

# BEPS Framework

Community Led Local Development

Makers Project - Liskeard Cattle Market

Design & Access Statement

December 2020


Version 1.1

# Project Directory

Role	Name	Contact Details
Client	Adam Burchill	Cornwall Council 01209 614273 <a href="mailto:adam.burchill@cornwall.gov.uk">adam.burchill@cornwall.gov.uk</a>
Project Manager CC	Aaron Jones	Cornwall Council 07433 351280 <a href="mailto:aaron.jones@cornwall.gov.uk">aaron.jones@cornwall.gov.uk</a>
Project Manager MWJV	James Griffin	MWJV Ltd 01872 272906 <a href="mailto:jamesgriffin@wwa.co.uk">jamesgriffin@wwa.co.uk</a>
Cost Consultant MWJV	Paul Treweek	MWJV Ltd 01872 272906 <a href="mailto:dpaultreweek@wwa.co.uk">dpaultreweek@wwa.co.uk</a>
Architect/ Design Lead MWJV	Matt Wills	PBWC Architects 01736 792000 <a href="mailto:matt@pbwc.co.uk">matt@pbwc.co.uk</a>
Service Engineer MWJV	TBC	TBC
Civil/Structural Engineer MWJV	TBC	TBC

## Contents

1. Project Introduction .....	3
2. Location .....	4
3. Site Photographs .....	5
4. Constraints .....	6
5. Opportunities & Site Access.....	8
6. Scale .....	9
7. Appearance, Materiality & Sustainability.....	10
8. Internal Layout.....	11
9. Site 3Ds .....	12
10. Planning Pre-application Feedback.....	13
11. St Agnes Neighbourhood Plan and World Heritage Site.....	14
12. Statement of Community Involvement and Conclusion.....	15

DOCUMENT CONTROL	Prepared by	Reviewed by	Authorised by
Name	Matt Wills	James Griffin	
Signature			
Date	24/02/2021	25/02/12	

VERSION CONTROL	Date	Revision description
v1.0	24/02/2021	First Draft Issue
v1.1	25/02/2021	Post Client Review Revision

# 1. Project Introduction

The application is submitted on behalf of Cornwall Council for the development of creative modular container units at Liskeard Cattle Market

Liskeard Cattle Market is a priority regeneration site for Cornwall Council and its partners. High quality community consultation has resulted in a vision to regenerate the site with key themes including boosting the local economy via provision of new workspaces for start-ups and small businesses ,and creating a range of facilities and spaces which enable local residents and visitors to benefit from a range of cultural and community activities.

A wider site master plan is currently being developed, for which this application forms part of the overall site.

The scope of this project is to provide temporary workspace accommodation totalling approximately 110sqm of workshop, with supporting facilities including exhibition space/equipment and advice hub. The purpose of the temporary workspace is to provide a start-up/incubation solution that will provide the facilities for new and aspiring individuals and businesses who may then progress into the new proposed ERDF funded permanent Worksheds on the Cattle Market site.





## 2. Location

### Site Location

The application site forms part of the wider Liskeard Cattle Market site.

The Liskeard Cattle Market site is located within the environs of Liskeard Town Centre, a market town in the South East of Cornwall.

Access is direct from Fairway Road to the north and the majority of the site comprises a Council run short stay car park.

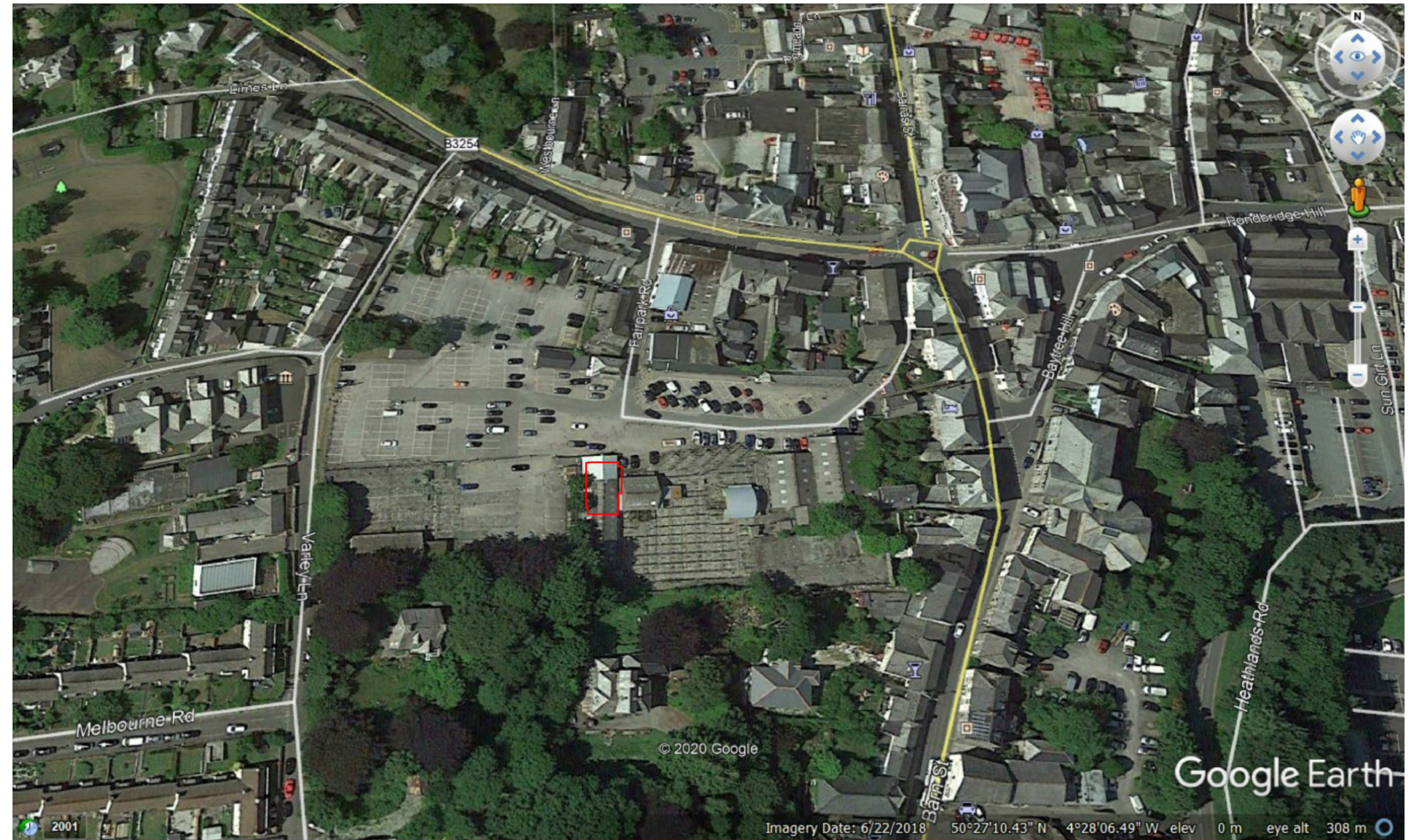
A phased transformation of the site has begun following the granting of planning approval for a Work Shed scheme and open market canopy towards the south east corner of the site. This scheme was granted approval under PA20/02028 in 2020.

### Site Description

The siting of the proposed Makers Project is towards the southern boundary of the Cattle Market site, located on the footprint of the former auction house which runs on a north/south axis.

The siting of the building was chosen as it closely relates to the aforementioned Work Sheds development, reusing the existing building slab and allows the remainder of the site development as part of the wider master plan.

The area denoted in red on the adjacent Google Earth extract shows its location within the wider context. This area of the site slopes from north to south, with a stone wall to the southern boundary.





### 3. Site Photographs



#### Site Views

- ① Existing views from the north west of the site showing existing building in place (now demolished)
- ② View of existing building north gable end
- ③ View from north east showing commencement of demolition
- ④ View of western elevation of existing building - note sloping nature of building
- ⑤ View from north looking south at existing buildings
- ⑥ View of existing buildings scheduled for demolition

①



②



③



④



⑤

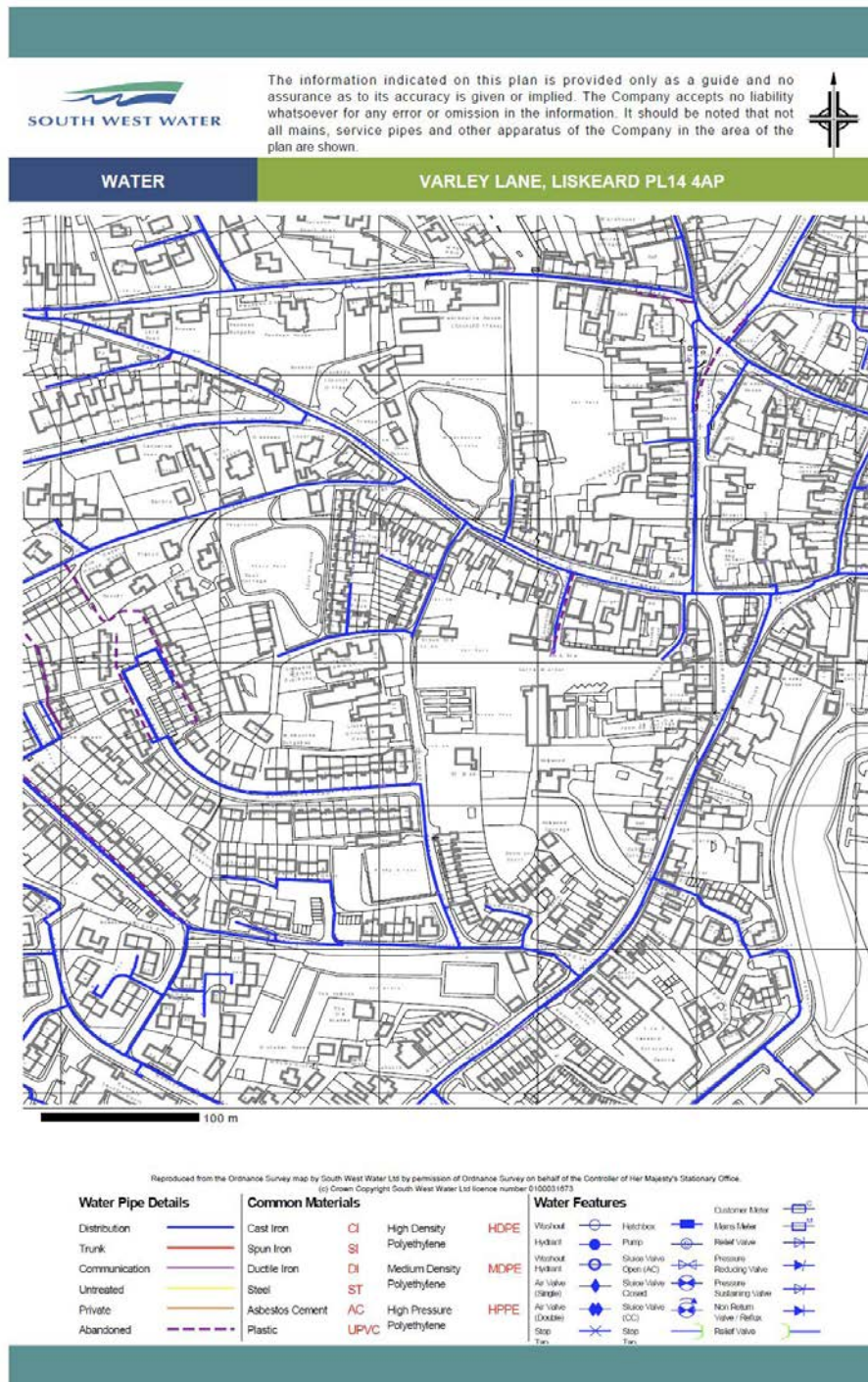


⑥

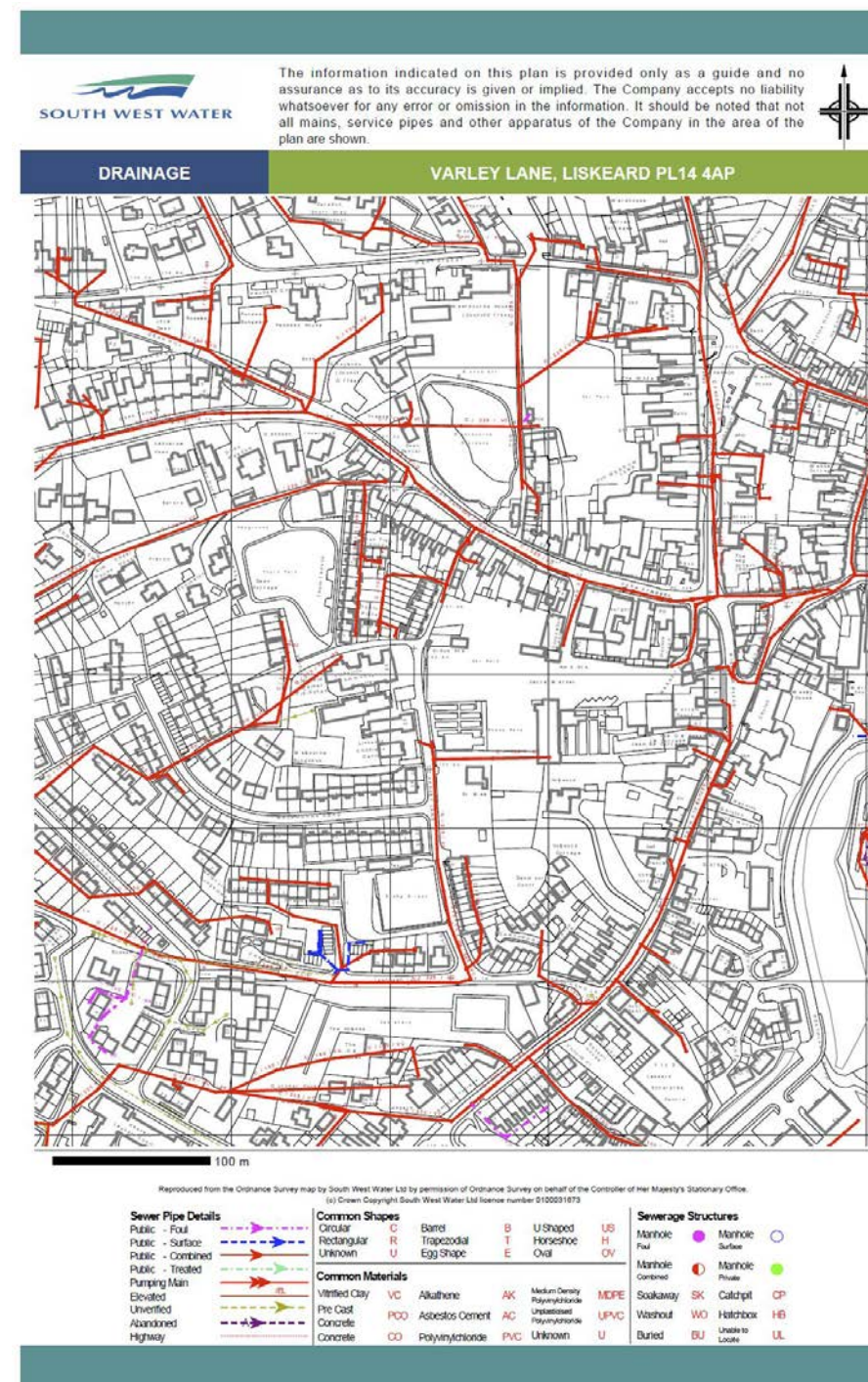




## 4. Constraints



Incoming fresh water supply map - Closest connections are available to the north-west boundary of the site.



Foul drainage map - Closest connections are available to the north-west boundary and southern boundary.

## Constraints

## Drainage

The nearest foul drainage connections are located to the north west on Varley Lane, to the north at the end of Fairpark Road and beyond the southern boundary of the site.

Fresh water supply connections also exist on Varley Lane and Fairpark Road.

## Critical Drainage Area

The site is noted to be within a Critical Drainage Area and as such, disposal of surface water should be considered to sustainable methods in the context of the wider site.

## Archaeology

It is proposed as part of the works that the slab of the existing building is utilised to minimise cost and excavations and therefore no remains of archaeological importance are likely to be disturbed as part of these works.

## Utility Connections

Electrical power supplies are available with the site to provide new connections. Broadband and WiFi connections will also be made available to all incoming users.



## Further Constraints and Opportunities

### 1 Conservation Area and Listed Buildings

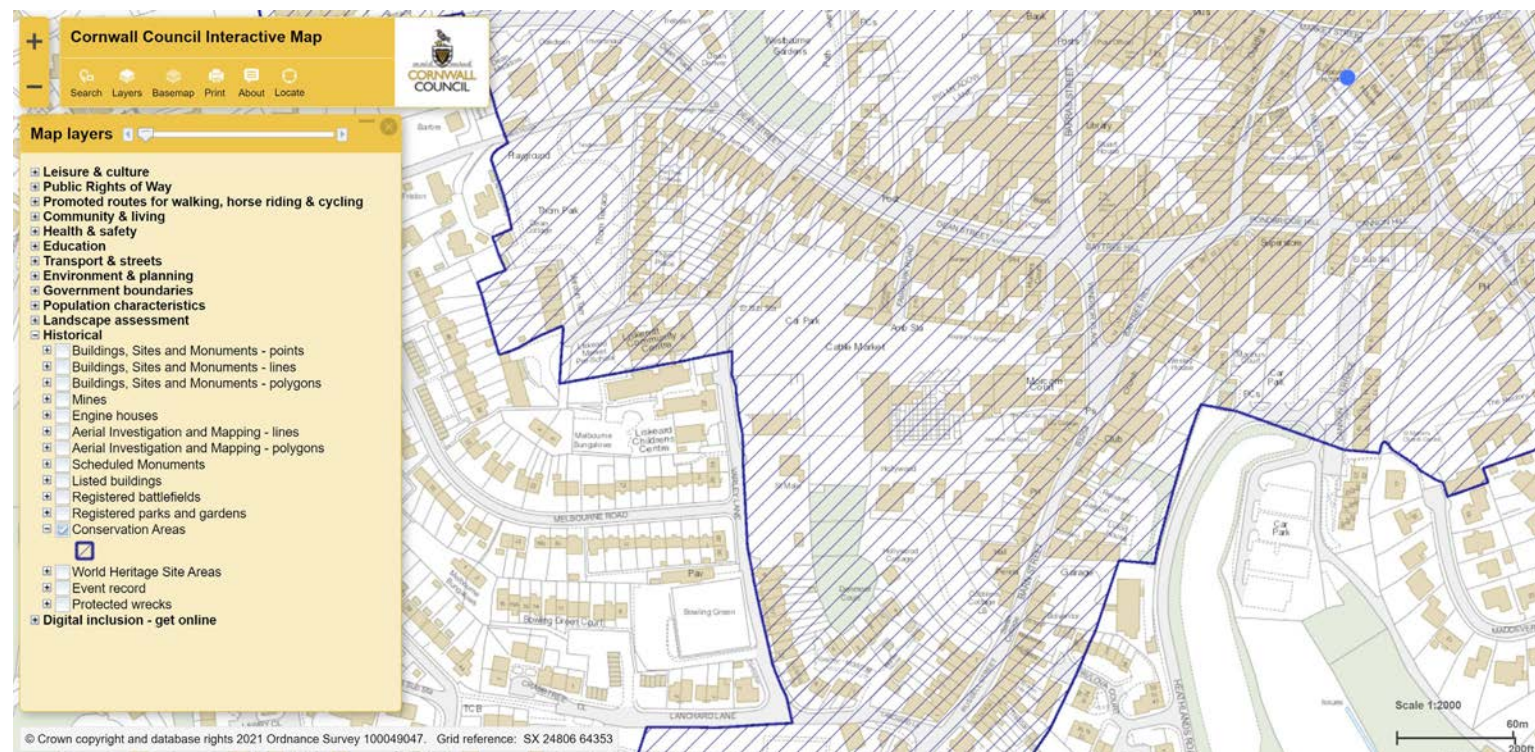
The Cornwall Council Interactive Mapping indicates that the site is within the Liskeard Conservation Area. No Conservation Area Appraisal is available for the area, but the site forms a rich part of Liskeard's Market Town history and identity.

The closure of the Cattle Market has been a loss to the economy of the area, however, the planned redevelopment and master plan for the wider site seeks to address this by stimulating new economic activity.

In addition to the Conservation Area status, the site is in proximity to a number of Grade II Listed buildings which are to the north-east along Dean Street and Windsor Place forming part of the historic town centre core.

The cattle market site sits to the rear of those listed buildings. The Work Shed proposals which sit closer to the listed buildings address the relationship and proximity to the historic fabric.

The Makers Project continues this narrative of new development with an agricultural feel through form, scale and materiality, to provide a temporary work space unit development which draws on the narrative already established.





## 5. Opportunities

### Opportunities

The Makers Project will provide a much needed service to the town and wider community.

The planning application seeks a 10 year temporary approval as the brief for the project is to provide small work units, with low overheads to enable small craft and production enterprises to take advantage of dedicated workspaces in a secure community and become part of a wider collective contributing to the vibrancy and economy of the town.

It is envisaged that as these users develop their businesses and seek larger premises, which are likely to be supplied by the Work Sheds scheme, when in a position to do so, allowing new tenants and businesses to take their place within the Makers Project.

This will enable the tenants to build a sense of community and networking links and allow for workshop events, exhibitions etc.... to take place either within the Makers Project or within the wider Cattle Market redevelopment.

The town centre location means that sustainable means of transport are available by bus and train, whilst being within walking distance of the town centre services. Cycling parking and storage is encouraged, whilst adequate parking will remain within the site as well. Cycle parking will be provided as part of the existing approval for the Worksheds scheme, of which some will be made available for wider use.

## 6. Site Access

### Site Access

Access to the site is via Fairway Way Road to the north, which provides the principle access to the existing car parking areas.

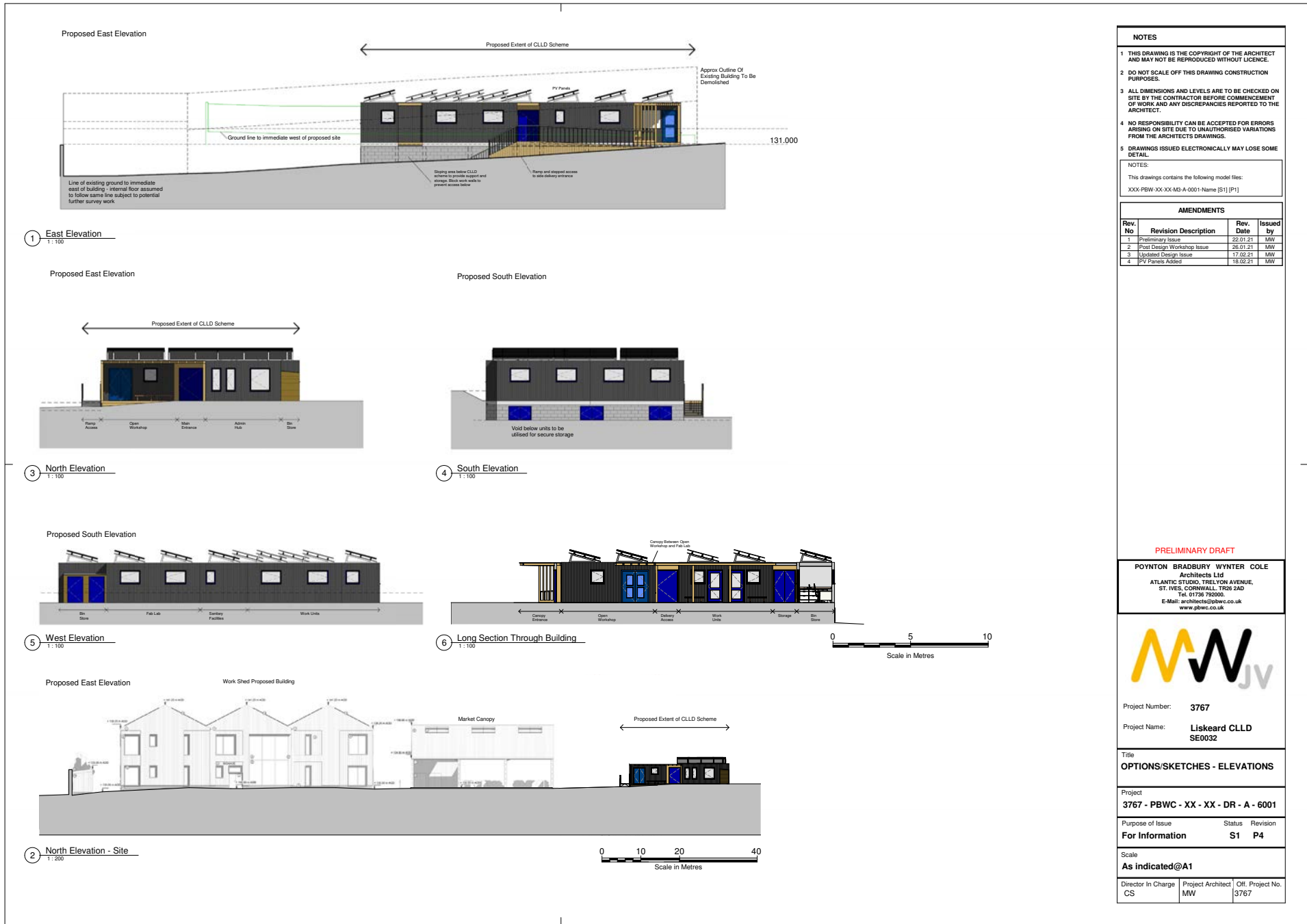
The project will be visible from this approach and short stay parking will continue to be provided as part of the evolving development of the site.

Level access will be provided to the project via the covered main entrance adjacent to the admin hub, with the Open Workshop also providing a set of secure double doors for access and egress for large objects.

A secondary access to the immediate east will be provided via a 1:20 gradient ramp and external steps which will act as a secondary delivery point and fire egress route.



6. Scale



Scale

The proposed scheme is constructed from single storey containers. A range of container sizes are to be utilised, all with the same overall height, in 20ft, 10ft and 8ft modules.

The overall height of the development will be approximately 2.7m high.

The adjacent site wide elevation shows the northern elevations of the Makers Project in context with the forthcoming approved Work Sheds and Market Canopy development to the immediate east.

The proposed eastern elevation shows the outline of the original building to be demolished together with its overall height and the topography of the land in this area.

The Makers Project will have an overall height which will be lower than the previous buildings ridge line, to ensure that scale of the development is appropriate to the setting.

As the project is intended to be temporary and provided over a 10 year life span. The scale and design of the development has been carefully considered to complement the emerging master plan for the site.



## 7. Appearance, Materiality & Sustainability



Black corrugated external finish with oversail canopy with timber cladding and LED lighting insets



Grey uPVC Double Glazed Doors and Windows



Timber canopy for shading, shelter and defining inside/outside space



Sustainable inputs available to the project include the provision of photovoltaic panels to the roof scape to allow for micro-generation inputs

### Appearance and Materiality

The external appearance of the units in the context of the setting, conservation area and wider site development will be important.

Maintaining the industrial aesthetic whilst also signposting the temporary nature of the development will be important.

Simple finishes, contrasting with timber will be effective to soften the industrial nature of the units in the context.

Roof space gives opportunities for micro generation through installation of Photovoltaic panels.

The use of dark colours with timber contrast allows the agricultural theme of the Work Sheds project to be related too and reflects the history of the site.

### Sustainability

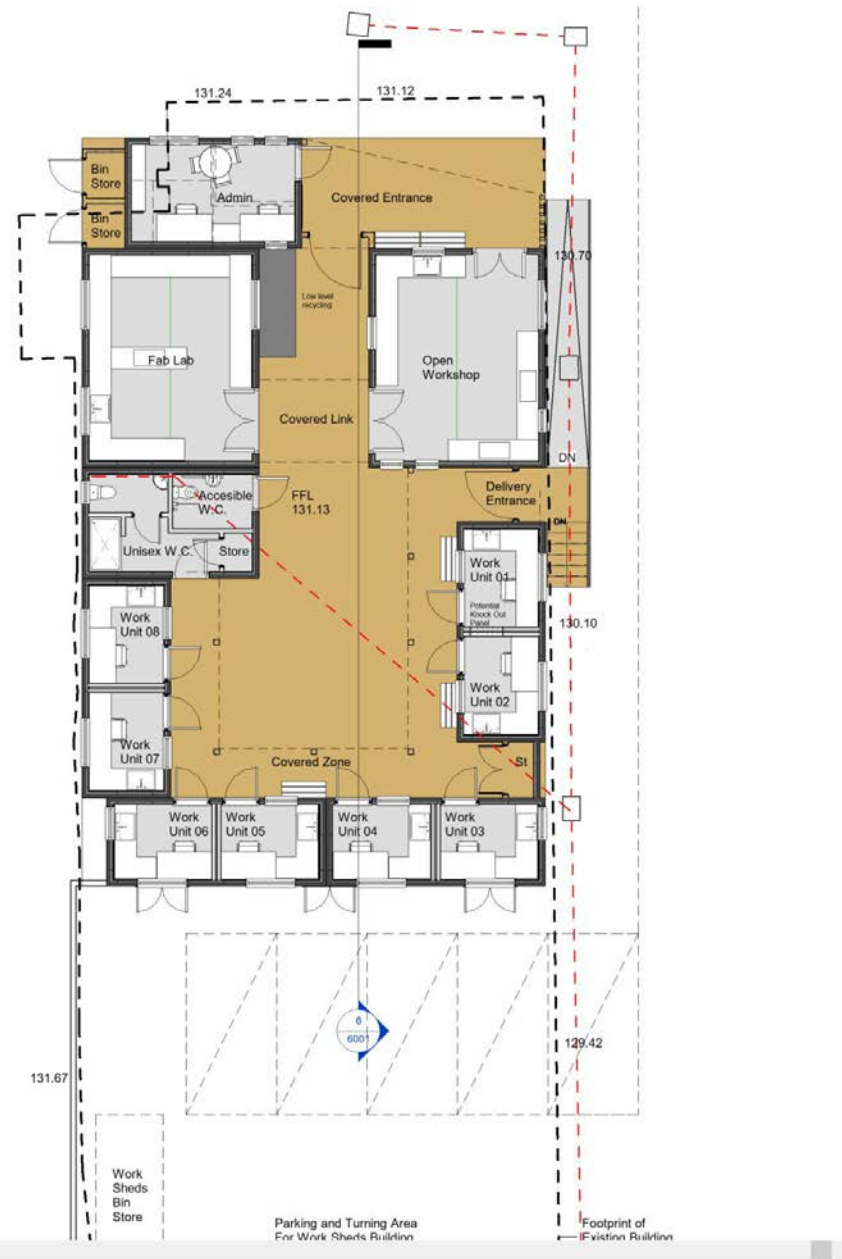
The flat roof nature of the storage containers will allow for the provision of photo-voltaic (PV) panels for electrical micro-generation, helping to lower utility costs and lower reliance on fossil fuels.

The town centre location will encourage working and cycling to the site, which is in proximity to other services and public transport.

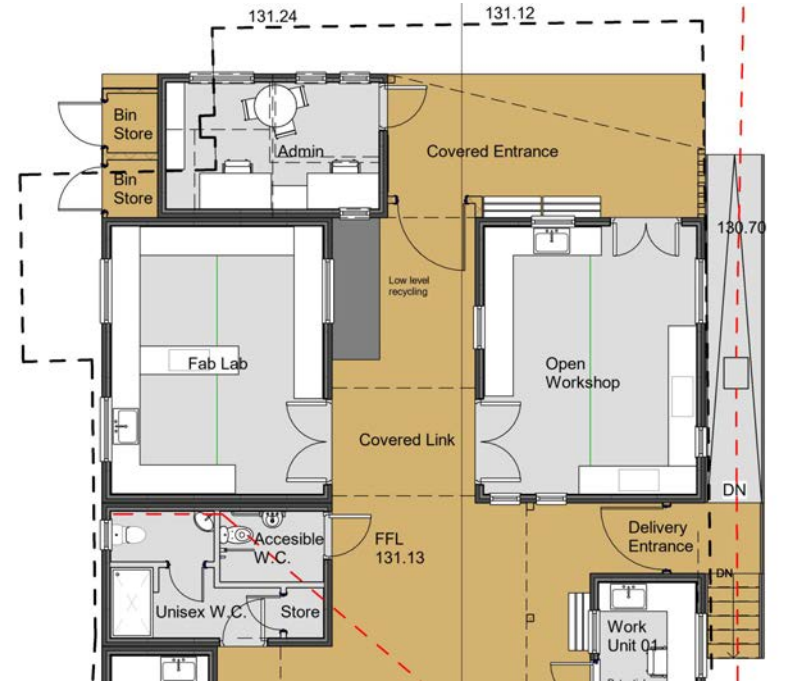
The reuse of the existing building slab will reduce the amount of excavation and demolition and limit the need for new cast foundations, further reducing the schemes carbon footprint.



## 8. Internal Layout



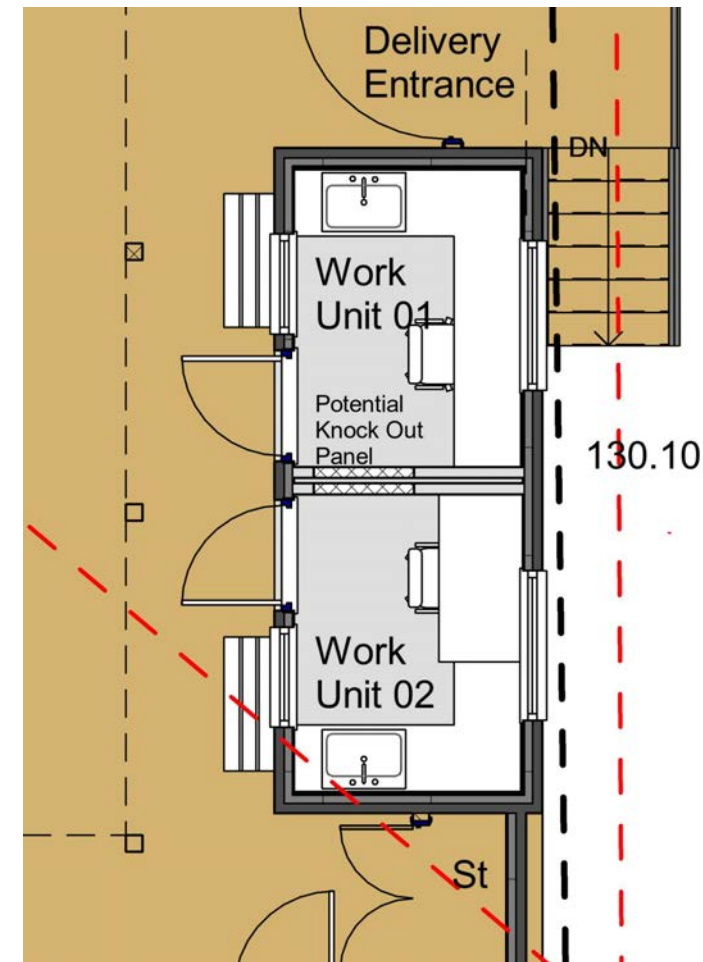
The developed layout of the Makers Project has followed the process of providing a central courtyard with Work Units surrounding it, with the more public spaces and access to the northern half of the scheme.



The Admin unit will allow control of the main user and public access, with the covered canopy denoting the entrance.

The Fab Lab and Open Workshop will have covered access link to allow inter-Operability between the spaces.

The indicative layout of the Work Units is shown here, providing potential space for desks and workbenches, as well as providing sinks and natural light and ventilation.



### Internal Layouts

The layout of the scheme has been guided by the reuse of the slab of the existing building, defining it's overall width.

The layout of the units forms a hierarchy of more public and admin spaces to the northern half and the work units and shared courtyard to the southern half.

The admin unit will allow the entrance point to be clearly defined and allow staff to control public movements where necessary.

The Fab Lab and Open Workshop sit either side of the main entrance corridor, with a roof canopy link to allow cross over of the spaces.

Accessible toilet and shower room unit sits within the central area, adjacent to eight individual work unit spaces.

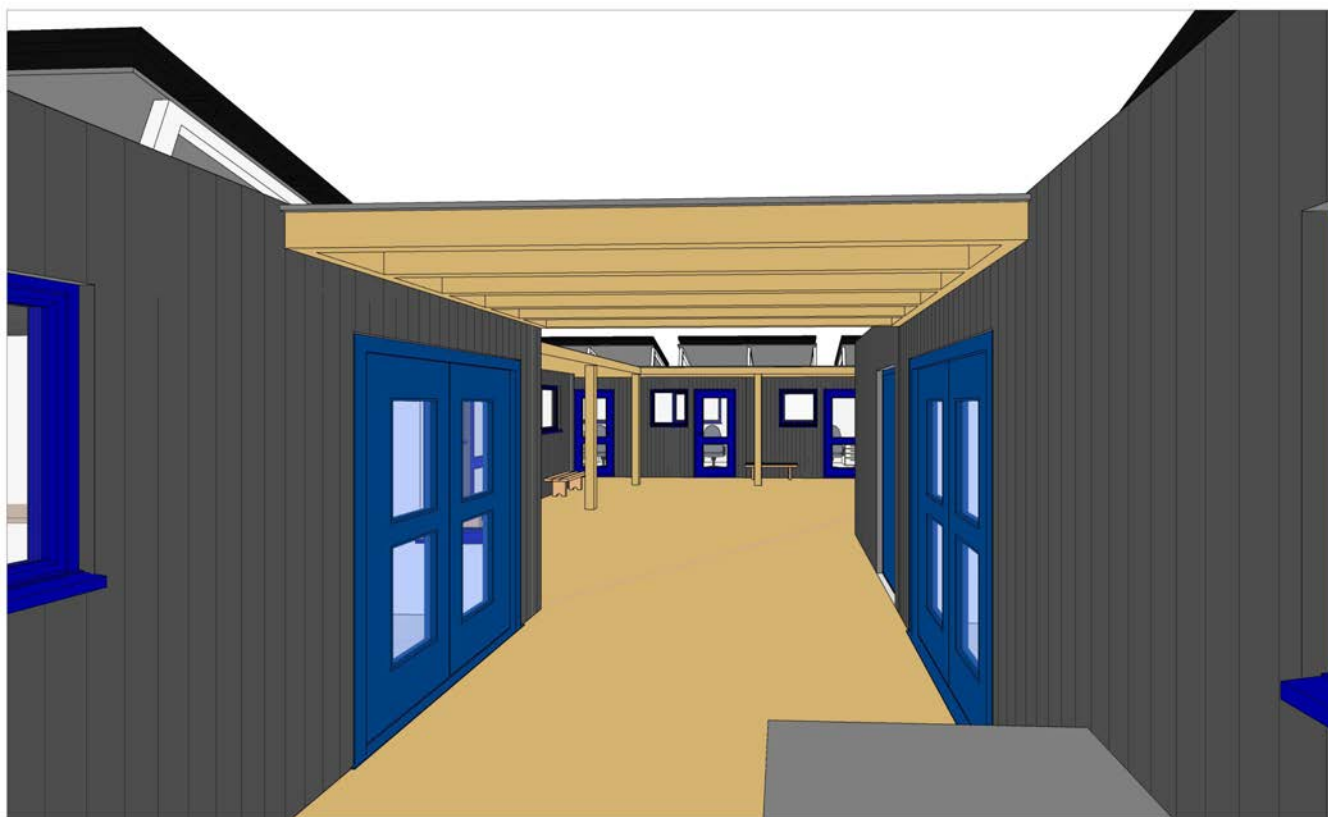
Opposite is a secondary access/egress point, with ramp and steps to allow for deliveries, loading and escape in the event of fire.

The work unit spaces are 20ft units divided in two, with a party wall providing sound and fore separation. A knock out panel will be installed to allow the spaces to become one depending on tenant requirements, although it is envisaged that as the spaces are designed for start up and micro-business use, the unit sizes are likely to remain as designed.

Each work unit will be provided with a sink and electric heater, together with windows for natural light and air.

The courtyard around the work units is intended to be a informal shared space that can be utilised for events and provide weather protection by way of a wrap around canopy to the perimeter.

## 9. Site 3Ds



### Site 3D Images

The adjacent 3D images are the design development images produced for the second design workshop undertaken with Liskeard Town Council.

The purpose of the images were to give a representation of the scale of the building, with the Work Sheds scheme and Market canopy outlined in the background in massing form.

The 3D images show the intended use of the existing finish to the storage container units, fitted with dark blue window frames and offset with natural treated timber for the entrance canopy and bin store area.

The lower image is a view emerging from the main entrance, looking into the shared courtyard area with the Fab lab to the immediate right and Open Workshop to the left and showing how the two spaces can have a link by complementary doubles doors facing each other with a covered canopy.



## 10. Planning - Pre-application Feedback

### Pre-application Feedback

A pre-application enquiry was submitted under PA20/01799/PREAPP on 12th October 2020 for advice on the development of a temporary container solution on the Liskeard Cattle Market site to provide facilities for the creative industries sector.

Written feedback was received on 18th November 2020.

Within the feedback, the case officer highlighted the following points:

#### Liskeard Neighbourhood Development Plan

It was noted that the NDP was made and includes for a specific policy (TC4) which seeks to enable proposals for the regeneration of the site and recognises the fundamental importance of the site to the development of Liskeard and the key role it can play in taking Liskeard forward as a 'modern market town'.

The reuse of the site must recognise the importance of the site and seek to replace the wider benefits of the Market's presence which have been lost through its decline and closure.

Support through the NDP will be given where proposals demonstrate,

1. That the proposals be of a scale and character appropriate to Liskeard and reflect the sense of place and preserve or enhance the historic character of and setting associated with the site

2. Maintain and improve the permeability of pedestrian routes through/across the site which:

- Link to and from the main shopping area of the town  
Connect to Dean Street and Barras St/Windsor Place via Market Approach

-Retain connectivity to the existing Liskerrett Centre

- Provide a new pedestrian link to the rear of Rosedean House Surgery

- Improve access for vehicles and pedestrians along Fairpark Road

- Maintain access to adjacent properties, and

- Retain sufficient parking to contribute to the needs of the town centre and meet the requirements of the proposed development, and

3. Provide super fast fibre connections, or ducting to facilitate such connections

4. Include a full historic environment impact assessment to inform the design process, as detailed in NDP policies TC 3, 8-12, and the Cornwall Local Plan Policy 24.

The proposed scheme was noted to accord with the wider aims for the Cattle Market as set out in policy TC4.

Clarity was sought on time-scales and whether the development would be subject to a temporary permission, i.e. 5 year temporary consent and any future application should provide further details on this, as although the storage container design is low key, the prominent town centre setting, within a conservation area, means that permanent siting of the containers is unlikely to be acceptable unless supported by compelling justification.

#### Parking

It is acknowledged that the development would lead to some loss of parking spaces - any future application should address this issue and outline the impact on parking spaces and any mitigation measures where feasible and appropriate.

#### Ground Conditions

The pre-app feedback assumes that the containers would simply sit on the existing surface. If the development involves any excavation/footings, the archaeological impacts will need to be considered. This was an issue raised and considered under PA20/02028 for the approval of the Cattle Market scheme.

#### Community Infrastructure Levy

CIL will be chargeable on this development and will be calculated in pounds per square metre on net additional increase in internal floor space.

Clarity needed on this with regards to CIL charging schedule

#### Community Engagement

Discussions are recommended with Local Council and Divisional Member to gauge their opinion on the proposals.

#### Conclusion

Taken from the Pre-app feedback:

'Overall and subject to the development being temporary this application proposes an exciting short term facility for the town which would deliver economic and social benefits and accord with the wider aims for the Cattle Market's redevelopment.

## 11. Liskeard Neighbourhood Development Plan

The Liskeard Neighbourhood Development Plan (NDP) was published in 2018 and sets out the aims and goals for the area until 2030.

Of the aims of the NDP, under 'A Place to Work and Learn' the core centres around:

- Attracting high quality employment, and training facilities, to meet the needs of business and the working age population

- Ensure the long-term sustainability of Liskeard as a thriving, prosperous place and modern market town

- Provide high quality services to local residents and the surrounding rural communities

Objective 1 supports the promotion of quality employment growth and Objective 2 looks to build on existing viable businesses which provide local employment opportunities and a range of services for both the people living in the town and surrounding area.

Objective 4 of the NDP looks at the establishment of an innovation hub by-

- a) - Working with Cornwall council to locate suitable start-up premises and via funding agencies to attract new businesses to form a co-operative work-space

- b) - Sponsorship and grant aid to support local enterprises and university/college links

The NDP also sets an agenda to create 'A place to meet, shop and do business'

The Aims of the NDP are broadened to sustain and enhance Liskeard's modern market town centre as a vibrant, lively and friendly community service centre and shopping facility for its residents and the surrounding communities as well as promoting the town as a welcoming and friendly destination for visitors with its strategic placement between sea and moor and excellent road and public transport links to the rest of the country.

Supporting Liskeard as a Cornish town centre which is proud of its history, and is also forward thinking and ready to meet the challenges of the 21st century.

Policy TC4 focuses on the Cattle Market and recognises it's fundamental importance to the development of Liskeard as a place and the key part it could play in achieving the aim to take Liskeard forward as a 'modern market town'.

The Makers Project plugs into that thread of intent under the Neighbourhood Development Plan and its place within the wider site redevelopment already moving forward under the Work Shed's approval and the ongoing wider site master plan work.



**Liskeard Cattle Market**

The intention of the policy below is that it should be an enabling policy to support proposals for the regeneration of the cattle market site through Cornwall Council's on-going development scheme, provided it achieves the vision and objectives as stated in the project feasibility study brief, employing a holistic approach to produce a masterplan for the whole site.

### POLICY TC4

#### Liskeard Cattle Market

Development options which regenerate the site in a way that maximises the economic and cultural benefits to the community will be supported.

Proposals for the regeneration of the cattle market must:

1. Be of a scale and character appropriate to Liskeard and reflect the sense of place and preserve or enhance the historic character and setting associated with the site; and
2. Maintain and improve the permeability of pedestrian routes through/across the site which:
  - Link to and from the main shopping area of the town
  - Connect to Dean Street and Barras St/Windsor Place via Market Approach
  - Retain connectivity to the existing Liskerett Centre

- Provide a new pedestrian link to the rear of Rosedean House Surgery
- Improve access for vehicles and pedestrians along Fairpark Road,
- Maintain access to adjacent properties, and
- Retain sufficient parking to contribute to the needs of the town centre and meet the requirements of the proposed development, and
- 3. Provide superfast fibre connections, or ducting to facilitate such connections, and
- 4. Include a full historic environment impact assessment to inform the design process, as detailed in NDP policies TC 3, 8 -12, and Cornwall Local Plan policy 24.

The Design and Access Statement accompanying any planning applications must be derived from a master-planning process and illustrate satisfactorily how the above criteria have been met.

#### Reasoned Justification

**Policy TC3** – Rapid changes in retailing and service delivery channels, administrative centralization services to other locations, improved accessibility to larger centres, the disconnection of the surrounding rural population from the town, and the impending loss of the Cattle Market pose significant challenges to the town centre, threatening its future prosperity. Measures to improve and enhance the town centre's retail, service and community 'offer' are essential. Policy TC3 seeks to enable proposals which will aid this task, whilst providing criteria against which other uses may be assessed.

**Policy TC4** – Following up on Policy TC3, the policy on the Cattle Market recognises the sites fundamental importance to the development of Liskeard as a place, and the key part it could play in achieving the aim to take Liskeard forward as a 'modern market town'. Any re-use of the Market site must recognise these factors and seek to replace the wider benefits of the Market's presence which have been lost through its decline and eventual closure. The regeneration of the Cattle Market site has the potential to be the means by which the 'heart' of Liskeard is revived. The Neighbourhood Plan therefore includes this enabling policy encouraging a mix of uses that support the vitality and viability of the town centre and replace the wider benefits which are being lost.

53

**Comment TC3** - 'Pop-up shops', which are temporary retail spaces used by one or multiple brands to test new concepts, formats and markets in an innovative and original way without heavy investment, would not normally require planning permission and are encouraged as they add to the 'offer' of the town centre, support the existing retailers, and enhance viability and vitality

unused. There is clear potential for this site to provide new town centre uses and facilities.

Cornwall Council has commissioned consultants to undertake a development study to look at potential future uses for the Liskeard Cattle Market site. The aim of the study is to develop proposals for regeneration of the site.

Concepts which are being explored through the CC feasibility study include:

- A new medium sized food-store (whilst retaining and enhancing the existing retail units);
- A flexible space that could include new retail, workshop, café/restaurant, office and 'pop-up' uses;
- A new civic square and flexible pannier market for social gathering and market trading with a high quality public realm including places to sit and play;
- A proportionate scale of housing development, to help enable the viability of the development as a whole, and add vitality and presence to the town centre;
- A mixed-use community centre including multi-functional space.

Preferences will emerge as the project progresses, following an appropriate masterplanning approach, including consideration of sustainability community consultation and feedback, and viability of the overall scheme.

**TC4** - The Cattle Market site is located in the heart of Liskeard, at the edge of the main shopping area. Currently the site is broadly split between a public car park and the Cattle Market area, with a number of small retail/workshop spaces. Many of the buildings in the Cattle Market are in need of repair and are used infrequently meaning that much of the site is not used to its full potential and is of limited benefit to the wider town centre. The land which accommodates the Cattle Market is owned by Cornwall Council and is currently leased by local auctioneers. At present a market occurs approximately once every 2 weeks, but is poorly attended by prospective buyers. New livestock movement and auction rules, plus changes in agricultural marketing and procurement practice, have led to the gradual decline of the market, and it is very likely that the auctioneers will vacate the site within the lifetime of this Neighbourhood Plan.

The car park is in a good town centre location, and generates a revenue stream for Cornwall Council, but is inefficiently laid out and underused (currently maximum use is approximately 60%). For the majority of the time the Cattle Market, which occupies a large area in the heart of Liskeard, is



54



# 12. Statement of Community Involvement & Conclusion

## Statement of Community Involvement

The project has undertaken a number of design workshops with Liskeard Town Council and user groups.

The workshops undertaken were to align the project with the wider design charette process which helped to inform the Work Shed scheme and will form part of the ongoing wider site strategy.

An initial design workshop was undertaken on the 15th December 2020 in an online format.

During that workshop, discussions were undertaken regarding the proposed location of the development within the context of the wider cattle market site.

In addition, an initial look at the proposed relationship of the unit spaces was commenced at that workshop. The location of the admin block and relationship of the Fab Lab and Open Workshops were discussed.

Following the workshop, Liskeard Town Council agreed to the preferred location of the development, being on the north half of the XXXX building to be demolished.

Following this, the scheme was worked up into a preliminary set of designs which were then discussed at a second online design workshop on the 25th January 2021.

In this workshop, the need for waste storage, visibility from the admin unit, definition of the materials and colour scheme to be utilised and toilet provision were all highlighted.

Following this workshop, the design was updated to reflect the comments raised by the workshop attendees and reissued for comment.

Following this workshop, a news article was placed in the Cornish Times outlining the project to the wider public. This was published online on 5th February 2021.

On the 12th February 2021 a final design workshop was undertaken with the design committee of Liskeard Town Council as well as representatives of Plymouth Fab Lab, Krowji in Redruth and various potential incoming stakeholders working in the immediate vicinity.

Following the workshops the design has been finalised for planning submission, incorporating the views and input from members of the design workshops.

## Conclusion

The proposed design follows a series of design iterations with input from Liskeard Town Council members and users of similar spaces.

The development will create much needed micro-units for local makers and traders and provide a community aspect within the site.

The single storey scale of the units will fit appropriately within the context of the existing and developing site and be a welcome part of the ongoing redevelopment of the site to play an economic role with the town.

Online article from Cornish Times website - 5th February 2021

## A look at the Makers Units - and Cattle Market workshops begin

Friday, 5 February 2021 - Planning

by Cornish Times  
editorial@cornish-times.co.uk

IMAGES giving examples of the sorts of colours and finishes to be used as part of the Makers Workspace Units at the former Cattle Market in Liskeard, and a proposed floorplan for the site, have been published.

Another design image shows how the units, to be created from shipping containers, will fit in at the site next to the planned Workshed buildings and canopied market area.

These units will be managed by the Town Council for use by small businesses, as well as for delivering training, in a project which has brought around £750k in investment into Liskeard. It's hoped the facility will be in place and ready to open in December.



AN image showing how the Makers Workspace project being managed by the Town Council (right) would fit in with the Workshed buildings and canopied market space on the left

Click to buy photos from our newspaper →  
Printed and digital download photos available

Design development drawings issued after the second online design workshop with Liskeard Town Council

