SP Policy 21:

To ensure the best use of land, encouragement will be given to sustainably located proposals that: a. Use previously developed land and buildings provided that they are not of high environmental or historic value;

CLP:SP Policy 24:

Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.

CLP:CNAS PP4:

Objective 1 – Employment Enable higher quality employment opportunities by sustaining and enhancing the area's role as one of Cornwall's primary employment hubs.

CCCEDP - TC1

8.13 Town centres can no longer rely on a purely retail focus, but care should be taken to maintain the vitality and viability of the centre to ensure that retail, commercial and community facilities and uses are not further impacted.



GREEN INFRASTRUCTURE STATEMENT

GREEN INFRASTRUCTURE

Proposals are to be considered within the framework set out by the 10 pillars for action to help nature regenerate and provide the natural foundations for a green recovery.

These include:

1. Nature recovery, regeneration and re-introductions
2. Marine Health
3. Natural Climate Solutions
4. Access to Nature and Active Travel
5. Clean Air
6. Clean Water
7. Waste and Resources
8. Sustainable Food
9. Economic and Social Well-being
10. Governance, Leadership and Community

The Basset Community Hub Project has specific relevance to pillars 1, 3, 4, 7, 9 and 10

Pillar 1 Nature recovery, regeneration and re-introductions

The BS5837 Tree Survey undertaken for the existing Basset Road site identifies where existing tree removal is necessary due to: their poor condition: their growth impact on the listed buildings, boundaries (and neighbouring properties): and to facilitate the proposed development. Future management and stewardship of the green infrastructure has also been considered as proposals have developed.

Consideration has first been given to mitigating the loss of canopy and biodiversity arising from removals through on-site mitigation.

Areas of additional planting have been worked into the proposed site layout where existing hard standing can be removed, while still retaining adequate space for parking and turning, including for emergency vehicles. These expanded planted areas are located principally around the site edges with opportunity to enhance planting through diversifying species mix along the Basset Road frontage.

The new walled community garden provides further opportunities returning land that is currently hard standing into planting.

Planting of 11No. new native trees is proposed as mitigation for the loss of any existing trees that require to be removed due to condition (including Ash die-back) or to enable development.

A Biodiversity Net Gain (BNG) Assessment has been submitted with the application confirming how the 10% gain will be achieved,

Bat friendly lighting together with bat and bee boxes strategically located around the site aims to support and enhance opportunities for native fauna.

Consideration was also given at an early stage to implementing a green roof system over the new build areas, but this was discounted as it would conflict with scope to provide expanded PV array across the roof, together with budgetary and long-term access and management implications.

Enhanced planting and tree canopy ensures both greater Biodiversity and natural amenity space can be secured within an appropriate Town setting and available to be enjoyed by all members of the public.

Further detail is provided in the Ecology Reporting included as part of the main application.

Pillar 3 Natural Climate Solutions

Both existing buildings and proposals for the new performance space offer heavy thermal mass and combined with the proposed ground source and heat pump technology offer the opportunity for low carbon heating and cooling strategies.

Pillar 4 Access to Nature

The creation of the new walled community garden aims to offer a new intimate outdoor space to be enjoyed by building users and the wider Community, as well as increasing space for biodiversity on what is currently a largely a macadam surfaced brownfield site.

Pillar 7 Waste and Resources

Retention and re-purposing of two existing buildings secures their long term future, retains their embodied carbon and reduces waste that would otherwise arise from a cycle of wholesale demolition and re-building.

The new build elements will be framed within the project's sustainable goals, including management of waste during construction and sustainable sourcing of materials.

Pillar 9 Economic and Social Well-being

The new Basset Community Hub concept supports sustainable employment and education opportunities in a collaborative local setting, serving the Town and its wider community. Co-working spaces will encourage local businesses, the community, and individuals to meet in a modern forum, centred with the historic town, bringing skills, culture and learning together in a shared new Civic setting.

Pillar 10 Governance, Leadership and Community

Camborne Town Council serve the local community and bring the established institutional framework needed to ensure the long term operation of the new facility so it may support shared and sustainable opportunities to enrich the life of the Town, now and in the future.

Refer to drawing 3860-PBWC-01-00-DR-A-1102 showing proposed new Green Infrastructure on the site together with Figures 2 and 3 in CEC's Biodiversity Net Gain Assessment report detailing existing and expanded Green Infrastructure within the proposed site.

COMMUNITY INVOLVEMENT

Engagement with the local community and other stakeholders has focused on three key aspects - public engagement, engagement with the Cornish creative sector and engagement with Camborne Town Council members and Cornwall Council members and officers.

Public Consultation

This was first initiated at an advertised event that took place in August 2022 led by Camborne Town Council's Engagement Officer. Since that early event, project progress and the emerging plans have been regularly exhibited at Camborne Town Council venues, including the Town's Public Library.

Updates have also been shared on Camborne Town Council's website and Facebook page, together with a link to the latest animated fly-through to help lay members of the public properly visualise the design proposals and contribute their ideas.

<https://cambornetowndeal.com/projects/basset-centre-and-white-house/>

Camborne Town Council and Cornwall Council

Camborne Town Council members have reviewed the project as it has been developed and kept updated on progress at their regular Town Council meetings.

The pre-application Planning Performance Agreement (PPA) has allowed early engagement with Cornwall Council Officers, including Planning, Heritage, Environmental Health, Highways, Trees and Ecology Teams. Separate pre-Application Consultations were also initiated with the World Heritage Site service.

The following pages illustrate REG Projects outputs from the August 2022 Public Consultation Event.

PUBLIC CONSULTATION

Aims and Objectives

The aims of the Basset Community Hub consultation process were:

- To involve as much of the community as possible throughout the development of the Business Case, and to communicate project plans so that the plan was informed by the views of local people and other stakeholders from the start of the planning process
- To ensure that consultation events took place at critical points in the process where decisions needed to be taken
- To engage with as wide a range of people as possible, using a variety of approaches, and communication and consultation techniques
- To ensure that results of the consultation were fed back to local people

The consultation was undertaken in partnership with Camborne Town Council, REG projects and Creative Kernow and considered different engagement techniques.

The methods to be used are listed below:

- Digital survey and polls
- Attendance at community events
- Public Consultation Events/Meetings
- 1-2-1 meetings and interviews
- Talks and presentations at national events
- Press releases in the Local Newsletter (Foss Focus)
- Website
- Tours and presentations
- Networking
- Social media



STATEMENT OF COMMUNITY INVOLVEMENT

PUBLIC CONSULTATION

Public Consultation Event: 18th August 2022

Purpose:

To engage residents in the feedback and to share emerging themes. The event was held at The Basset Centre on 18th August 2022. The consultation event was open from 10 am – 5 pm. At the meeting, the Town Deal Board members, creative sector consultants and the town council engagement officer presented the plans, opportunities, and possibilities of the Town Deal investment in The Basset Community Hub and on the progress made. Thirty-two members of the public attended the presentation, with a flow of community members throughout the day.

Advertisement

The event was advertised via social media, Eventbrite, on the Camborne Town Deal website, flyers, and email newsletters. Direct invites to community groups and key local stakeholders sought to engage those with low levels of digital access.

Governance

Develop a community advisory panel or board that will help inform decision-making and programming of the space. This team will also support fundraising activities and community engagement. To ensure that young people are given a voice and consulted on what they would like to see within the space.



Figure 3 - Cfylm community cinema talk

Young people:

- An evening youth provision that provides activities and skills development for young people
- Soft play for early years includes early evening events or opportunities for parents to socialise alongside children's activities.
- Users for the facility:
- U3A Kernow meetings/activity location
- Storage space for cultural organisations and community workshop space
- Possible meeting venue for The Arts Society
- Hobby Exhibition Space for free exhibitions – heritage/art/consultations (including Puffing Devil)



Figure 4- Create CIC workspace: Consultation 2

Design of the space:

- Ensure there are green outdoor spaces with ample seating. They would need to be well-managed to avoid vandalism.
- Consider warm spaces and evenings for people to sit and feel comfortable
- Develop a modern aesthetic that pays homage to the town's industrial heritage. This could involve upcycling of materials
- Inclusion of Cornish language and accessible signage
- Adaptability - so the space can change and grow over time
- Developing a roof garden with views connecting Camborne to surrounding countryside villages and coast

PUBLIC CONSULTATION

Other events have been undertaken as the project has progressed including an event on 23 October 2023 in the entrance to the Town Library where the design team were present to guide visitors through the proposals, including providing a Virtual Reality (VR) Headset experience enabling people to look inside the 3D model and move around the design as it was being developed.

The response from the public to the project to date has been positive.

Camborne Town Council continue to consult with the Community and other stakeholders as part of their ongoing activity plans for the Community Hub, including the exciting new plans for the enhanced Town Library sitting at the heart of the scheme.



Photographs of Event Held in Town Library on 23 Oct 2023



Person enjoying VR walk through of 3D computer model



APPENDIX 1

Project Commentary to Consider:

The Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2020-2025

Cornwall and West Devon Mining Landscape World Heritage Site SPD

Camborne Town Centre Conservation Area - Character Appraisal & Management Strategy – March 2010

Reference text included in *italic* - project commentary in **Bold**

The Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2020-2025

"Section 4.4 WHS Area descriptions:

Area A5"

"Camborne townscape

Camborne contains the best example in the Area of large-scale urbanisation associated with the Industrial Revolution in metal mining and engineering.

It is a town forged by industry and characterised by relict zones of key enterprises, such as the world-famous Holman's Foundry & Rock Drill Works, and classic industrial cottage rows, pubs and chapels.

Fine public buildings characterise the townscape, such as the Market House and Town Hall (Grade II Listed, 1867), the Literary Institute (Grade II Listed, 1842) and the J Passmore Edwards Library (Grade II Listed, 1895). There is also a Masonic Hall (1899) in Cross Street. The impressive Wesleyan Centenary Chapel (Grade II Listed, 1839), in Centenary Street, was built to commemorate the centenary of Charles Wesley's conversion in 1738."*

The Project lies within Area A5 of the WHS as extract above. While the Basset Centre Building is not listed in the WHS Management Plan extract above, it should also be recognised as a significant public building within the existing Townscape.

"Section 5.2 Vision, Mission and Aims"

"We believe that by protecting, conserving and enhancing the outstanding universal value of the Cornwall and West Devon Mining Landscape World Heritage Site, it will reinforce cultural distinctiveness and become a significant driver for economic regeneration and social inclusion."

The project supports economic regeneration within the town centre and the Community Hub will provide a new setting to enhance social inclusion through a mix of town library, expanding education and youth facilities alongside town heritage interpretation resources.

"Vision"

recognising that this is a distinctive living landscape which continues to evolve;"

The management plan vision recognises that the project site lies within a living landscape that must continue evolving in response to contemporary requirements.

"promoting a sustainable approach that integrates conservation with regeneration, and the needs of communities with visitors;"

The regeneration project will secure a sustainable future for two neglected listed buildings within the town by providing a new facility with significant public benefits.

"promoting equality of opportunity to access and enjoyment;"

The project will improve public access to and enjoyment of both existing buildings, including necessary modifications to serve the needs of disabled users.

"building and maintaining strong partnerships between the community, local, regional, national and international organisations."

The project will provide a new heritage interpretation site, including a home to house and exhibit the Trevithick Society's Puffing Devil high pressure steam engine. The Trevithick Society enjoy a national and international reach with an aim to encourage interest in Cornwall's industrial heritage.

"Aims"

"To promote opportunities within the Site for heritage-led regeneration.

To communicate the distinctiveness of Cornish mining culture and identity.

To promote public access to sites, collections and information.

To undertake and facilitate research to increase knowledge and understanding.

To interpret and present the history and significance of Cornish mining to the highest quality.

To promote educational use of the Site.

To optimise the contribution of the Site to the local economy."

The project supports all the WHS management plan aims listed above. It regenerates two neglected listed buildings within the town and provides a new heritage interpretation site within the WHS promoting public access to collections and information, including the Puffing Devil and other heritage interpretation resources. The project will promote education through these heritage exhibits, community access and education facilities and enhanced town library.



"6.2.1 The UK Planning Framework"

"Current guidance within the NPPF requires that local planning authorities should look for opportunities for new development within World Heritage Sites, to enhance or better reveal their significance

Policy 24 of the Cornwall Local Plan Strategic Policies 2010-2030 requires any harm to an Attribute of Outstanding Universal Value to be offset by substantial public, not private, benefits...

Thus, a conversion deemed harmful cannot be justified without substantial public benefits being secured through the development"

The proposals have been developed to be sympathetic to both the listed buildings and their setting within the WHS and Town Conservation Area. Any perceived harm must be outweighed by the significant public benefits the project brings together with the investment to secure two neglected listed buildings within the WHS.

"Section 7.2 Conservation and Management"

"C1: Sustainable heritage-led regeneration will be encouraged and supported.

C2: New development will add to the quality and distinctiveness of the Site by being of high-quality design and respectful of setting.

C3: There will be a presumption in favour of retaining and reusing historic buildings which are important components of the Site, where this does not adversely affect OUV.

C7: Development proposals should ensure that the biodiversity and geological diversity that contributes to the distinctiveness of the Cornwall and West"

The project supports sustainable heritage led regeneration, retaining and re-using two Listed buildings. The new development replaces poor quality and dilapidated structures to the rear of the site and delivers an increase in Biodiversity (see BNG calculator submitted with application) by introducing soft landscaping on land currently laid out as tarmac and concrete. This aims to improve the visual amenity of the site and setting of the listed buildings within the WHS.

"Section 7.4 Transmission"

"T1: The values and significance of the WHS should be communicated to a wide range of educational audiences.

T2: Research into Cornish mining and its worldwide linkages should be facilitated and encouraged, published and disseminated.

T3: The distinctiveness of Cornish mining culture should be celebrated, promoted and propagated."

As highlighted above the project will provide opportunities for education and heritage interpretation within the WHS helping to celebrate and promote the town's industrial and mining history.

"Appendix 1: World Heritage Site Area Statements A1-A10

Area A5. The Camborne and Redruth Mining District with Wheal Peevor and Portreath

Harbour"

"The central parts of the urban areas of Camborne and Redruth retain much of their essential historic character, as well as key public buildings and embellished commercial properties. It is vital that these are conserved, and new uses found, and that new development within core areas respects and reflects the history of these settlements."

The project provides new uses for two neglected buildings within the town, bringing them back into public use in a manner that respects their place within the historic townscape.

"Supporting discussion and character statements"

"Settlement

The locations of the northern settlements relate directly to the nearby mines and Camborne, in particular, shows many signs of deliberate organisation on a large scale at times during its development. Here, too, as in Redruth, there are impressive public and commercial buildings, as well as some of the town houses of the very wealthy, though the dominant impression is of terrace after terrace of worker housing and linear main streets lined with shops, pubs and public buildings, many showing signs of embellishment.

... Camborne, too, should start to see the benefits of regeneration."

The substantial regeneration investment the project will bring is a significant public benefit.

"Interpretation Sites"

"Heartlands (Key Centre, with East Pool Mine) East Pool Mine, Kresen Kernow (Cornwall archive centre opening in 2019), King Edward Mine, Murdoch House, various Great Flat Lode sites (with interpretation panels)"

The project will provide a new sustainable Heritage interpretation site within Camborne Town Centre. This will be a welcome new resource alongside those already listed in the current WHS.

"The central parts of the urban areas of Camborne and Redruth retain much of their essential historic character, as well as key public buildings and embellished commercial properties. It is vital that these are conserved, and new uses found, and that new development within core areas respects and reflects the history of these settlements."

The project clearly supports the above statement by conserving and finding new uses for two largely neglected listed buildings.

From WHS Website

"The Camborne and Redruth Mining District became significant internationally for the pioneering technological progress made here, such as Richard Trevithick's steam engines."

As noted above, central to the project's heritage interpretation aims will be display of the Trevithick Society's working replica of the famous Puffing Devil high pressure steam engine. This will be available to view and enjoy alongside resources for school visits and other visitors to learn more about the town's mining and industrial heritage, supporting and enhancing the aims of the WHS.

Cornwall and West Devon Mining Landscape World Heritage Site SPD

"2 Managing change"

"2.1 Conserving our heritage is not about preserving places 'in aspic', as they were at some fixed – but likely arbitrary – point in time. In order to continue to be relevant and to have a sustainable future, places have to be able to change through time. Indeed, this is what makes many historic places special, providing a sense of time-depth and cultural continuity."

"2.2 While generally associated with adverse impacts on heritage significance, change – including that delivered through new development – can also have positive effects on heritage values and significance. This could manifest itself in stripping away poorly designed additions to historic buildings, changing land management regimes or simply drawing attention to the value, character and significance of under-appreciated assets."

The SPD recognises that some change is a necessary part of securing a sustainable future for heritage assets. The proposals seek to respond to that by stripping away the poor quality and highly dilapidated system built structures to the rear and replacing with a mix of high quality single storey new build accommodation alongside enhanced hard and soft landscaping. In so doing the heritage assets are opened to wider public access to allow them to be better appreciated and enjoyed ensuring they have a viable future.

"Table 3.1 NPPF Extracts included in SPD"

"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution"

"Paragraph 134: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

The proposals have been developed to be sympathetic to both the listed buildings and their setting within the WHS and Town Conservation Area. Any perceived harm must be outweighed by the significant public benefits the project brings together with the investment to secure two neglected listed buildings within the WHS.

"Paragraph 137: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably."

As noted above, the project will enhance the heritage assets in their setting and, by widening public access, better reveal their significance, making an overall positive contribution to the current status quo.

PPG Guidance

"strike a balance between the needs of conservation, biodiversity, access, the interests of the local community, the public benefits of a development and the sustainable economic use of the World Heritage Site in its setting

enhancing the World Heritage Site and its setting where appropriate and possible through positive management "

The project aims to balance the needs of conservation with the other aspects listed in the SPD, including public benefits and establishing a sustainable economic use. As noted above, Biodiversity on the site will also be increased to meet the aims of Cornwall Council's CEDPD and other national policies.

"3. Generating and sustaining economic activity:"

"j. Supporting the economic regeneration of Camborne, Pool and Redruth;"

The project supports the economic regeneration of Camborne.

"6 Defining the baseline – identifying the protected landscape: Attributes, Authenticity and Integrity"

"The consequent (to industrialised mining between 1700 – 1914) evolution of an industrialised society including the resultant creation of smallholding, railways, canals, docks and ports and the creation or remodelling of towns and villages."

"Mining settlements and social infrastructure"

The site falls within the WHS attribute for mining settlements and social infrastructure .

"The Conditions of Authenticity"

"form and design;"

"The origins, function and historical development of an authentic heritage asset are legible in its design and appearance.

This does not mean that it survives precisely as originally intended, but that the various stages of its historical development, and attendant alterations to meet changing needs, can be understood in its current form. The asset's history of use and re-use are part of what give it significance."

The condition of authenticity does not require a site to survive precisely as originally intended. Indeed both the Basset Board School and White House have undergone much change having been re-modelled to meet new uses since they were first constructed. The current proposals are seeking to re-establish the significance of both buildings within the town, including substantial enhancement to the rear by removing unsightly poor quality buildings and replacing them with high quality new additions set within enhanced hard and soft landscaping.



While some alteration and removal of the separating site boundary wall is necessary to bring both buildings back into the proposed Community Hub use, this has been balanced by retaining the line of the historic boundary as a legible form running through the scheme to retain the understanding that they are two distinct and separate buildings. The outer site perimeter boundary walls will remain unchanged.

The new elements are treated as architecturally separate and distinct from the existing buildings to avoid confusion with the authenticity of the existing assets. While it is not practical functionally and environmentally to make all the new linking elements entirely out of glass, this material has been used extensively in both new roof and wall planes to emphasise separation between the elements. In particular where the new linking element comes up against the largely intact side elevation of the Basset Building.

"use and function;"

"An asset's history of use, re-use and evolution of function are clearly central to its significance. To preserve authenticity, it is important that the key features that make this history understandable are conserved.

The asset need not retain its original or subsequent use to retain its authenticity, but the features that make the structure understandable as, for instance, an engine-house or fuse-works, need to be conserved."

Proposals internally in both buildings seek where practically possible to conserve aspects that make their original function legible. For example: re-establishing the high lofted spaces of the original Board School (Basset Centre), including removal at ground floor level of the low grade modern suspended ceilings, and restoring and using as part of the public café the grand parlour in the White House, with its period interior decoration.

"location and setting;"

"The surroundings in which a heritage asset is experienced is a fundamental part of its character and significance. The setting allows the asset to be understood in its contemporary and, often, its historical context through its relationships with other buildings, landscape features and cultural associations. These are the key elements for authenticity in this context.

The setting of an asset relates to its current surroundings, rather than how the landscape would have looked when it was built. Change can often be accommodated, and can even have a positive effect, but this always needs to retain the visual, functional and cultural relationships that contribute to the asset's significance."

The SPD acknowledges change can be accommodated and in this case is balanced by the positive effect of restoring the site by bringing the wider assets back into a viable use with significant public benefits. The distinct identities of both listed buildings in the streetscape is retained while the alterations necessary to the central site wall still retain a strong visual and functional record of the historic site separation.

Added to this the other alterations at the rear propose removing decayed modern intervention to be replaced with high quality replacement accommodation that seeks to re-establish a more sympathetic back land site pattern informed by historical analysis (refer to D&A Statement). A new community garden is established to the rear of the White House, including improved hard and soft landscaping and planting to increase biodiversity and replace large areas of existing tarmac and concrete. Taken as a whole, the alterations will significantly improve the visual amenity and setting of the historic assets.

"The conditions of Integrity"

"Form and design"

"Alterations, restoration or refurbishment can mask or remove features that 'tell the asset's story' – making its historical form, function and development through time harder to understand and appreciate.

Reconstruction of historic buildings can harm authenticity as this inherently involves some conjecture and introduces confusion as to 'real' and reconstructed fabric."

Repair and restoration of the Listed buildings will be undertaken using traditional like for like techniques and materials. This will include renewing the White House roof covering with traditional slate in place of the modern pantiles that currently exist.

The new elements forming the garden building and Puffing Devil pavilion use sympathetic high quality materials and techniques reflective of the period when they will be constructed to avoid confusion between the original and the new fabric.

"Use and function"

"As with 'Form and Design' above, change to historic structures that could remove or obscure the key physical elements of an asset's 'story' would constitute a reduction in its authenticity.

Intact historic buildings can readily be repurposed and altered or extended – but the origins and development of the asset should always remain legible. This is significantly more challenging with regard to archaeological sites, whose value could be obscured or harmed by attempts at restoration or reconstruction - good conservation practice dictates that this would seldom be an appropriate step for most archaeological sites."

As highlighted above the proposals seek to increase public access to and raise awareness of the historic assets. This will include repurposing, altering and extending accommodation to replace poor quality existing back land structures.

A below ground archaeological assessment of the site is included in the appendix to the accompanying HIA.

"Location and setting"

"Change within the setting of a heritage asset can reduce its authenticity by interrupting, reducing or destroying key visual, functional, cultural or symbolic relationships with other assets or landscape features."

The proposals, particularly the works to the rear, will improve the overall amenity of the site. The D&A Statement summarises how the revised site planning strategy to the rear of the White House has been informed by reference to the original historic plans.

The new central building entrance onto Basset Road retains the boundary posts as existing. The accessible entrance located in the gap between the buildings avoids any need to form a new entrance into the Basset Centre front façade itself. The original Board School was constructed without a formal front entrance to the street and this aspect of its authenticity is fully retained and respected in the proposed scheme.

There is a need to help guide visitors into the recessed building entrance set between the buildings. This has been signalled by extending a canopy out to provide protection from the weather and to welcome users in.

This element is proposed in glass to mitigate any visual impact. The freestanding signage and supporting canopy structure are clearly separated and isolated from both existing buildings to ensure they retain their distinct and separate identities within the street scape.

Camborne Town Centre Conservation Area

Character Appraisal & Management Strategy – March 2010

"Page 6 – Regeneration Context:"

"International, national and local agencies have recognised the importance of the regeneration of Camborne. It is identified as a strategically important settlement in the European Union Objective 1 Single Programming Document and a 'employment growth centre'. The Government identified Camborne as a significant part of a 'Principal Regeneration Area' in the Regional Planning Guidance for the South West (RPG10, 2001). ... An Urban Framework Plan was prepared in 2001 which recommends that Camborne; "be strengthened by concentrating on the "triangle of opportunity" in and around Trelowarren Street, Basset Road, Trevenson Street area. This will involve conservation of the historic built environment, including shopfront upgrading and continued landscape improvements. A range of measures will also be implemented to diversify the town centre by reintroducing new housing, employment and community facilities, including 2,500m² in offices, non-retail uses on new sites and within vacant existing premises".

The proposals support the aim to retain and regenerate two listed buildings on Basset Road part of the "Triangle of Opportunity", introducing new community facilities to stimulate economic growth and social benefits.

"Page 25 – Building Materials:"

"The gentle slopes of the town centre, and the way the whole town is laid bare to view from the southern streets on the flanks of Camborne Beacon, mean that roofscapes are very important to the character and appearance of the Conservation Area. Even from areas on the periphery, like the Rosewarne Road car-parks, the views into the Conservation Area are as much about the roofscape as building frontages."

The proposals respect the roofscapes of the original buildings and roofs over the new single storey elements are deliberately set to sit below the dominant existing roof forms.

"Page 29 – Key Views and Vistas:"

15) View up Commercial Street

24) View down Basset Street

It is recognised that the proposed glazed entrance canopy will be partially visible in these long views, but any perceived harm is offset by the need to highlight for visitors the location of the public entrance recessed in between the two buildings which maintain their overall dominance on the street face.

"Page 30 – Views and landmarks:"

"Central Camborne is for the most part, a hard-landscaped urban environment. Aside from the churchyard, there is no public green space within the Conservation Area - Commercial Square is the only other publicly accessible urban space of any consequence. As a result, rear yards and gardens, particularly of the larger properties on the north, west and south of the central area, are even more precious in terms of amenity and privacy where they survive intact. This is also true of those few smaller gardens in the central streets, too often overlooked by other properties or inappropriately opened up by hard standings for parking."

The proposals will establish new publicly accessible hard and soft landscaping to the rear, including a new walled community garden adjoining the new public engagement space.



"Some streets are dominated by the very public effect of mature trees in private gardens. Such streets include Basset Road, South Terrace, Trevu Road and perhaps most obviously in Pendarves Road, where the houses are obscured from view by the density of planting. Garden walls, hedges, gates etc are important throughout the outer streets of the Conservation Area. Within the heart of the built-up streets trees continuously and suddenly burst into the streetscape in surprising places (Cross Street, Basset Street). Trees in rear gardens loom over roofs, or can be glimpsed through side lanes. There are often overgrown and neglected small trees and shrubs in front gardens. There is a delicate balance between the need to manage, prune and cut these plants, and preserving their vital impact in the otherwise hard streetscape."

The boundary walls to the Basset Road frontage are maintained. Subject to budget, the intention is to re-establish the railings to the Basset Road front boundary wall, which are thought to have been removed for metal during WW2. The Town Council's intention is to introduce sympathetic planting to the front areas using species familiar in traditional Victorian garden settings.

"Page 35 – Built Environment:"

"Industrial sites and buildings are also scattered throughout the area (council depots, railway sheds, farm buildings etc.). Richard Trevithick's workshop in the grounds of Rosewarne Park may have been demolished, but there are many others surviving. One of the utilitarian outbuildings to the rear of Basset Street/South Terrace was used in the early 19th century as a Quaker Meeting House. Outbuildings and backland structures are in many cases the least altered, and sometimes the oldest of all buildings in Camborne. They are also of great historical significance."

The Conservation Area Assessment makes reference to outbuildings and backland structures being a part of the wider town scene. The proposals deliberately respond to this pattern, proposing smaller scale visually fragmented elements, including an interpretation of a backland workshop structure to house the Puffing Devil exhibit, replacing the modern and unsightly modular buildings that currently stand on the site.

"Many buildings are deliberately sited, closing vistas or marking street corners and transitions to other distinct areas. Many buildings stand above the general height levels, or make a bold statement amongst the generally relatively flat elevations and restrained treatment of surrounding streets. Many of the finest buildings in these areas are scarcely visible from public spaces, being buried deep in richly ornamented gardens and landscaped grounds."

The original Board School (Basset Centre) is recognisably different to the other buildings in its immediate context. The proposals have sought to maintain the distinct identity of the Basset Building and the White House when viewed from the street, maintaining the existing formal hierarchy.

"Page 44 – SWOT Weaknesses:"

"-low income base for restoration, or for matchfunding for grant aid

-sources of employment/spending power within Camborne are still below average levels

-long-term deprivation and recession has left a legacy of under-investment and lack of repair/ restoration in many properties

-central area typified by 'hard' enclosed streetscape, poor modern shopfronts, limited open spaces, lack of green areas or 'breathing spaces' and recreational areas; lack of reasons to linger in town centre

-lack of a key attractor (either commercial, economic, cultural or administrative)

-poor management, maintenance & accessibility of some key buildings in the area"

The project offers the opportunity to mitigate all the above weaknesses identified in the Conservation Area appraisal. Furthermore, Camborne Town Council provide the strong institutional framework to manage, maintain and operate the facilities for the long term, ensuring a sustainable future for both listed buildings, which have hitherto been sadly neglected.

"Page 45 – SWOT Opportunities:"

"-much of the improvement and enhancement of the Conservation Area lies in the public realm, traffic management review, streetscape audit and enhancement, landscape management agreements and improvements and so-on; these can be easier achieved than private or partnership initiatives."

As noted above Camborne Town Council are a public body able to provide the necessary sustainable management for the site over the long term.

"-the quality and robustness of the historic fabric in Camborne means that opportunities for exciting new designs are as possible as simple reinstatement/restoration."

The proposals aim to retain and repair as much of the historic fabric on the site as possible, while introducing the opportunity for exciting new design elements to replace other dilapidated and unsympathetic alterations carried out by the previous owners.

"-promotion and interpretation of the heritage of the town and area."

As highlighted above the project will bring an existing new Heritage interpretation resource into the Town, including a permanent home for the full scale replica of Richard Trevithick's Puffing Devil high pressure steam engine.

"Page 45 – SWOT Threats:"

"-lack of appreciation of full diversity and complexity of spatial qualities, historic fabric, streetscape and diversity and archaeological significance and potential, leading to: lack of maintenance and neglect of historic fabric loss of historic fabric, poor alterations unsympathetic conversion of historic buildings loss of archaeological evidence loss of interpretative, celebratory and promotion opportunities."

As highlighted above, the proposals seek to reverse decline on the site that previous owners have allowed to happen, including removing poor quality modular buildings to the rear of the White House. The proposals will restore both buildings, securing their long term future while improving opportunity for public access and celebration of town's Industrial and Mining Heritage.

"Page 47 – Enhancement:"

"The majority of street signs are relatively modern plastic items, mounted on posts. The current style of street sign, though not overtly historic in its materials, does not detract from the character of the Conservation Area. Nonetheless, care should be taken that any future re-design of these items is similarly sympathetic to the prevailing character of their setting and that standard items are not uncritically applied. The location of signs should be carefully considered: where they can be mounted on walls without damaging the character or fabric of historic structures, this would be better than free-standing units."

"Little historic street furniture exists in the town. The effective use of any future street furniture presents an opportunity to create a lively, attractive public realm. There could be changes to the public realm through potential future redevelopment schemes and a good opportunity exists to provide quality, innovative street furniture ... Where necessary and possible, the Local Authority should encourage property owners to improve privately owned public spaces in a similar fashion. Standard catalogue items should be avoided in favour of designs which echo (and re-interpret) local traditions and which complement their setting."

The new entrance signage pillar is pulled away from both buildings to be entirely free standing and clearly read as a separate and distinct element of bespoke street furniture not detracting from the character of the broader conservation area.

"Significant gardens: Of particular note are the large suburban gardens of detached houses along Pendarves Road, Bassett Road and Trevu Road, the urban frontages or Trelwaney Road, and long rear gardens of terraced housing from Centenary Street To Carnarthen Street. (These linear gardens have historic interest in their intended function as vegetable allotments tied to housing)."

As noted above, the proposals seek to reintroduce a garden element to the rear of the White House, informed by reference to historic site plans.

"There are a number of poor boundary treatments and unsightly gaps within the town, especially at the interface between public and private space. Given the unique role of foundries, smithing and engineering in Camborne's history,

a 'railings scheme' to replace lost railings for both public land and private buildings throughout the town would be a more than usually appropriate townscape enhancement programme."

As noted above, subject to budget the Town Council would like to reestablish the railings to the front of the Basset Centre, which were likely removed during WW2 for metal.

"Camborne already makes provision for visitors, with an informative town trail and is well known for Trevithick Day. The international historical importance of the town, especially in terms of mining and engineering could be exploited further. It is important that local people, key partners and stakeholders fully understand the significance of their surroundings if they are to play their part in the long term protection and enhancement of the area."

The Community Hub will provide a new Civic facility within the Town serving the wider Community and providing visitors with an exciting new heritage interpretation site that supports both the town's regeneration and the wider Cornwall and West Devon Mining Landscape World Heritage Site.



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