

# A Vision for Bodmin Town Centre



SHIRE HALL

Have your say...

## A Vision for Bodmin Town Centre

Public Workshops at the Shire Hall, Bodmin PL31 2DQ

Everyone Welcome!

Friday 18 March 2022, 1.45pm to 5.30pm and  
Saturday 19 March 2022, 11.00am to 4.00pm  
Report Back at 6.45pm, Tuesday 22 March at the Shire House Suite

“ Help shape the vision for Bodmin Town Centre. ”



For more information please visit [www.jtp.co.uk/projects/bodmin](http://www.jtp.co.uk/projects/bodmin)



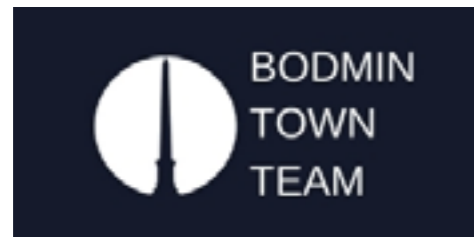
# The Team



Cornwall Council



Bodmin Town Council



Bodmin Town Team



Bodmin Chamber of Commerce



# Community Planning Approach

“Collaborative Placemaking”



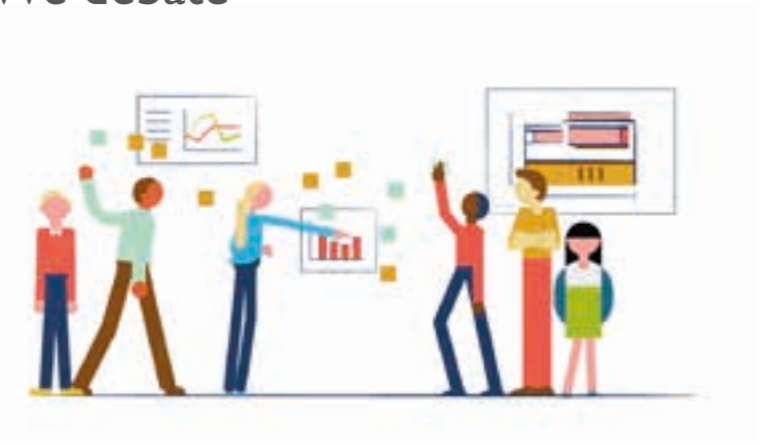
We listen



We draw together



We debate



We create new places and breathe life into old ones



Understanding, engaging, creating

# Local Plan 2016



## Cornwall Local Plan

Planning for  
Cornwall's future

Strategic Policies 2010 - 2030

Towl leel Kernow

Polisic Stratejiek 2010 - 2030

www.cornwall.gov.uk



## 11: Bodmin

11.1 Bodmin sits at the heart of the Cornwall, well located on the A30 and A38 and is within a 30 minute drive of County's administrative centre, Truro, as well as within 20 minutes of Newquay airport. Bodmin has always represented one of Cornwall's larger towns, with a population close to 16,000. Bodmin is a medieval monastic centre that for a period in its history became the county town; this can be recognised with the architectural quality of many buildings in and around the town.

11.2 Bodmin represents one of Cornwall's larger employment hubs, with a number of large industrial estates located on the edge of the town.

### 11.3 Key Facts:

- Population (2011 Census): 14,736
- Dwellings (2011 Census): 6,479
- Average house building rate (2006-2016): 18 per annum
- Homeowner Register: Bands A-E (Feb-17): 811
- Average Wage (ONS Annual Survey 2015): £412 per week

11.4 The Strategy for Bodmin is summarised on the following pages; for more detail please refer to the Bodmin Town Framework, which can be viewed on Cornwall Council's website.

### Vision, Objectives and Targets

#### 11.4 The Vision for Bodmin:

A sustainable and vibrant community, which is recognised as the food capital of Cornwall

11.6 The Local Plan: Strategic Policies (LP:SP) document identifies 7 objectives for the Bodmin Community Network area, which cover issues such as: promoting better quality jobs; delivering housing growth; addressing traffic and air quality issues; and improving the town centre offer.

11.7 To complement these ONS objectives, 10 key aims were identified by the community, which are:

1. Improving the Town Centre
2. Improving the tourism offer
3. Improving the quality of jobs
4. Improving training and education
5. Improving air quality in the town centre
6. Improving potential for sustainable energy
7. Improving access to affordable housing
8. Improving arrival into the town
9. Improving access to green space
10. Improving public transport

11.8 Finally, the LP:SP sets the following targets for Bodmin:

- To develop 3100 dwellings between 2010 and 2030<sup>11</sup>
- To deliver at least 22,833sqm of additional office space and 24,667sqm of industrial space

“Bodmin is a medieval monastic centre that for a period in its history became the county town”

<sup>11</sup>The Local Plan has also set a target of delivering a further 200 dwellings within the wider Bodmin Community Network area, whilst this falls outside the area covered by the Bodmin Town Framework, it is included later in the document when considering Bodmin's role as a service centre for its wider town/area.



Local elected representatives, business groups and community interests in the town have all come together to agree our ambitions for the future of Bodmin.

This statement sets out our Vision for the town and the Top Priority Areas for Action which we believe will help to deliver the Vision. It is designed to be an ambitious, realistic and credible 'Agenda for Bodmin'.

We want to send out a clear message to all the public organisations and the private sector, operating in Cornwall, the South West and beyond, about what we want to see happen in Bodmin and what our 'Ask' is for investment and support.

We will take action ourselves and lobby, support and work constructively with any organisation or individual whose actions and resources can help to deliver the full potential of the town.

## OUR VISION

Our Vision for Bodmin seeks to build on the current strengths of the town and present a distinctive image of the sort of place we want Bodmin to become in the next 10 to 20 years. We see Bodmin in the future as a place:

- With a **STRONG, CONFIDENT IDENTITY** based on its rich history and heritage and its 21st century ambitions; and where this identity is used to support the growth of business, employment and tourism.
- Where **COMMUNITY ENGAGEMENT AND COMMUNITY ACTION IS SUPPORTED** to resolve problems and make things happen; and where everyone feels part of the town.
- Which is a **MAJOR TOURISM DESTINATION** based on its heritage attractions, cultural events and recreational opportunities; and which attracts year-round visitors from Cornwall and beyond.
- With an **ATTRACTIVE, THRIVING TOWN CENTRE** which has evolved into a community hub offering a variety of daytime and evening meeting places and experiences as well as retail opportunities.
- Which is a **SELF SUPPORTING, SUSTAINABLE COMMUNITY** where jobs, transport provision, services and facilities have all kept pace with and are closely linked to population growth.
- Which is the **CENTRE FOR SERVICES AND FACILITIES SERVING EAST CORNWALL** and, in some cases, the whole of Cornwall, taking full advantage of its location and accessibility.
- Which has many businesses providing **HIGH QUALITY, HIGHLY PAID JOBS** and is recognised as the focal point for the food and drink industry in Cornwall.
- Which values **THE HEALTH AND WELL BEING OF ITS RESIDENTS** with opportunities for all age groups to lead active lives and to benefit from the best practice in health promotion and disease prevention.

The journey towards this Vision will see the town building economic resilience and offering an increasing diversity of experiences to residents and visitors; and see the local community progressively taking more ownership and control of its future.

*“... an attractive, thriving town centre which has evolved into a community hub offering a variety of daytime and evening meeting places and experiences as well as retail opportunities.”*

# Launch, 1 March 2022



# Publicity



Radio interview



Charrette flyer

# Pre-Charrette Meetings

## Workshops / Meetings

- Kinsman Estate Community Hub
- Bodmin College workshop
- Bodmin Town Team
- Kick Back Street Kids
- Polyrhythm
- Old library
- Bodmin Jail
- Get Together Cafe at Shire House Suite
- St Mary's Primary School workshop
- Bodmin and Wenford Heritage Railway
- St Petroc's Church
- Wadebridge Cycle Shop
- Bodmin Chamber of Commerce workshop
- Other informal conversations with people in and around Bodmin



# Pre-Charrette Meetings

## Bodmin College Workshop

### What's bad?

- Image and identity - no colour, **dull and grubby**
- Retail / business offer - no variety of shops and **empty units**
- Urban design and public realm - empty buildings and **poor high street**
- Entertainment / recreation offer - **not enough to do**
- Food and drink offer - lack of quality restaurants
- Getting about - **no easy link to railway station**
- Safety and security - **bad image, no police station and crime**

### What's good?

- Urban design and public realm - **architecture** and murals
- Community - **the people**
- Getting about - bike friendly
- Heritage - **history** and buildings
- Retail offer - independent shops and charity shops
- Environment - **parks and greenery**
- Food and drink - **pasty shops, 'Spoons', waffles**
- Entertainment and recreation - **cinema and skate park**

# Pre-Charrette Meetings

## Bodmin College Workshop

### Dreams

- Image and identity - modernise, clean-up, **paint murals**
- Urban design and public realm - **pedestrianise high street**, lighting, new buildings
- Greening the town centre - **green walls**, more trees and flowers, community orchard
- Tourism offer - art, **history**
- Retail / business offer - diversify, loyalty card
- Entertainment / recreation offer - **outdoor spaces**, music
- Getting around - improve public transport, **safe walking routes**, free car parking

# Pre-Charrette Meetings

## Bodmin Chamber of Commerce Workshop



# Pre-Charrette Meetings

## Bodmin Chamber of Commerce Workshop

### What's bad?

- Poor signage and connectivity
- Poor quality buildings and high street
- Antisocial behaviour
- **Poor accessibility**
- Lack of independent retailers and empty shops
- **Nothing for young people to do**
- No central community hub
- Not an obvious destination for visitors

### What's good?

- Emerging entertainment and night-time economy
- Public civic areas such as **Folly and Priory Park**
- Colleges
- **History and heritage**
- Major attractions, **Jail, Railway** etc
- **Community groups**
- Honey Street

# Pre-Charrette Meetings

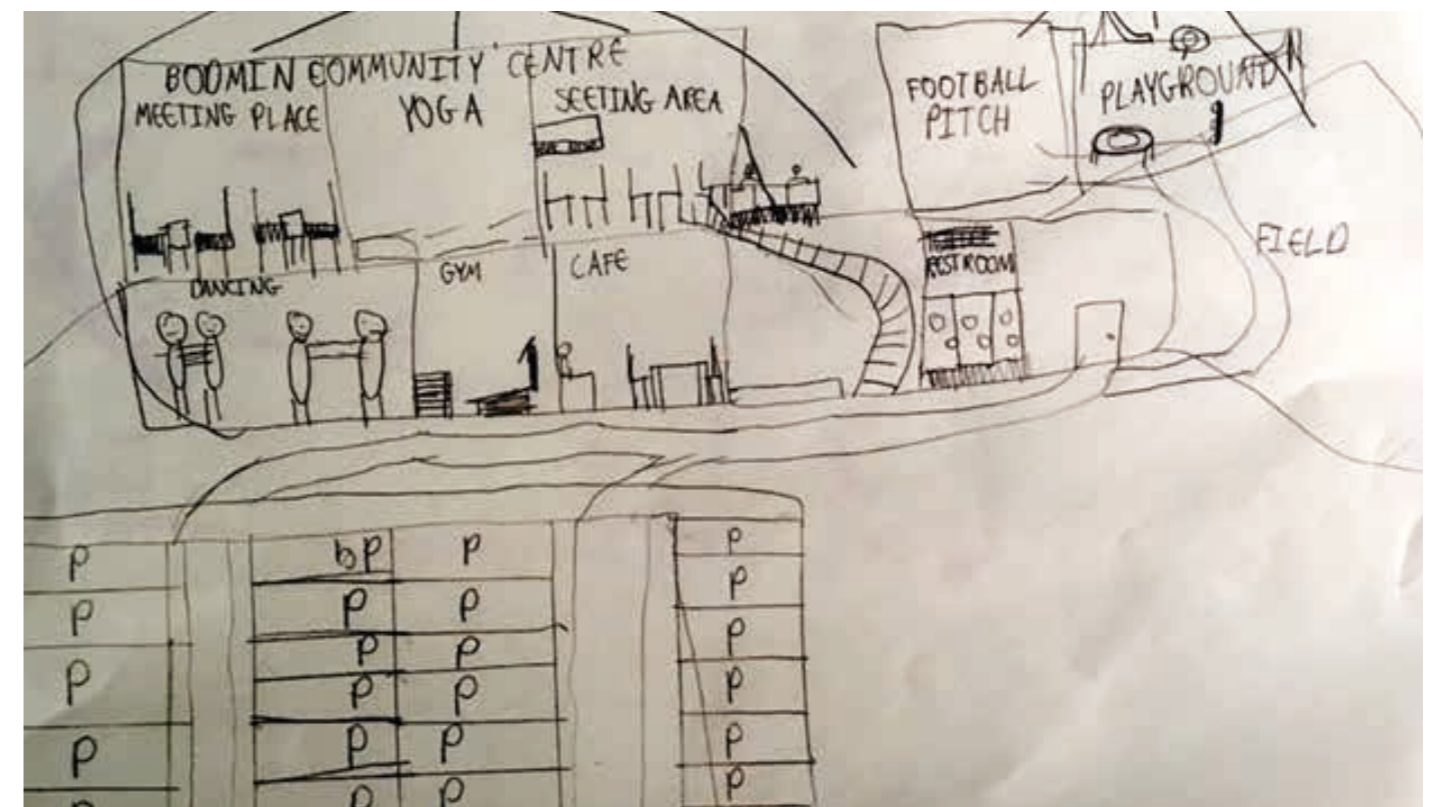
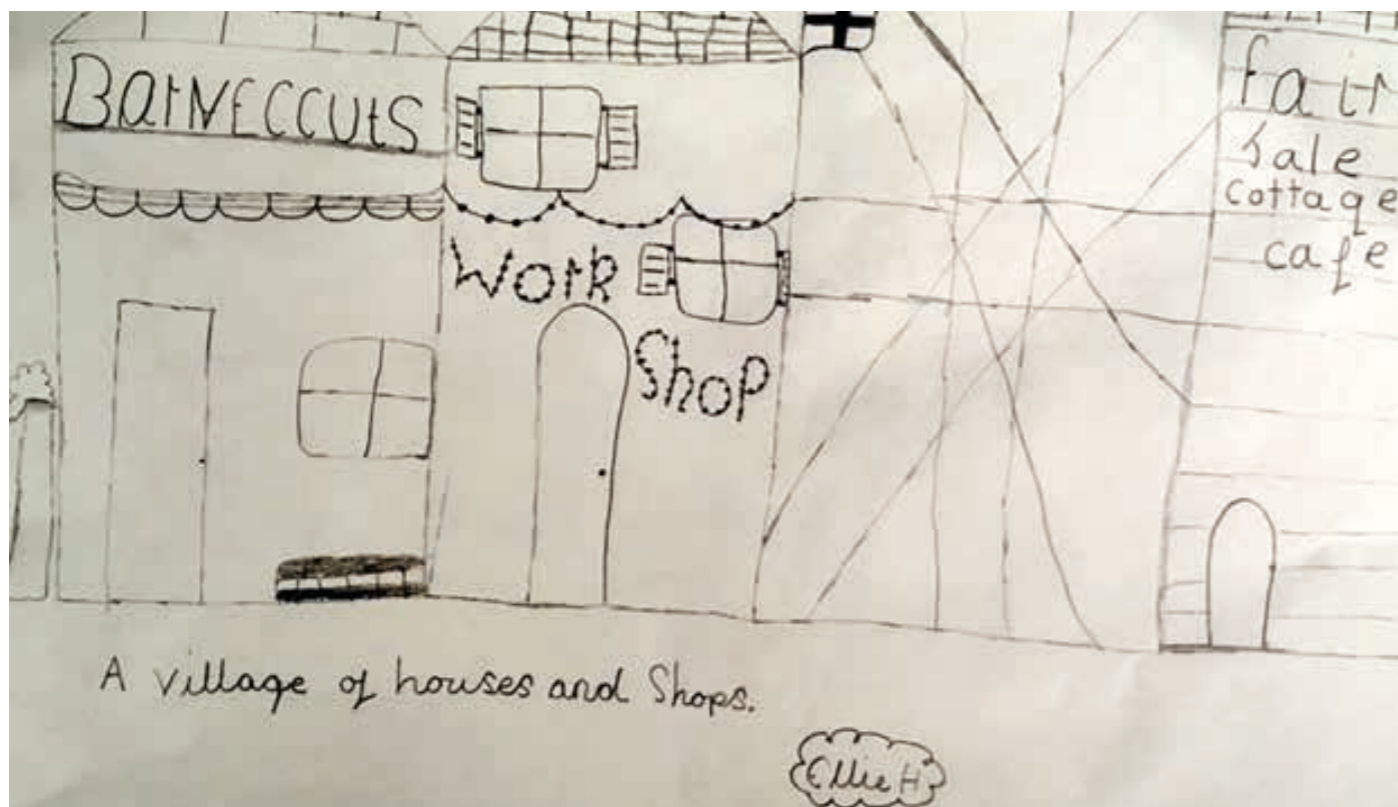
## Bodmin Chamber of Commerce Workshop

### Dreams

- **Independent** shops, cafes, bars, and restaurants
- **Pedestrianised streets**
- Something for people of **all ages** to enjoy
- Bright, **vibrant**, welcoming and green
- **Cosmopolitan** and **historical** fusion
- User friendly and **accessible** to all
- **Community hub**
- Better **education** about the history/heritage
- A place built on **community**, empowering a range of people to be involved

# Pre-Charrette Meetings

## St Mary's Primary School Workshop



# Pre-Charrette Meetings

## St Mary's Primary School Workshop

### What's bad?

- Lack of **colour**
- Poor quality **buildings**
- Traffic and **congestion**
- Narrow roads and poor pavements and surfaces
- **Intimidation** by older teenagers
- Lack of things for children to do
- **Accessibility**, especially disabled

*“There's so much congestion and half of Bodmin stinks of cars.”*

### What's good?

- **Historic** buildings and old stories
- Churches, Bodmin Keep, Camel Trail etc
- Shops and **local** businesses
- Priory Park and Fair Park
- Activities for children, play areas and leisure centre
- **Community** and a good place to grow up
- Great **views**

*“There is a lot of room for kids to run around and be free!”*

# Community Planning Weekend

## Arrival and Setup

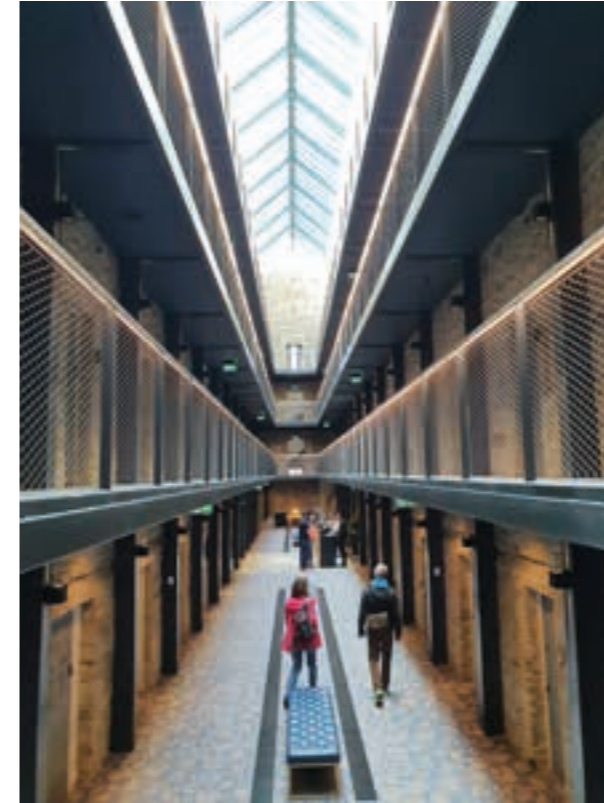




# Community Planning Weekend Team Tour



# Community Planning Weekend Team Tour



# Community Planning Weekend Team Briefing



# Community Planning Weekend

## Welcome and Introduction



# Community Planning Weekend Bodmin College Presentation



# Community Planning Weekend Friday Workshop



# Community Planning Weekend

## Friday Issues

*“The high street is very grey, dull and lifeless, a lot of colours are blended into each other.”*

*“Young people feel quite scared going out and about in Bodmin – which can feel unsafe at times.”*

*“I’ve had to go on the road because of a van parked on the pavement – it’s a regular occurrence. It’s a disgrace!”*  
*[Wheelchair user]*

*“What’s the point of having a train station called Bodmin when you can only get there by bus or a taxi?!”*

# Community Planning Weekend

## Friday Actions

*“If you get it right for the locals, it will be attractive for visitors as well.”*

*“We need adequate funding, realistic aims and a belief in what comes next.”*

*“Expose the Leat, see the water, hear the water, use it to generate electricity.”*

*“We need community space for people to get stuck in, a place to make murals, wild green areas, places where people can convene.”*



# Community Planning Weekend

## Bodmin College: Connected Ideas and Spaces



# Community Planning Weekend

## Bodmin College: Connected Ideas and Spaces





# Community Planning Weekend

## Callywith College: Building Community



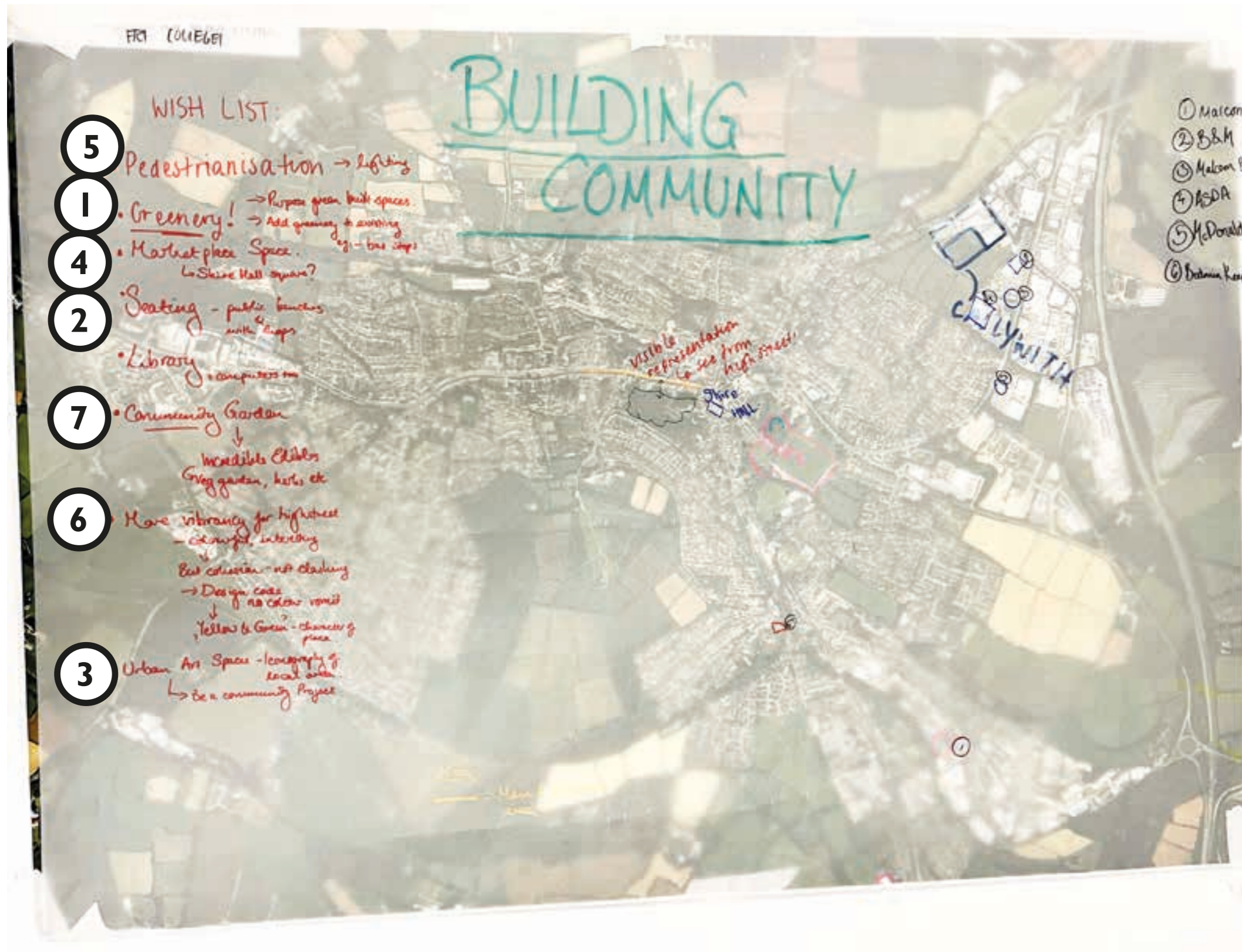
# Community Planning Weekend

## Callywith College: Building Community



# Community Planning Weekend

## Callywith College: Building Community



### Key

1. Create new green spaces and add plants to existing structures such as bus stops.
2. Add more seating, both public benches and seating areas outside cafes and restaurants in the town centre.
3. Make space for art which reflects the distinct character and iconography of the local area.
4. Hold a streetfood market on Mount Folly to get people into the town centre at lunchtime.
5. Pedestrianise Fore Street and improve the lighting.
6. Add colour to buildings and shop fronts in Fore Street to make it more vibrant, but ensure that this is controlled through a design guide.
7. **Create a community garden and encourage people to grow food in underused areas around the town (like Incredible Edible in Totnes and Todmorden).**

# Community Planning Weekend

## Bodmin College and Callywith College



# Community Planning Weekend

## Hands-on Planning: The Big Picture





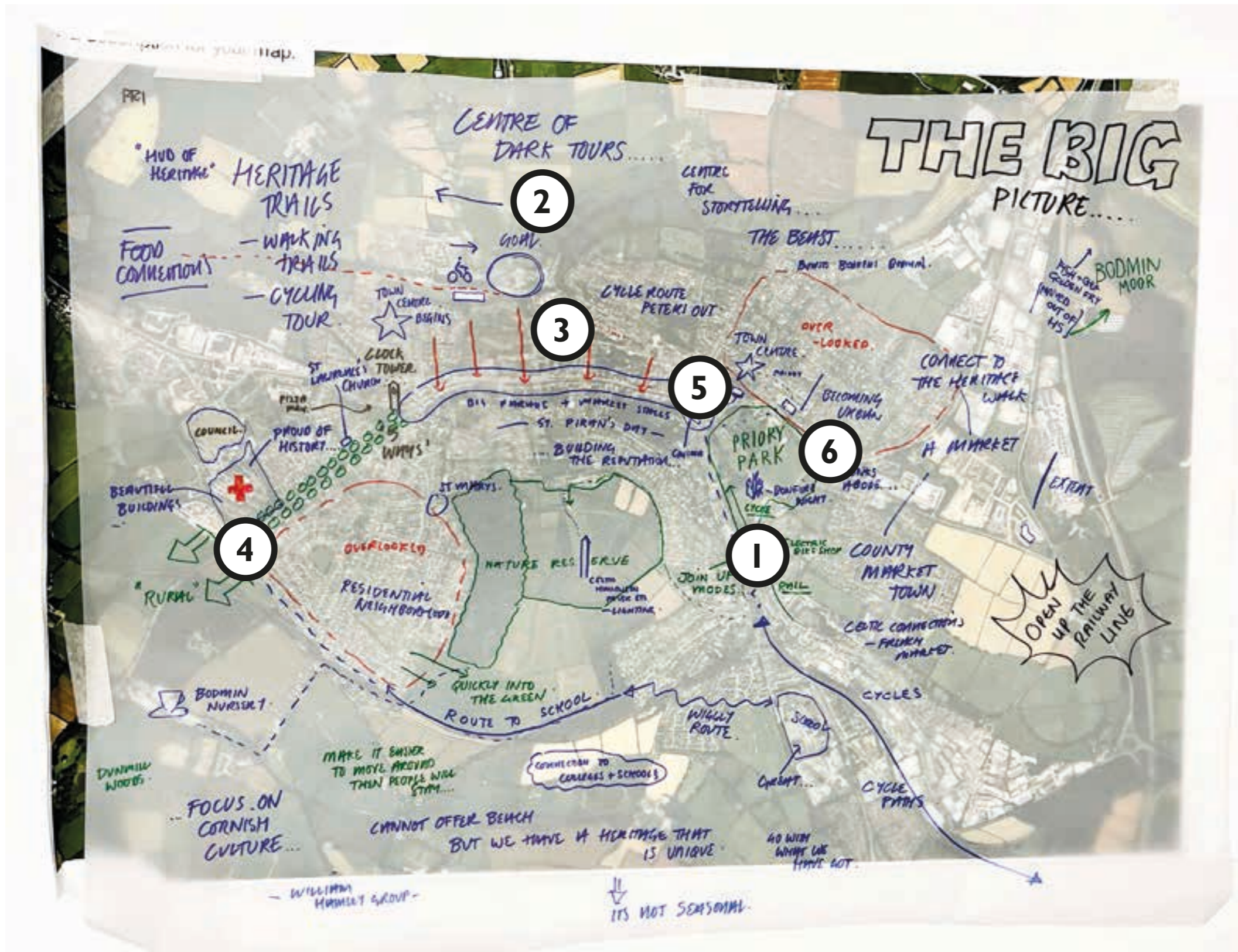
# Community Planning Weekend

## Hands-on Planning: The Big Picture



# Community Planning Weekend

## Hands-on Planning: The Big Picture



### Key

1. Extend the daily railway service to Bodmin General and connect into the cycle network with an electric cycle hub at the station.
2. Celebrate the heritage and 'dark' stories of the town and make it known for its unique history and attractions.
3. Connect the visitor attractions of the town to its centre.
4. Change mindsets and recognise and advertise the architectural heritage of Westheath Avenue with the hospital buildings, trees, clocktower and churches.
5. Reinforce the Celtic connections and its County Market Town status with French markets in the town centre.
6. Reinforce St Guron's Way, the existing pedestrian and cycle links alongside the railway line, between the neighbourhoods in the west and Bodmin college in the east.

# Community Planning Weekend

## Hands-on Planning: Bodminister for Sustainability



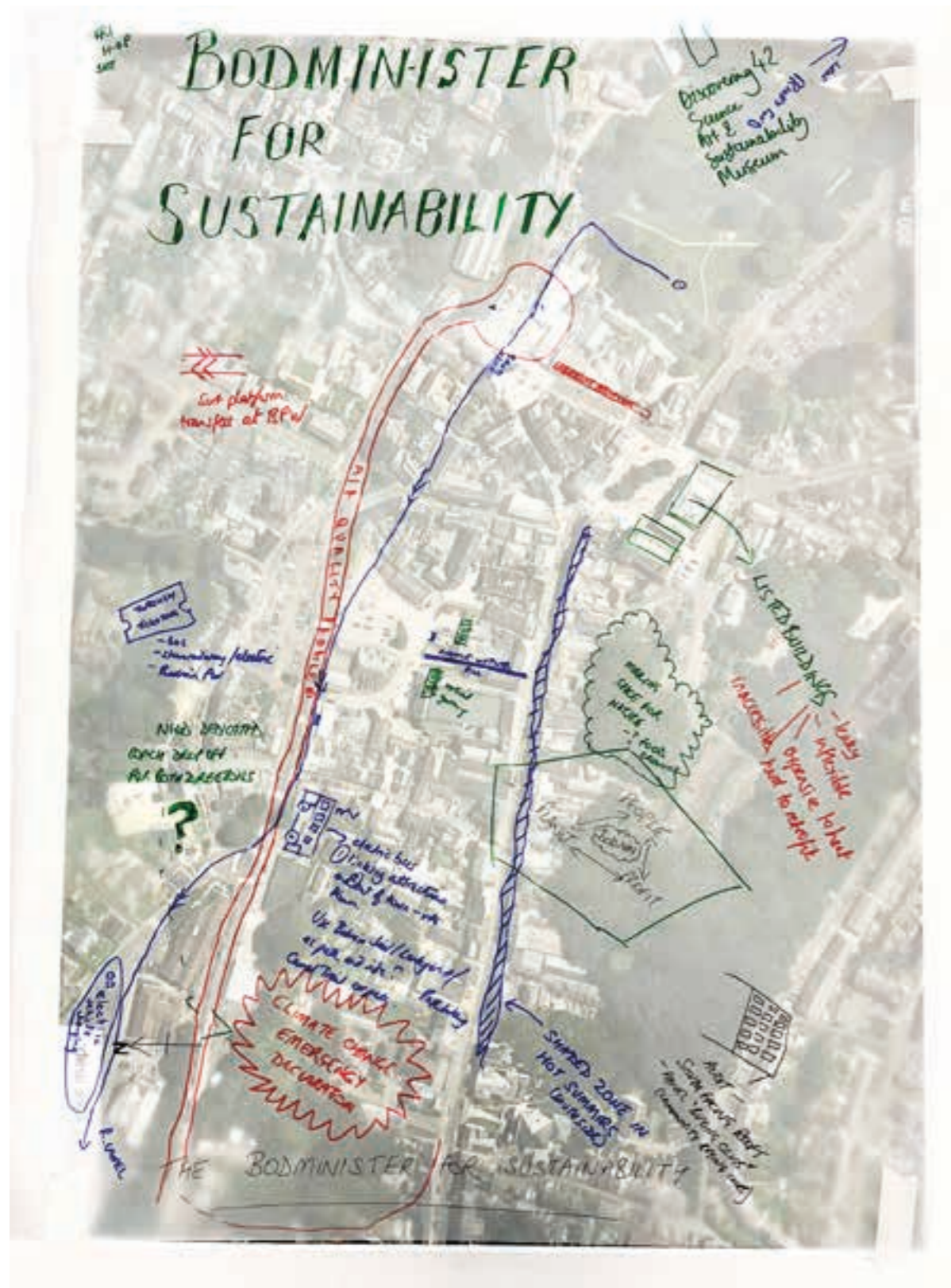
# Community Planning Weekend

## Hands-on Planning: Bodminister for Sustainability



# Community Planning Weekend

## Hands-on Planning: Bodminster for Sustainability



### Key

1. Bodmin has a lot of listed buildings. They are lovely but leaky, inflexible, expensive to heat, hard to retrofit and often with poor access. May need a specific project to make them fit for 21st century use. (Note the Town Council is working on the Shire Hall).
2. Audit the roofs in the wider Bodmin for suitability for PV. Work with Historic England to make it possible to include them on listed buildings. CIC or community buying group to minimise costs of purchase and installation.
3. The burgage plots are the focus of a grant from Making Space for Nature to be managed by the town council. Explore food growing opportunities in this location.
4. Use vertical planting / gardening to soften the walls facing Dennison Lane car park (n.b. north facing)
5. Remember that Cornwall Council has declared a climate change emergency.
6. **Open up the leat – use it to pull the town together and also as a pleasant cooling feature to help live with climate change. Could be fed by rills from the High Street.**
7. The north side of the High Street is very shaded, could be lovely respite on a hot day and those buildings will be cooler.
8. Use Lanhydrock, Bodmin Jail, Camel Trail, the (local) station and the Parkway as “park and rides” for Bodmin, connect by an electric bus. This can also serve the more peripheral housing developments.
9. Establish through ticketing for buses, steam railway, mainline rail (and bike hire?)
10. Need a dedicated coach drop off point in town that works in both directions (currently layby heading one way but on street for the other).

# Community Planning Weekend

## Hands-on Planning: Bodmin's Beating Heart



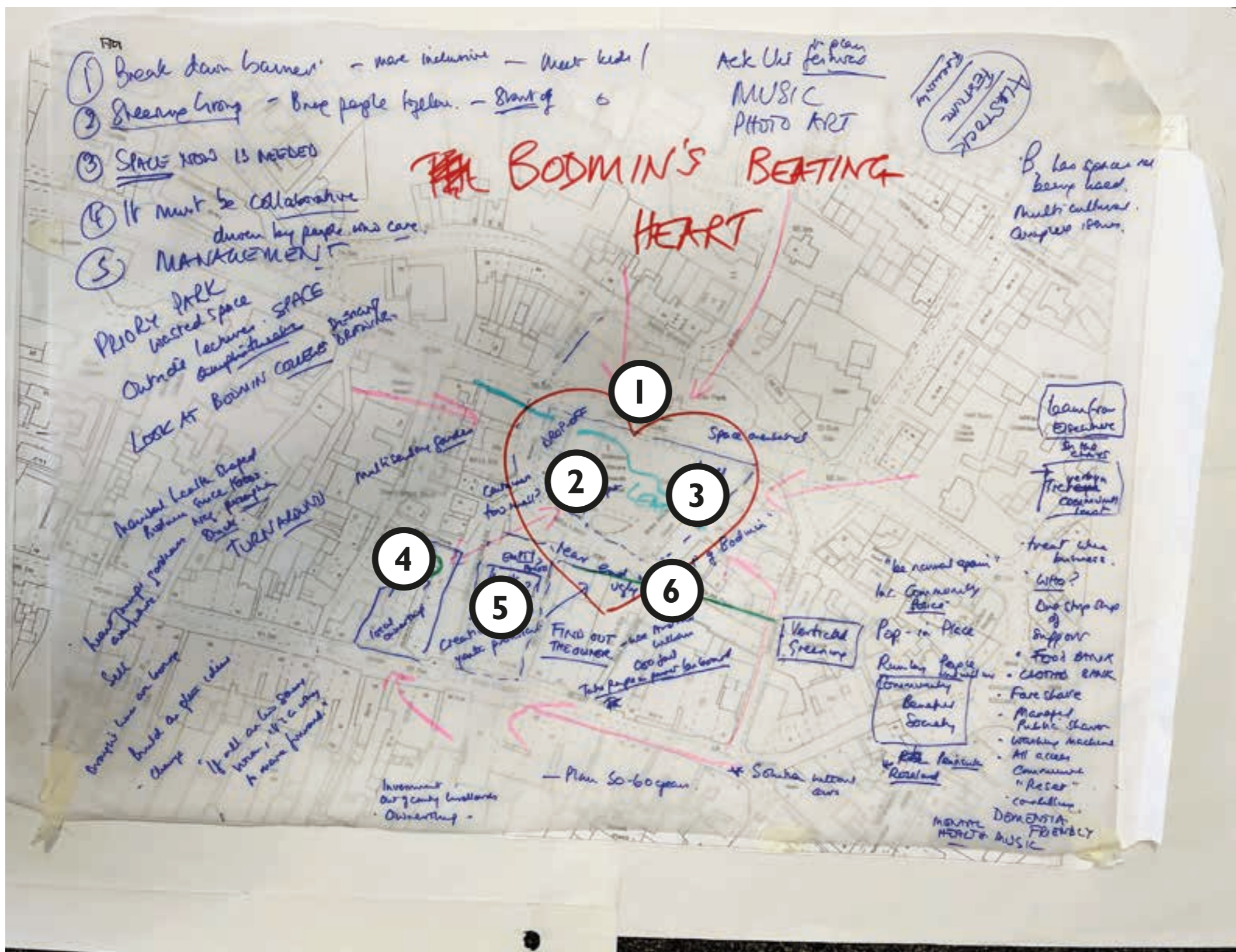
# Community Planning Weekend

## Hands-on Planning: Bodmin's Beating Heart



# Community Planning Weekend

## Hands-on Planning: Bodmin's Beating Heart



### Key

1. Create a community-focused hub for Bodmin, a creative space with youth and community provision: (a) To be inclusive, collaborative, managed by people who care; (b) Treat it like a business, like Treverbyn Community Trust, Stenalees.
2. Re-purpose Doctor's Surgery as a pop-in place, with one-stop-shop of support [Food bank, clothes bank, Fare Share; managed public shower, washing machine Counselling; Dementia friendly].
3. Outside space – for performance, music, art, festivals, education, sensory garden.
4. Link with the Market House – community focused activities (owner is local).
5. Potential of creative / community use in empty shops in Bell Lane - Find the actual owner to negotiate with (out of County) – a space is needed NOW!.
6. Make rear of shops more attractive (“the armpit of Bodmin”) – e.g. vertical greening.



# Community Planning Weekend

## Hands-on Planning: Bosvenna Gwyrddh



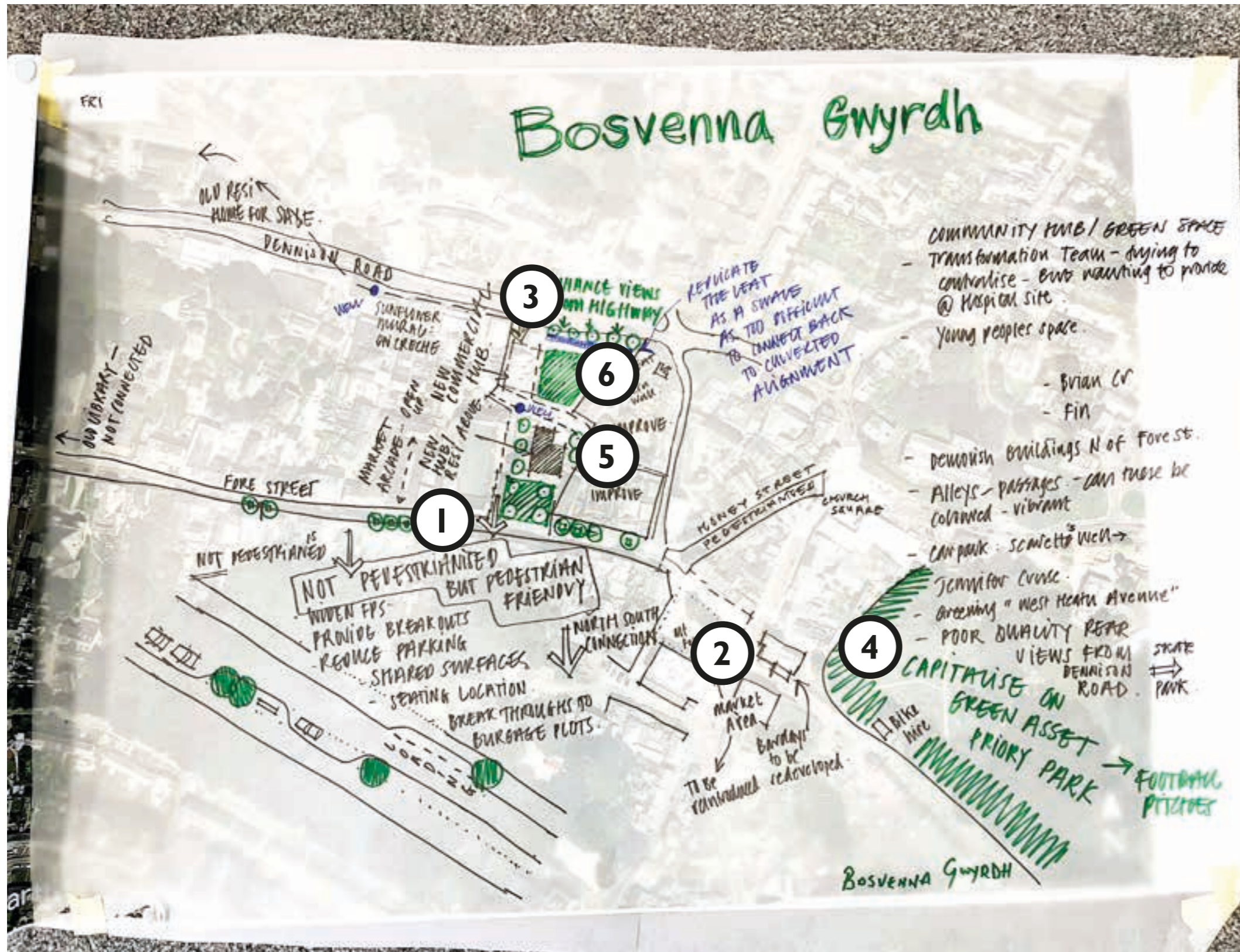
# Community Planning Weekend

## Hands-on Planning: Bosvenna Gwyrddh



# Community Planning Weekend

## Hands-on Planning: Bosvenna Gwyrddh



### Key

1. Make Fore Street pedestrian friendly instead of fully pedestrianised
2. Market area reintroduced on Mount Folley
3. Enhance views south from the road
4. **Capitalise on existing green assets**
5. New community hub and greener environment at Dennison Road carpark
6. Replicate the Leat as a swale

# Community Planning Weekend

## Hands-on Planning: Bringing Bodmin Back to Life



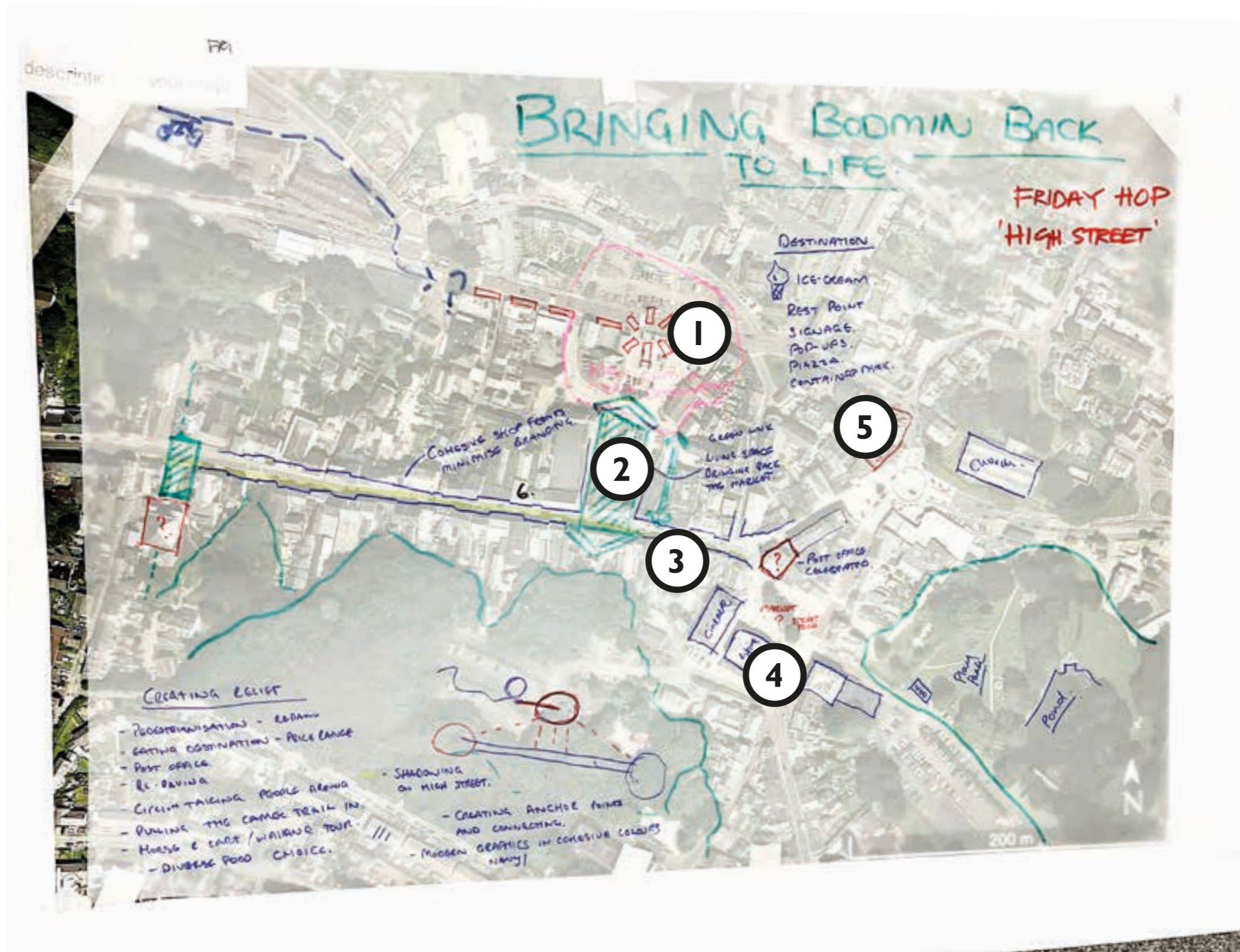
# Community Planning Weekend

## Hands-on Planning: Bringing Bodmin Back to Life



# Community Planning Weekend

## Hands-on Planning: Bringing Bodmin Back to Life



### Key

1. New destination at the end of the Camel Trail with places to rest, eat and get information about the town.
2. Green link from Dennison Road to Fore Street, drawing people into the town centre.
3. Encourage more mid-priced restaurants and varied food offering in town centre to provide greater choice (e.g. vegan food).
4. Re-establish historic linkage between the Courthouse and the Jail through improved information and signage.
5. Improve appearance of Carlton House and surrounding buildings – a key view for visitors arriving in the town centre.
6. Pedestrianise Fore Street and establish guidelines to deliver cohesive shop fronts using a limited palette of 'Bodmin' colours.

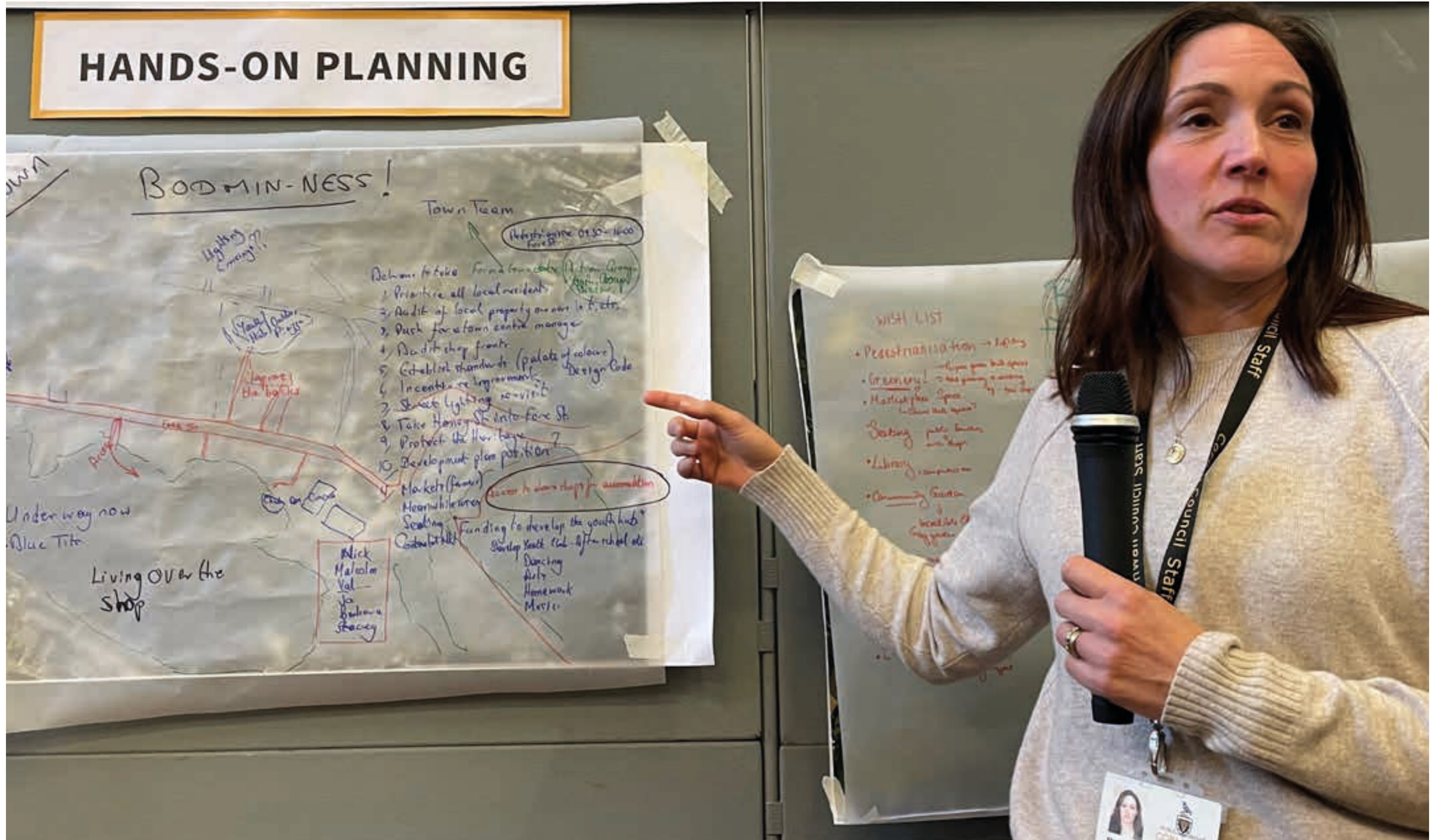
# Community Planning Weekend

## Hands-on Planning: Bodmin-ness



# Community Planning Weekend

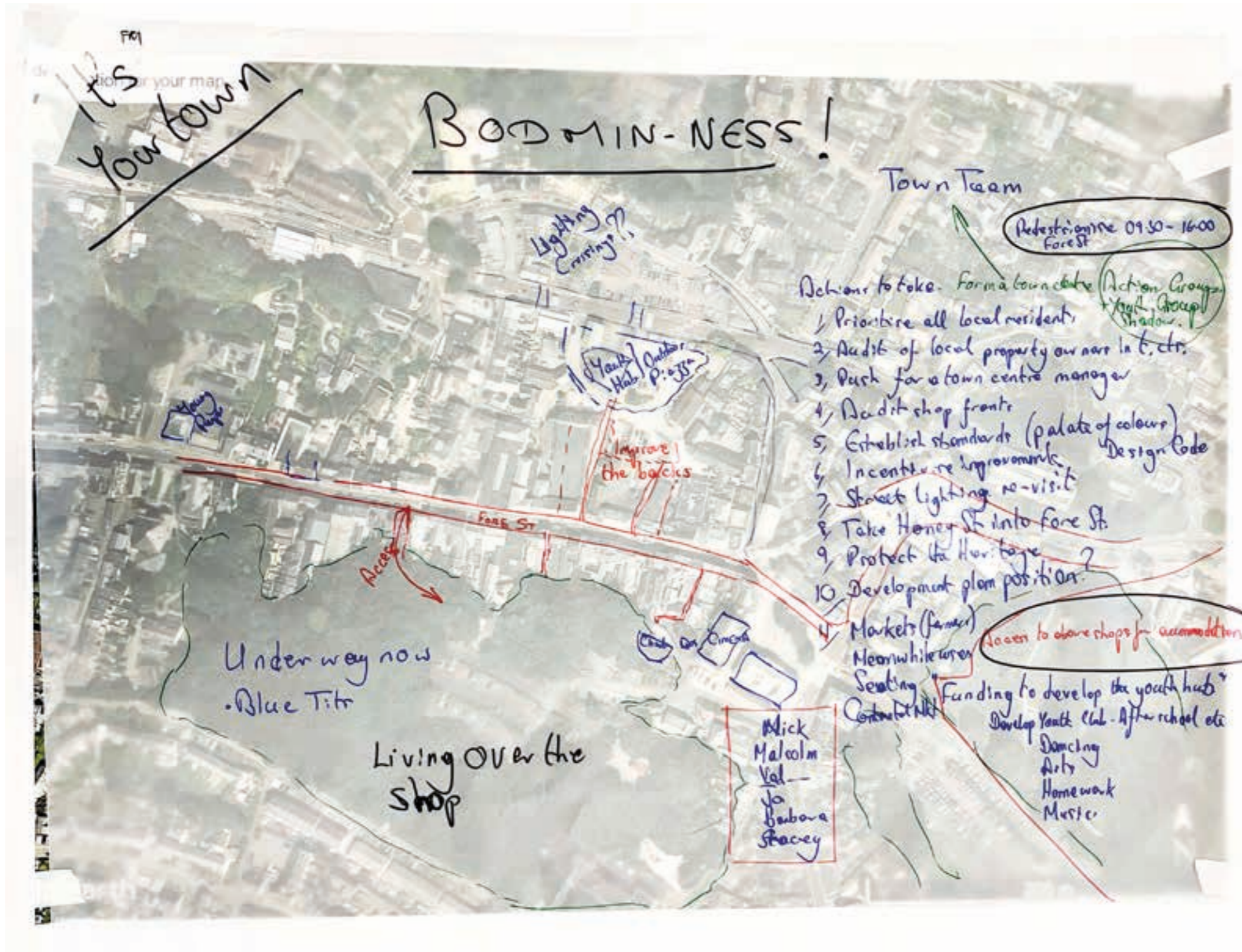
## Hands-on Planning: Bodmin-ness





# Community Planning Weekend

## Hands-on Planning: Bodmin-ness



### Key

1. Prioritise local residents
2. Audit of local property owners
3. Push for a town centre manager
4. Audit shop fronts
5. Establish standards
6. Incentivise improvements
7. **Re-visit street lighting**
8. Take Honey Street into Fore Street
9. Protect the heritage
10. Development plan position?
11. Markets and meanwhile uses

# Community Planning Weekend

## Friday Night: Wadebridge



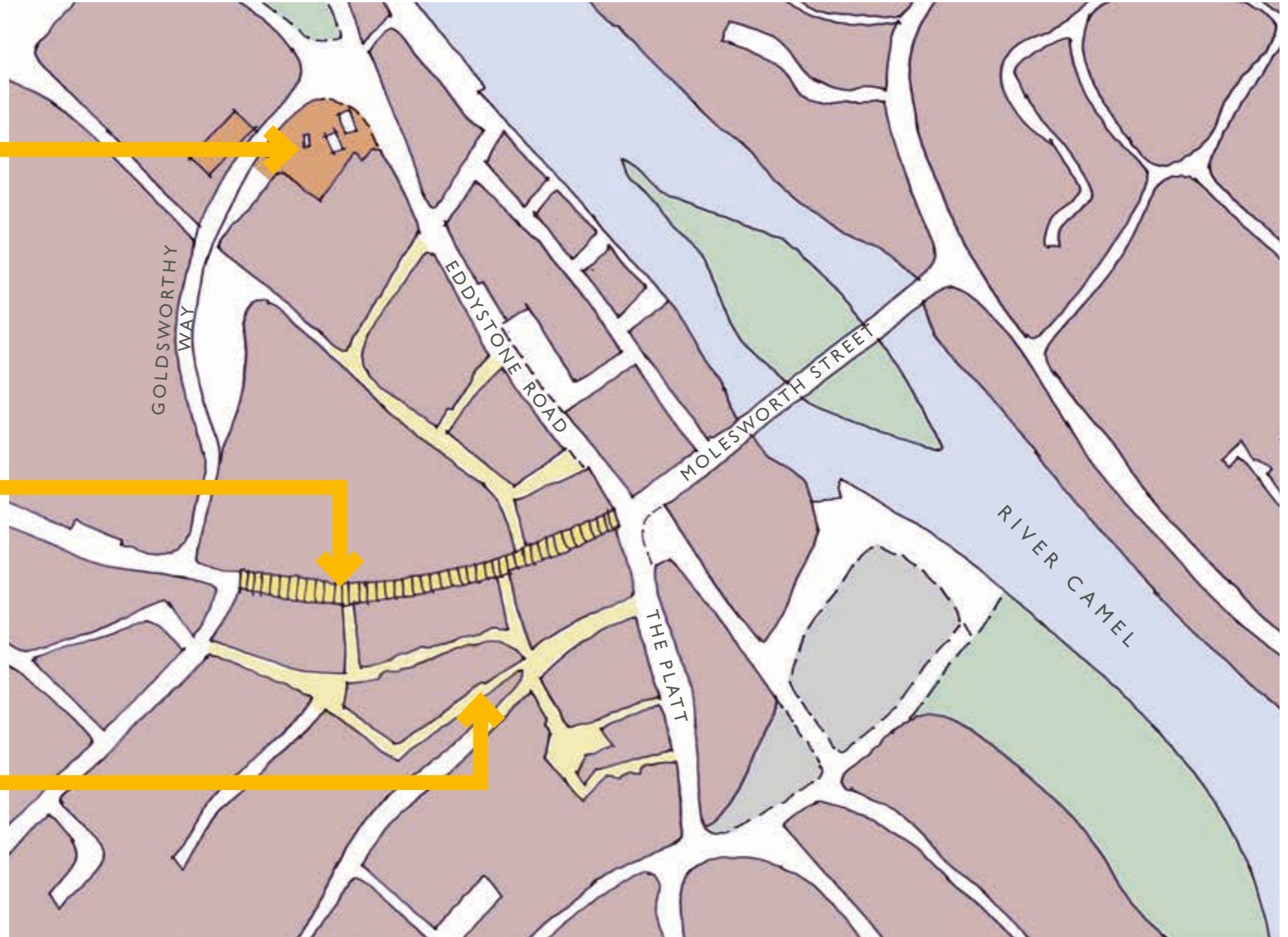
# Community Planning Weekend

## Friday Night: Wadebridge

Cycle hire and street food

Molesworth Street pedestrianised

Network of smaller streets and courtyards



# Community Planning Weekend

## Saturday: Flea Circus



# Community Planning Weekend

## Saturday Workshop



# Community Planning Weekend

## Friday and Saturday Post-it Workshop Issues (combined)

### Image and identity

- Grey, dull, scruffy, neglected
- Negative image
- Town centre bypassed by residents and visitors
- Resistance by some to change

### Struggling town centre

- Empty shops
- Limited range of independent shops and restaurants
- Lack outdoor eating space & places to sit
- Poor night-time economy

### Quality of Environment

- Fore Street is uninviting: uneven surfaces, narrow pavements, traffic dominated
- Poorly maintained buildings and shopfronts
- Lack of planting / greenery in town centre

# Community Planning Weekend

## Friday and Saturday Post-it Workshop Issues (cont.)

### **Parking**

- Expensive
- Parking on pavements
- Closure of carpark at Bodmin Jail

### **Getting around Bodmin**

- Limited bus routes around the town
- Main train station outside town
- Narrow streets (designed for horses, not cars)
- Obstructions for wheelchairs, pushchairs etc
- Way-finding needs improving

### **Homes and housing**

- Lack of small homes in town centre
- Need for affordable housing

# Community Planning Weekend

## Friday and Saturday Post-it Workshop Issues (cont.)

### Community space and activities

- Not enough space for community activity, pop-up events, performance, theatre, etc
- Lack of permanent large space for community groups (esp. for dance)
- Lack of elderly day centre
- Lack of affordable activities in the town, esp. for young and old people

### Deprivation and employment

- Low aspirations
- Homelessness
- Poverty and isolation
- Drug and alcohol issues
- Lack of support to help addicts off the street
- Lack of youth work provision
- Lack of well-paid jobs



# Community Planning Weekend

## Friday and Saturday Post-it Workshop Issues (cont.)

### Missed opportunities

- Need to link up attractions
- Bodmin end of Camel Trail not well connected to town centre
- Lack of free Wi-Fi
- Charging points for electric vehicles

### Funding and investment

- Out of town landlords – limited commitment to Bodmin?
- Lack of investment and funding for change
- Scepticism that change will happen

# Community Planning Weekend

## Friday and Saturday Post-it Workshop Actions (combined)

### Town Centre Renaissance

- Bodmin to become an enticing, stylish, 21st century market town
- Build on Cornish culture and heritage, a place buzzing with creativity, community and cultural activity
- Fore Street to be welcoming, bright, clean, with more greenery, pavement cafes and controlled traffic
- Encourage independent shops, showcase local food production, weekly market, designated food trailer spot
- Use digital technology for interpretation and information
- Prominent advertising of events / what's on - regularly updated
- Better maintained public toilets
- Reduce car parking charges to attract residents and visitors to use the town centre
- Consider idea of new, well-designed multi-level carpark – built to look good, with a bowling centre at ground level
- Encourage town centre living – better quality flats

# Community Planning Weekend

## Friday and Saturday Post-it Workshop Actions (cont.)

### Focus on the local community

- Support the existing community activity with young people inc. Bodmaxx, KBSK, Polyrhythm, Discovering 42, IntoBodmin
- Create free, low impact, outdoor spaces for performance and community e.g. amphitheatre in Priory Park; table tennis tables; sheltered places just to chat; sensory / botanical gardens; food growing area/community orchard
- Identify town centre units that could be used for pop-up cafes, new retail experiences, use by small interest groups, performance spaces.
- Provide an exciting, vibrant space for young people to hang out – not necessarily linked to a specific sport or activity – just somewhere safe for them to be together (with free wifi)
- Set up a locals / students Loyalty Card to encourage people to shop in local businesses in town
- Build a new, well-run & managed Community Centre, large enough to meet all the needs of a growing town and hinterland

# Community Planning Weekend

## Friday and Saturday Post-it Workshop Actions (cont.)

### Connectivity

- Improve connections to Parkway station – free bus service – better accessibility for disabled / those with children
- Move bus stops to make more convenient to get into town
- Explore possible linkage from Bodmin General to Bodmin Parkway
- Create a Bodmin gateway to the Camel Trail - attract cyclists to the town centre
- Better provision for cycling
- Encourage walking / cycling to town centre – highlight local focal points, e.g. history and architecture, natural features
- Electric car charging points – become a charging stop for the A30
- Resolve issue of Bodmin Jail car park - asap!

# Community Planning Weekend

## Friday and Saturday Post-it Workshop Actions (cont.)

### Community and employment

- More investment in youth work and social care
- Community champions to outreach in problem areas - reduce the stigma around young people
- Light the skatepark, draw people in (community events), with natural surveillance - unwanted antisocial behaviour will disperse or disappear
- Work with both elderly and young people to myth bust and forge better respect / relationships
- Encourage varied jobs at all levels and career opportunities

### Steps to delivery

- Build trust and relationships
- Set up defined project teams to source funding and look at ideas
- Start small with achievable goals (e.g. free wifi in town centre, more flowerbeds and benches, table tennis tables, painted shop fronts)

# Community Planning Weekend

## Friday and Saturday Post-it Workshop Actions (cont.)

- Start-up business support including access to affordable rent (shop / workshops etc) – all connected to schools and colleges and access to work programmes
- Celebrate success in sport, events and improvements to the town
- Create a cohesive community-driven plan for the future, with investment strategy and strong leadership
- Set up a dedicated multi-disciplinary team to identify and apply for funding
- Reach out to the private sector
- Reduce commercial rates and rents (how did Frome do it?)
- Purchase empty shops and offer them at reasonable rents to encourage independents / creative / community meanwhile use
- Explore investment opportunities: supermarkets, section 106 monies, business incentives

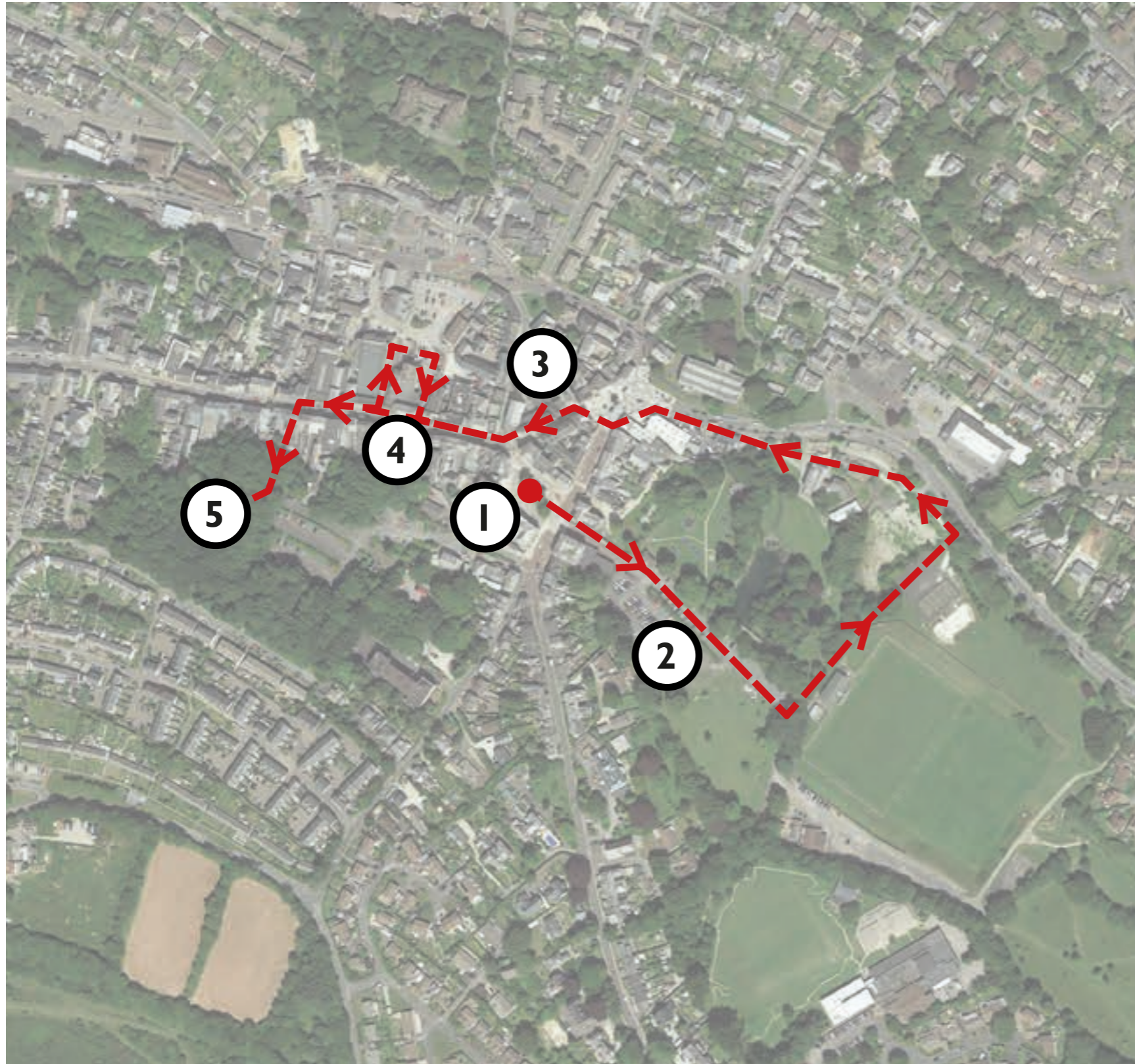
# Community Planning Weekend

## Friday and Saturday Post-it Workshop Actions (cont.)

### Ongoing engagement

- More quality and meaningful engagement with community to develop projects and spaces
- Develop sense of community ownership and involvement
- Create a committee of young people (Youth Council) that will help carry these conversations forward
- Engage with landlords

# Community Planning Weekend Walkabout



Shire  
Hall



Priory  
Park

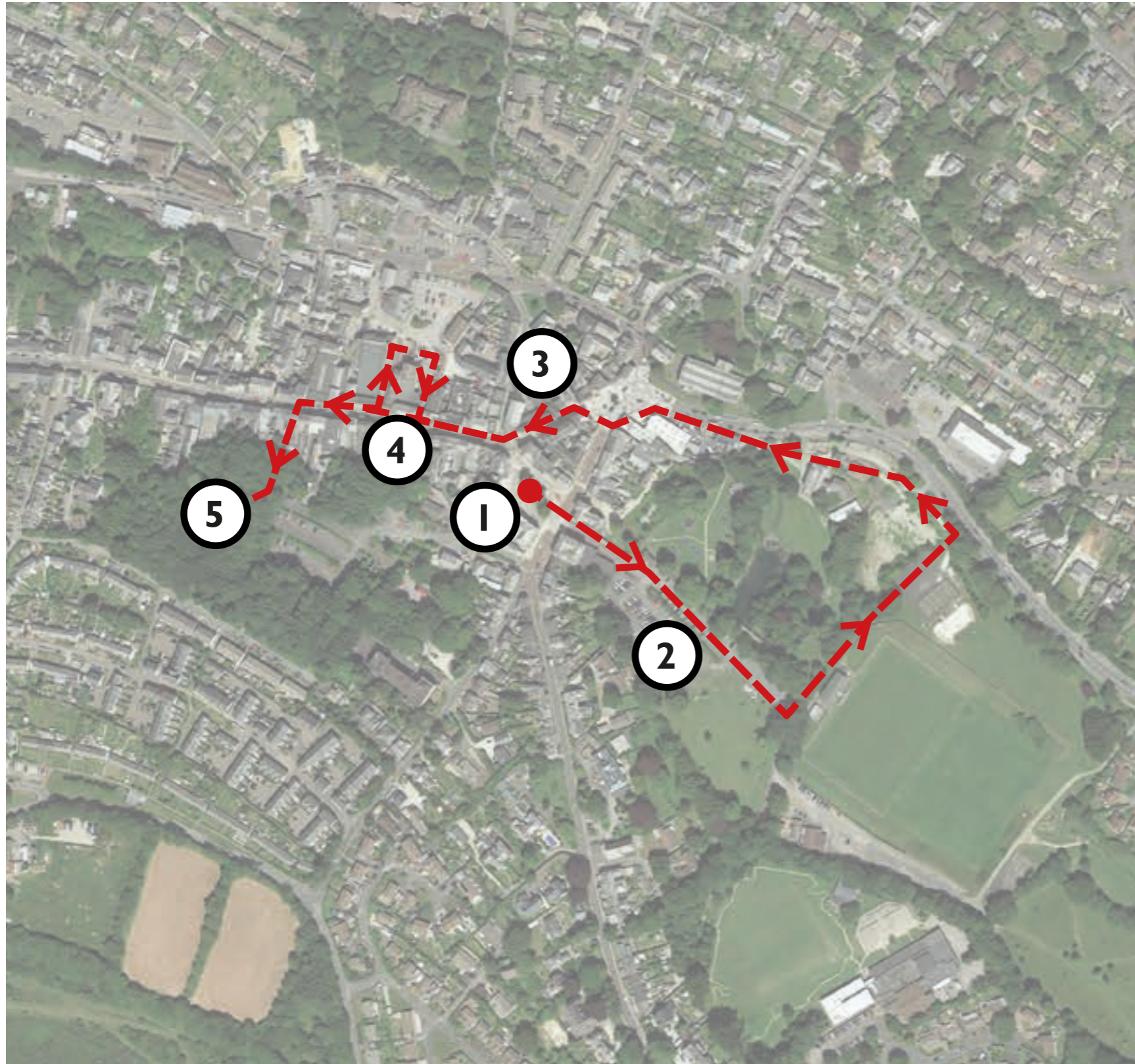


Honey  
Street





# Community Planning Weekend Walkabout



Market  
House  
Arcade



Steps  
to the  
Beacon



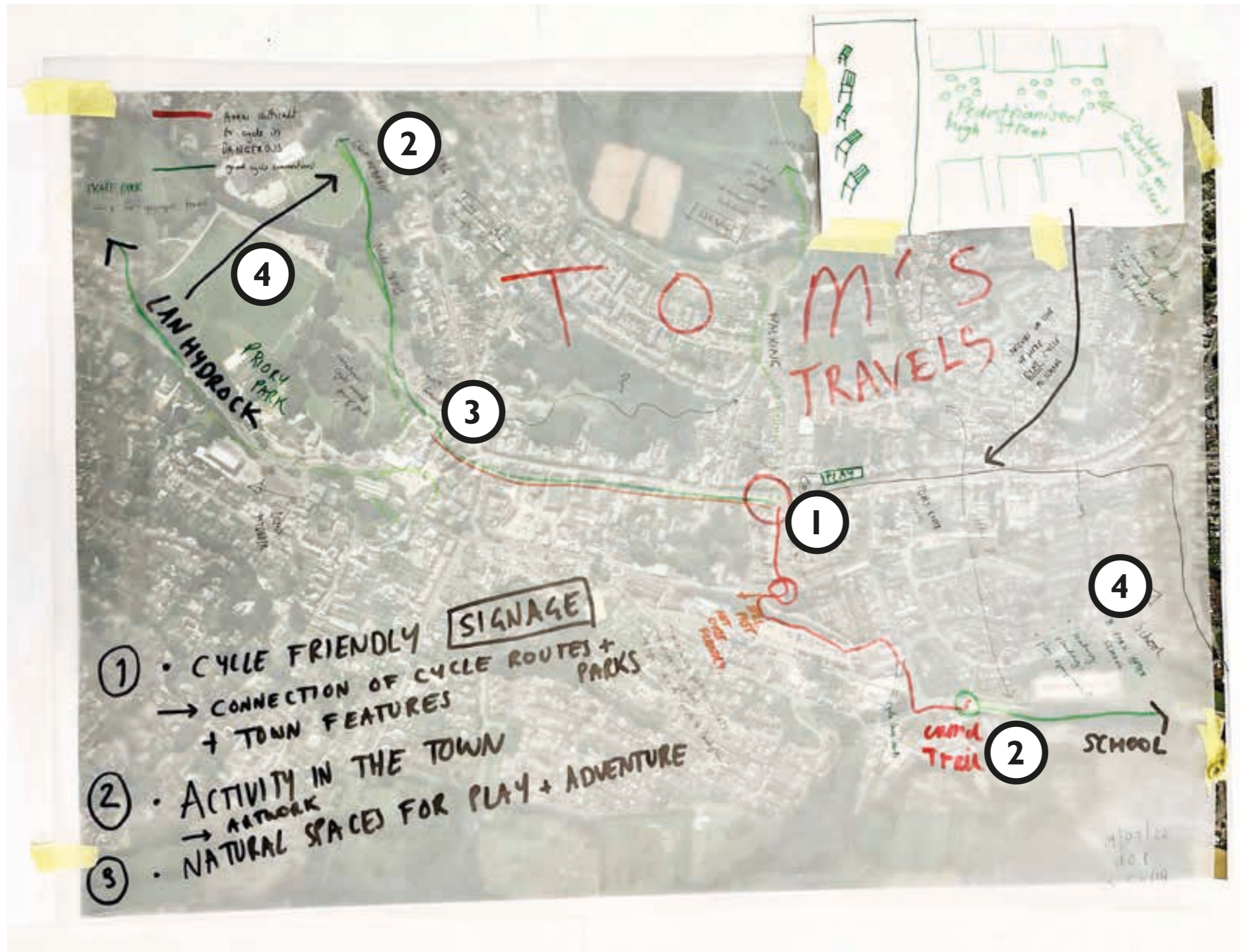
# Community Planning Weekend

## Tom's Travels



# Community Planning Weekend

## Tom's Travels



# Community Planning Weekend

## Hands-on Planning: Bodmin Mural Green Trail



# Community Planning Weekend

## Hands-on Planning: Bodmin Mural Green Trail



# Community Planning Weekend

## Hands-on Planning: Bodmin Mural Green Trail 01 (wider)

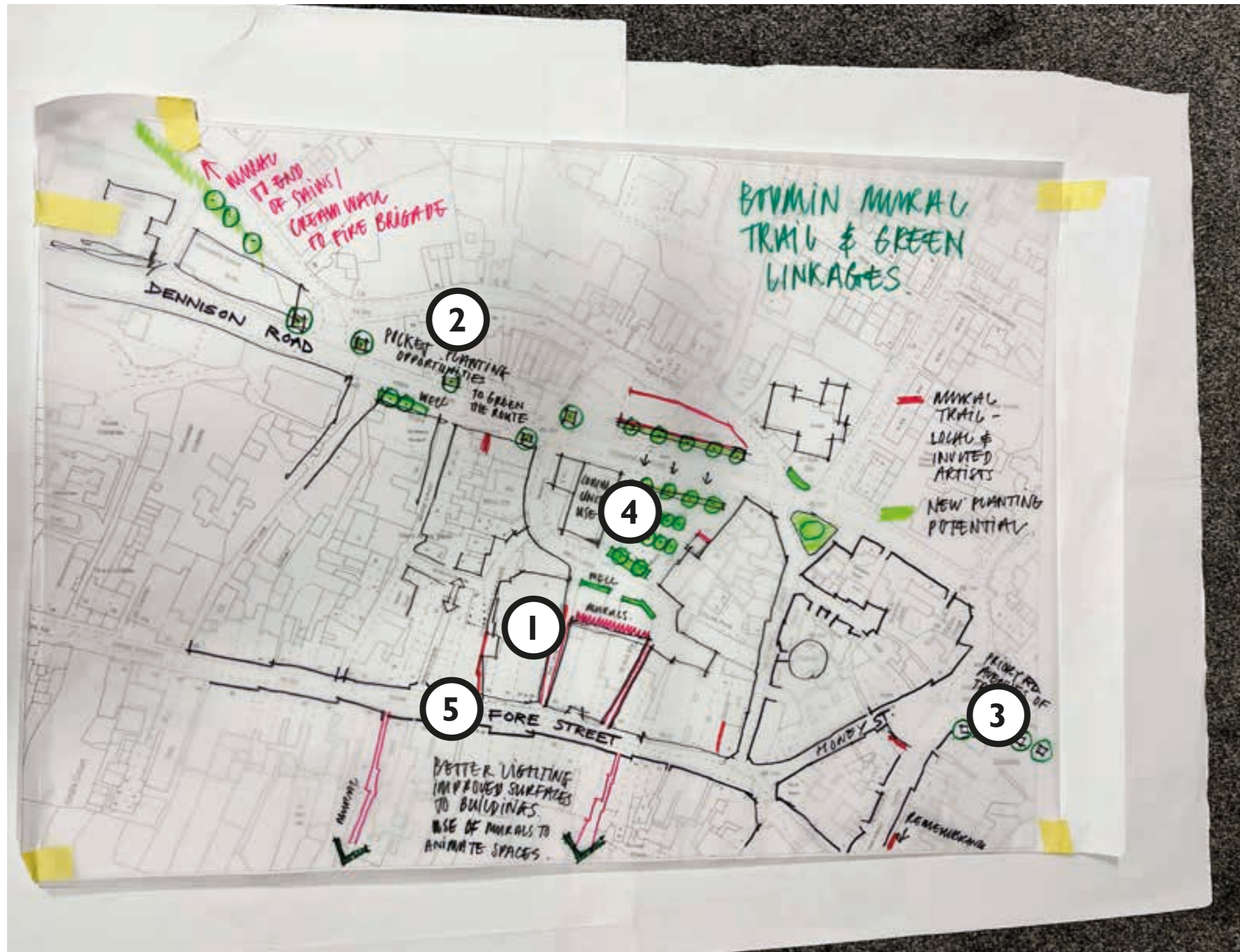


### Key

1. Create stronger linkages between key green spaces in and around the town.
2. Combine green walking routes with mural trail.
3. Improve signage and narrow route between tall metal fences to address poor connection between the town centre and the end of the Camel Trail outside the Jail.
4. Green the cyclist route alongside Sainsbury's car park with street trees and landscaping.
5. New buildings and landscaped space on Dennison Road car park site to screen unattractive backs of buildings and create better definition to the street.

# Community Planning Weekend

## Hands-on Planning: Bodmin Mural Green Trail 02 (detailed)



### Key

1. Create mural trail around town centre, using local and invited artists to enhance the appearance of unattractive buildings and animate spaces.
2. Create pockets of planting along Dennison Road to green the street.
3. Plant street trees along Priors Road to create an avenue approach from the east.
4. New building housing community uses and landscaped space on Dennison Road car park site.
5. Improve street surfaces and lighting in Fore Street.

# Community Planning Weekend

## Hands-on Planning: A New Heart for the Community





# Community Planning Weekend

## Hands-on Planning: A New Heart for the Community



# Community Planning Weekend

## Hands-on Planning: A New Heart for the Community



### Key

1. Refurbishment of Fore Street to limit vehicle access to night time only, improve the accessibility for people with mobility issues and allow for more activity to happen in the street.
2. A new multi-use community building which fronts Dennison Road, with ginnels which allow views through towards the high street.
3. A new public open space located behind the new community building, with lots of green landscaping and potential for community and educational uses.
4. Improve the existing streets and new public space with active frontages – adding in new buildings to shield the back of the high street buildings.
5. Improve the existing connections between Dennison Road, the new public open space and the high street, with lighting, landscaping and public art.
6. A new electric mini-bus service (potentially driverless) which loops round the town centre to help those with mobility issues get around the town.

# Community Planning Weekend

## Hands-on Planning: Bodmin's Electrical Magnetism



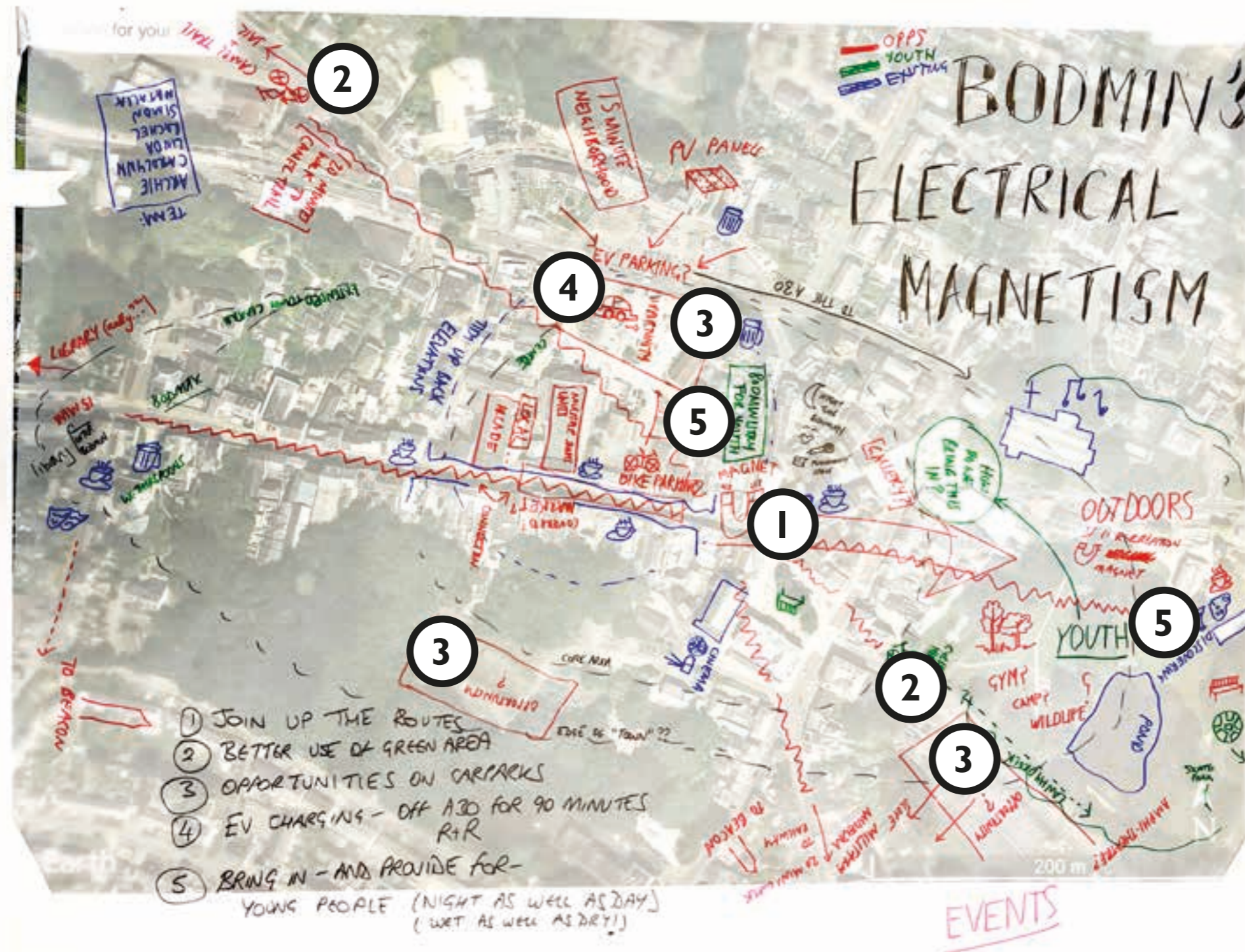
# Community Planning Weekend

## Hands-on Planning: Bodmin's Electrical Magnetism



# Community Planning Weekend

## Hands-on Planning: Bodmin's Electrical Magnetism



### Key

1. Bodmin town centre needs a magnet to pull people in from scattered amenities on town periphery.
2. Better use and connection to green areas – Priory Park as an outdoor activity hub.
3. Car parks as opportunity areas.
4. EV charging points for traffic coming off the A30 to stop for 90-minutes in the town centre.
5. Bring in and provide for young people – night as well as day, wet as well as dry.

# Community Planning Weekend

## Hands-on Planning: The Connected High Street



# Community Planning Weekend

## Hands-on Planning: The Connected High Street

Tuesday 22 March at the Shire House Suite

Everyone Welcome!

For more information please visit [www.jtp.co.uk/projects/bodmin](http://www.jtp.co.uk/projects/bodmin)

### HANDS-ON PLANNING

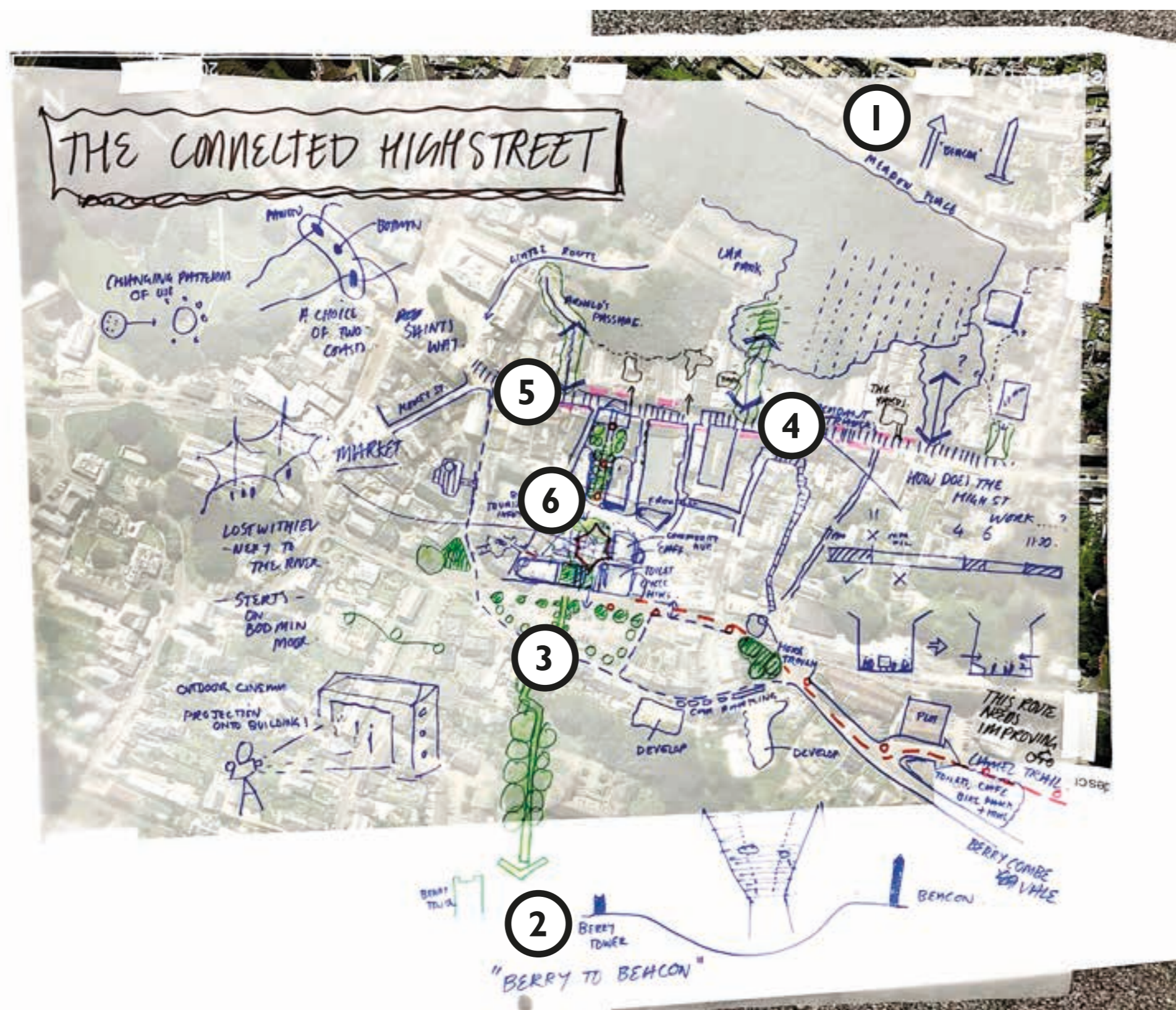


- 
- A whiteboard with handwritten notes and diagrams. The notes are organized into a list with numbers 1 through 5. The diagrams include a simple street layout and a person walking. The notes are written in blue and black ink.
1. BETTER USE OF SPACE
  2. CHANGING THE WAY WE LIVE
  3. EV CHARGING - CAR
  4. BANG IN - AND PRO
  5. YOUR PEOPLE

A vertical panel with several images and text. The images show a building, a person using a smartphone, and a person using a tablet. The text includes "Interactive street artwork", "How is this done?", "Ideable furniture throughout the town", and "Exposing the Least".

# Community Planning Weekend

## Hands-on Planning: The Connected High Street



### Key

1. Recognise the excellent position of Bodmin to enjoy the best of both coasts and as part of a necklace of towns along the Saints Way.
2. Link 'Berry to Beacon' with a new north/south greened route from Berry Tower and Berry Chapel cemetery to the nature reserves and iconic obelisk of Bodmin Beacon.
3. **Create the new link through Dennison Road carpark, up through and under the buildings on the high street to create a covered space, via the alley and steps to the Burrage plots.**
4. Change the use of Fore Street during the course of the day so vehicles can only use it at limited times to promote pedestrian enjoyment, spill out from shops and street activity.
5. Change the landscaping of Fore Street so the paving is flush but the historic kerbs are inlaid so that the space is flexible but has a memory of the past.
6. Create a covered space in the redeveloped Dennison Road carpark akin to Starts on Bodmin Moor and make this the culmination of the Camel trail.



# Community Planning Weekend

## Hands-on Planning: Bodministry of Town Centres



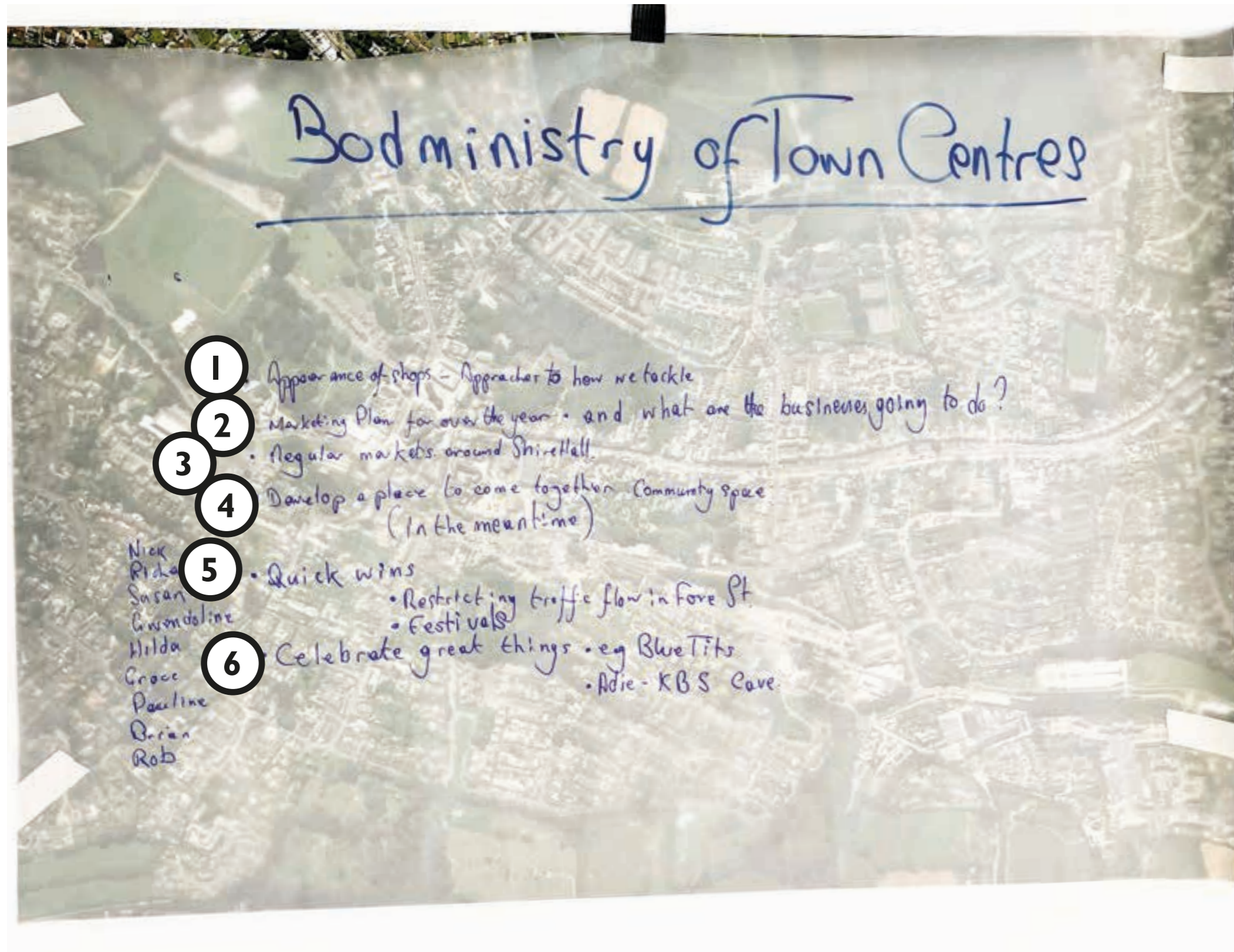
# Community Planning Weekend

## Hands-on Planning: Bodministry of Town Centres



# Community Planning Weekend

## Hands-on Planning: Bodministry of Town Centres



### Key

1. Improve the appearance of shop fronts.
2. Marketing plan for the year and what businesses will do.
3. Regular markets around Shire Hall.
4. Develop a place for the community to come together.
5. Quick wins: restricting traffic flow in Fore Street; festivals.
6. Celebrate great things in Bodmin.

# Community Planning Weekend

## Kick Back Street Kids



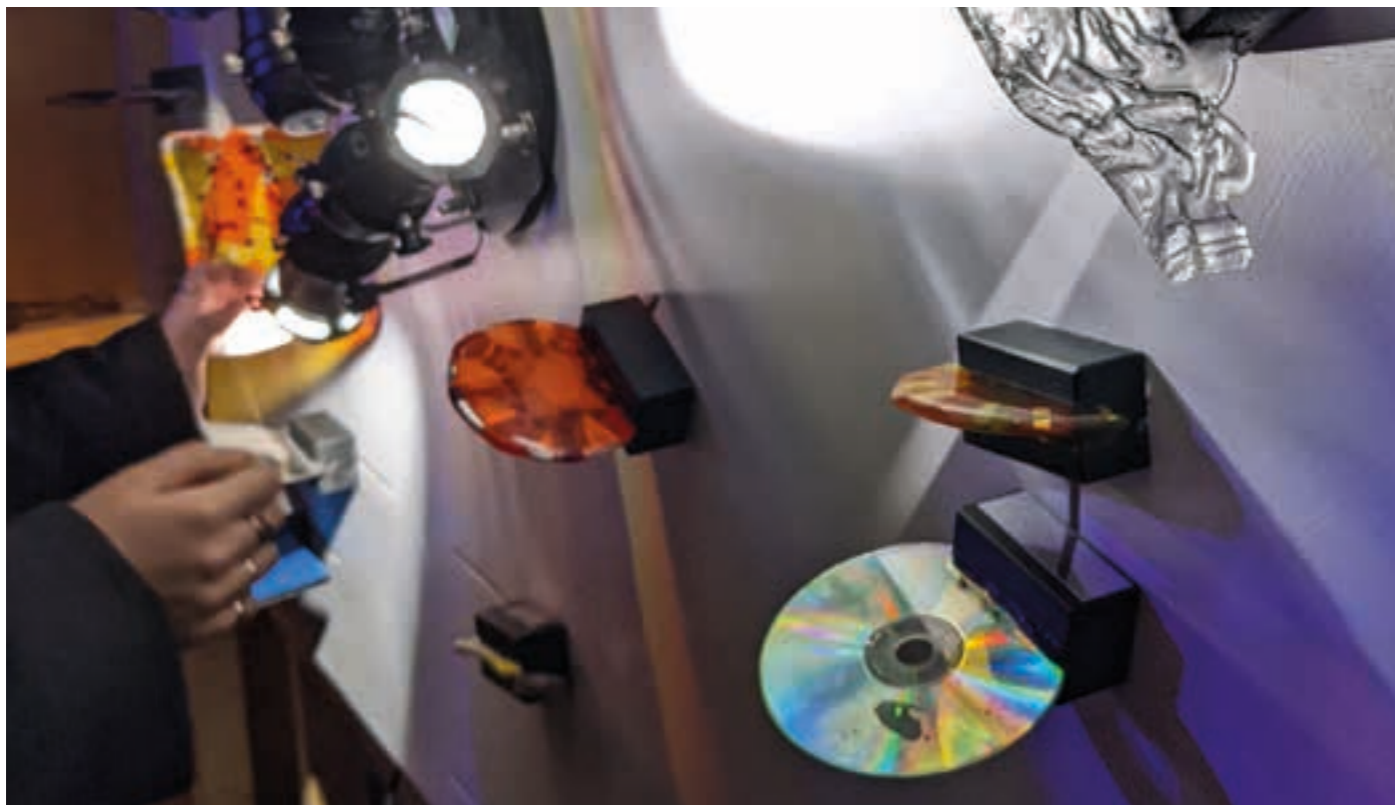
# Community Planning Weekend

## Team Dinner: Pizza from The Pad



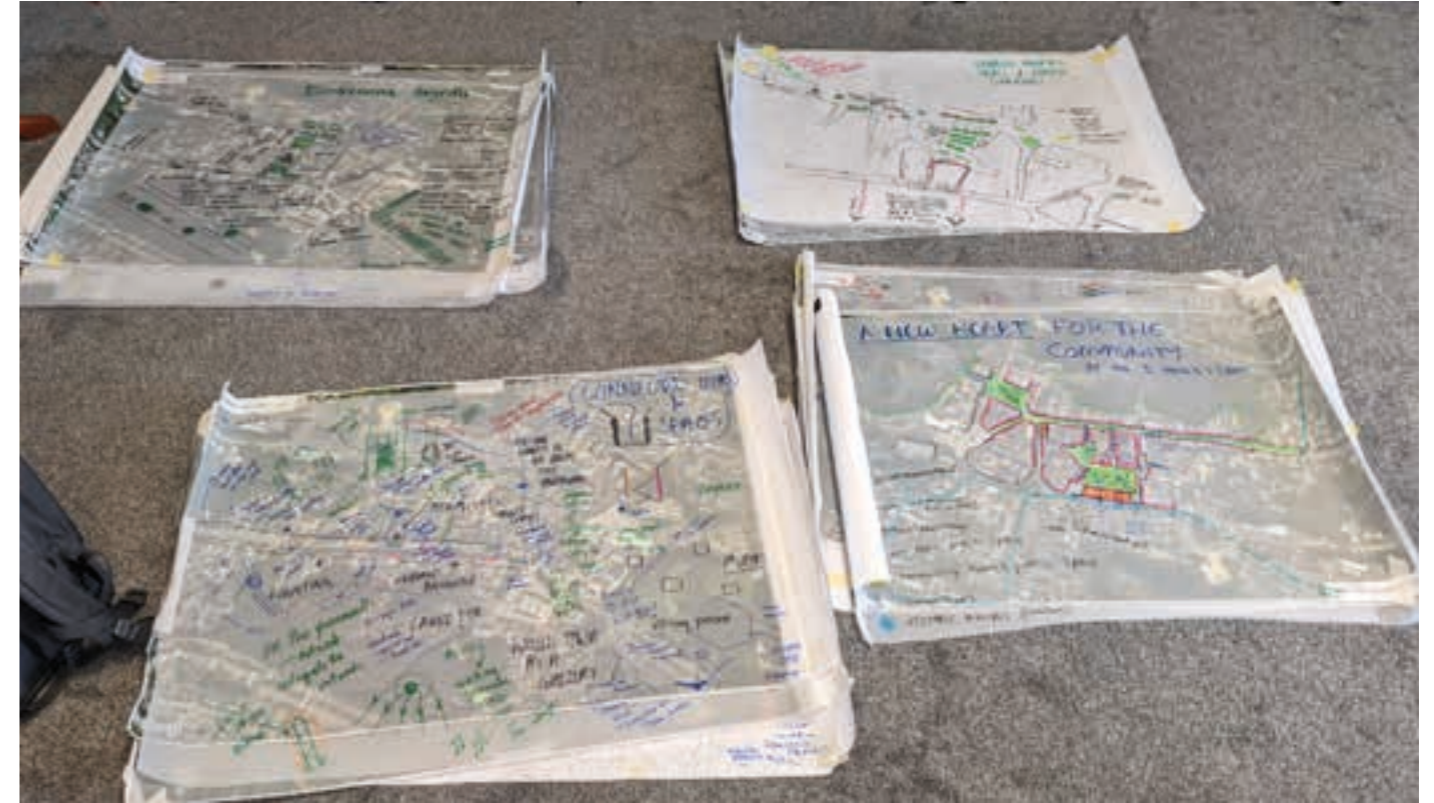
# Community Planning Weekend

## Discovering42



# Community Planning Weekend

## Team Working



# Community Planning Weekend

## Team Tour: Bodmin Jail





# Key Themes

## Celebrating Bodmin's unique Cornish heritage & culture

Bodmin and its institutions have played a unique role in creating Cornwall's history and culture, and its 119 listed buildings are a visible link to an eminent past. Bodmin's heritage is a significant asset that should be better appreciated and promoted as the town moves forward and seizes new opportunities. Revitalisation of the town centre should combine protecting, enhancing and interpreting the town's rich heritage with 21st century living and technology.

*“We've got some fabulous buildings. If you look up, you can see the beauty, but we're not making the most of them.”*

*“We need to plug in technology!”*

# Key Themes

## Focus on the Bodmin community

A wide cross section of Bodmin's community participated in the Charrette, with all ages and backgrounds, including many young people. Existing community activities should be supported and there is a clear need for more provision and access to appropriate, affordable community spaces. Many Bodmin residents have to cope with the huge challenges of living on low incomes and there is a need for more investment in skills and training, youth work and social care. The revitalised town centre must provide welcoming and safe spaces for everyone. Employment and training opportunities will need to be a key component of the high street supplementing more traditional commercial zones on the edge of town.

*“KBSK need a big space that's permanent, the kids need continuity. There would be a hell of a lot of disappointed kids if this had to stop.”*

# Key Themes

## Connecting attractions

Bodmin has several significant visitor attractions including the Camel Trail, Bodmin Jail, St Petroc's Church, the Beacon, Lanhydrock, Bodmin Town Museum, Discovering42 - Science Museum, Bodmin & Wenford Railway, Bodmin Keep, Cardinham Woods and the Capitol Cinema. Participants felt these attractions are usually visited in isolation and not associated with Bodmin or connected into the town centre. There are opportunities for the attractions to be more linked with Bodmin to showcase its heritage, bring more footfall to benefit the local economy and make Bodmin town centre a destination. Providing a Camel Trail cycle hub/cafe at Dennison Road could be an early win.

*“Showcase what we are, not what everyone says we are!”*

*“Make Bodmin a destination!”*

# Key Themes

## Look and feel

The town centre has lost its significance as a focal point for the town and the community. Uninspiring public realm, empty shop units and poorly maintained buildings do not entice people in to explore the town centre and spend money in the local economy. Participants want to reverse this spiral of decline and there was support for “early win” initiatives to brighten up the town centre, followed by drawing in public and private sector investment to put Bodmin on the map again as a 21st century Cornish market town.

*“If you get it right for the locals, it will be attractive for visitors as well.”*

# Key Themes

## Restore the network of streets and spaces

When Dennison Road was built in the late 1950s the fine, urban grain of the north side of the town centre was taken away, exposing the backs of Fore Street and interrupting the natural flow of the town. New mixed-use development at Dennison Road car park will complete the frontage onto Dennison Road and act as the catalyst for the restoration of an attractive, fine grain network of streets and spaces throughout the town, incorporating Fore Street, to enable visitors to explore, discover and enjoy all that the town has to offer. Opportunities should be taken to reduce the dominance of cars in Fore Street, with car parking in the main on the periphery of the town centre.

*“High Streets aren’t isolated things, it’s all about connectivity – how to provide spin off benefits.”*

# Key Themes

## Fore Street Renaissance

The town's principal shopping street, designed for use by people and horse and cart, is today dominated by cars and vans causing a poor pedestrian environment. There is strong support to invest in high quality street and shopfront improvements and create a pedestrian zone at agreed hours, whilst allowing for servicing at set times. Many of the fine historic buildings are neglected and provide opportunities for renovation and repurposing, including opportunities for living above the shop or mixed residential uses. Restoring the Market House would provide a focus for traditional markets and street food and provide additional public space for events.

*“If the shops are empty – do something! It doesn't help to look like a desolate place.”*

# Key Themes

## Burgage plots

The burgage plots are a unique and loved historic landscape asset in the heart of the town just above Fore Street. There is an opportunity to create a community project to restore and manage the area, providing community involvement and meeting spaces, skills training and food growing, all to preserve the area as an important green space for the town.

*“A community garden would pull people in, create a place to spend time in.”*

# Key Themes

## Greening the town centre

The town centre's valley setting provides wonderful views to the green landscape on the skyline surrounding the town. There are many highly valued public open spaces adjacent to the town centre, including Priory Park and the burgage plots north of Fore Street. However, the town centre has limited greenery and there are opportunities to redress this by introducing focused planting, opening the Leat under Dennison Road car park, and installing vertical greening and food growing areas. Many participants suggested providing more outdoor performance areas, including a grass amphitheatre on the slope by the war memorial in Priory Park.

*“Expose the Leat, see the water, hear the water, use it to generate electricity.”*



# Key Themes

## Getting around

Bodmin lies in hilly terrain, and for many people from within the town and from the surrounding parishes cars are their first choice. However, Bodmin is a walkable town, for many the town centre is no more than 15 minutes' walk, and there are opportunities for promoting more active travel. Better walking and cycling provision, including electric bikes, can bring environmental and health benefits. Other suggestions included an electric hop on hop off bus service with a simple ticketing system. Bodmin town centre needs to become a focus of clean green travel accessible to all.

*“I don't see anything promoting how pleasant it is to walk round Bodmin from the town centre.”*

*“Don't forget that Bodmin serves the outlying villages. You need to cater for people who live in a wide area.”*

# Key Themes

## Continuing community participation

Participants contributed their time and creativity at the Charrette and helped to shape the Vision for Bodmin Town Centre. Individual residents and members from different local groups appreciated the opportunity of working together and want this positive collaboration to continue. The renaissance process requires ongoing engagement with the residential and business community, including young people, in order to create a sense of genuine community participation, agency and civic pride to take forward the regeneration of Bodmin Town Centre.

*“You’ve got to have everyone ‘buying in’ to the area – you’ve got to get everyone on side to be able to make these changes.”*

**But how do we move forward today..?**

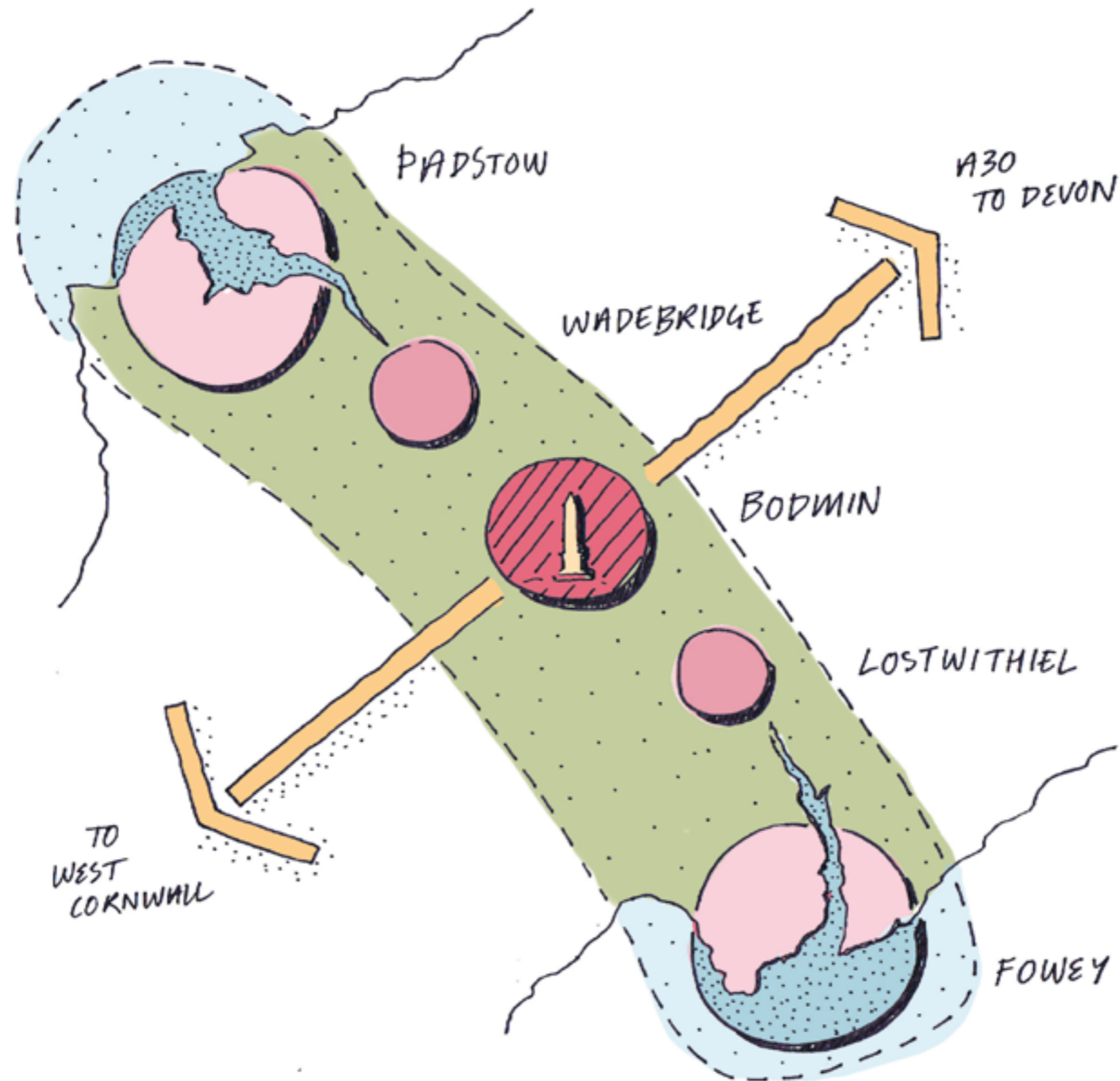


**A Vision for  
Bodmin Town Centre**

# Town Strategies

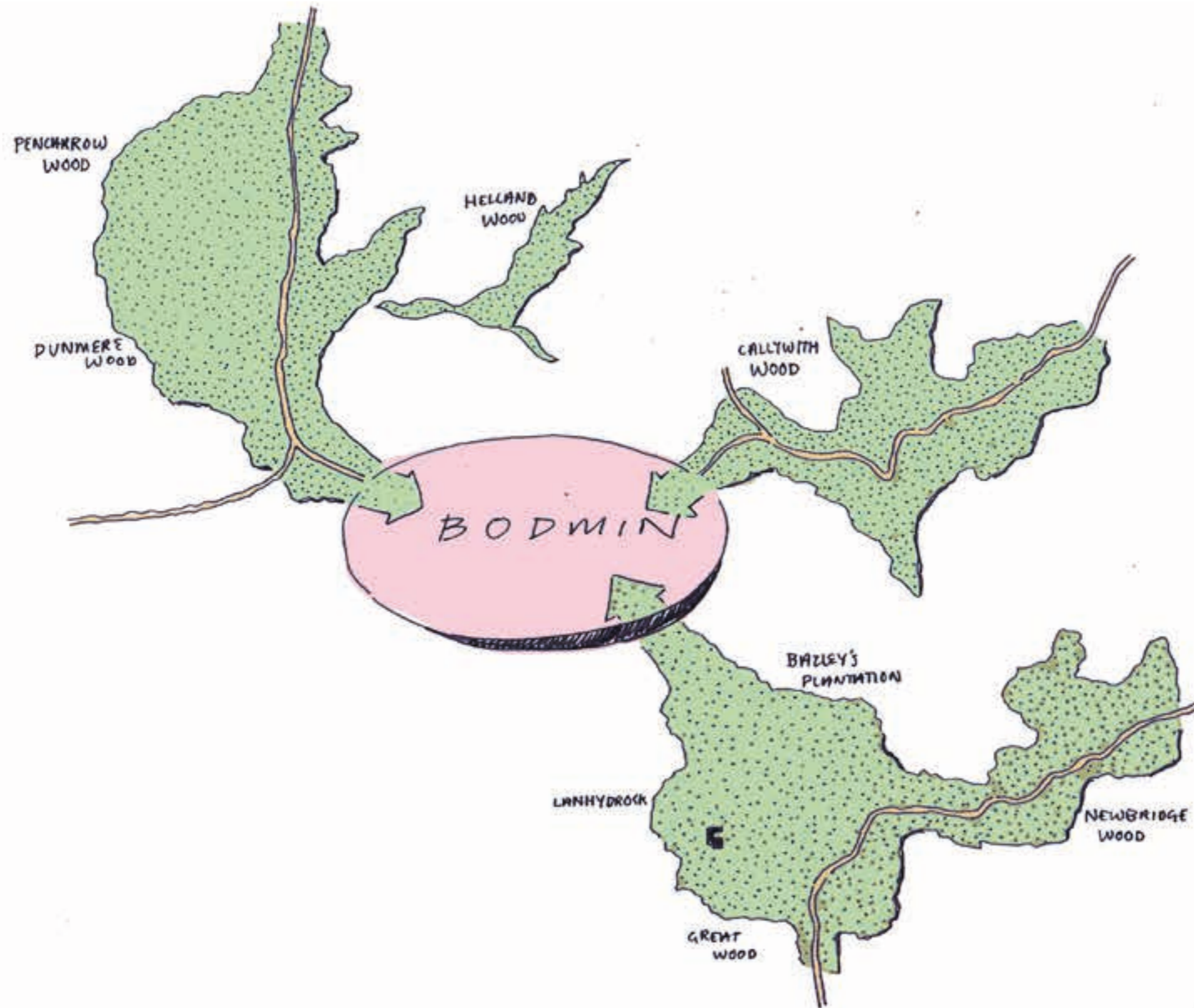
- 1. Celebrate its unique location**
- 2. Let the greenery in**
- 3. Returning the focus to the centre**
- 4. Serving all**
- 5. Capturing footfall and spend**
- 6. Bringing people in**
- 7. Managing movement**
- 8. Promoting sustainable transport options**
- 9. Celebrate the heritage; bring back the pride in Bodmin**
- 10. North/South movement**

# Celebrate its Unique Location



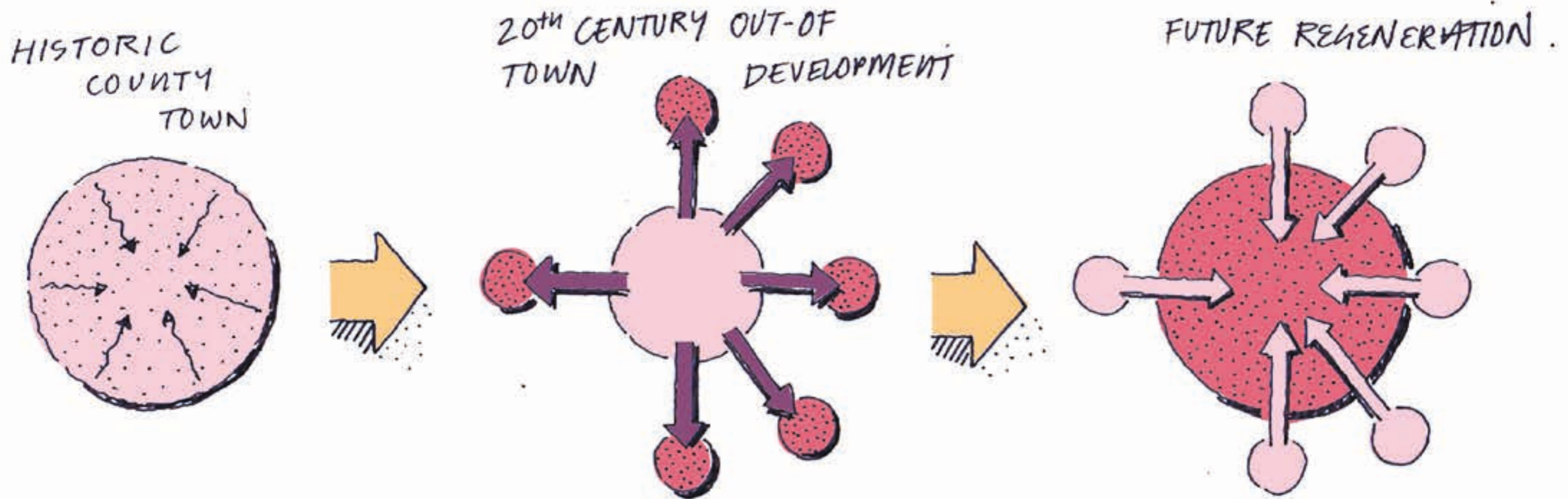
BODMIN IS WELL LOCATED ON THE MAIN ARTERY OF CORNWALL AND CENTRAL TO A NECKLACE OF TOWNS CONNECTING BOTH NORTH AND SOUTH COASTLINES. THIS SHOULD BE CELEBRATED

# Let the Greenery in



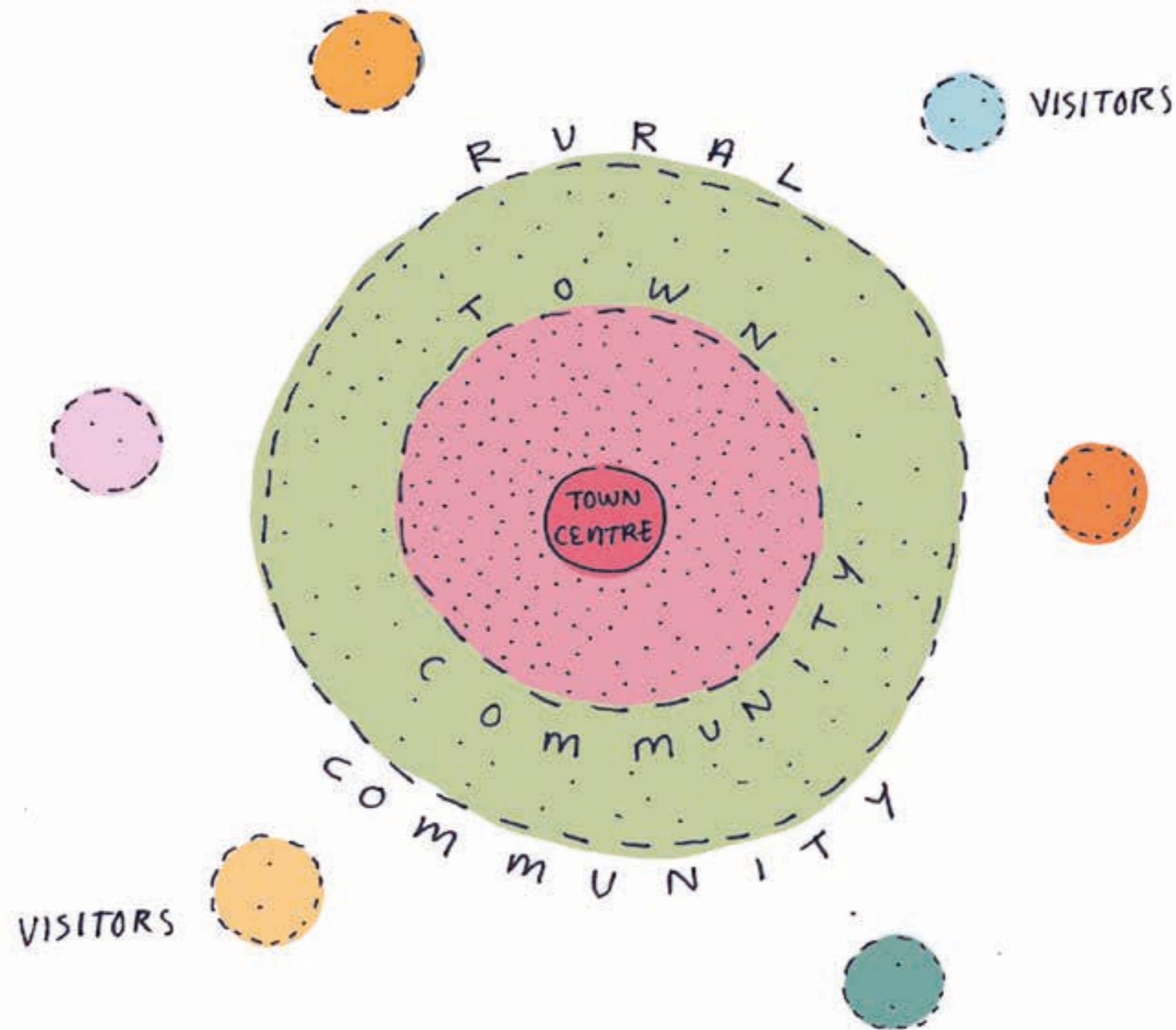
A NUMBER OF ESTABLISHED GREEN HABITATS ARE LOCATED TO THE TOWN'S PERIPHERY AND THE NATURE CAN BE WELCOMED IN, GREENING THE TOWN CENTRE.

# Returning the Focus to the Centre



THE DEVELOPMENT OF 'BIG SHED' SHOPPING AREAS OUTSIDE OF THE TOWN CENTRE HAS TAKEN LIFE AND VIBRANCY FROM THE CENTRE. THE REGENERATION OF THE HIGH STREET NEEDS TO PROVIDE AN ALTERNATIVE OFFER THAT WORKS IN CONJUNCTION WITH BUT RETURNS THE FOCUS TO THE CENTRE

# Serving All

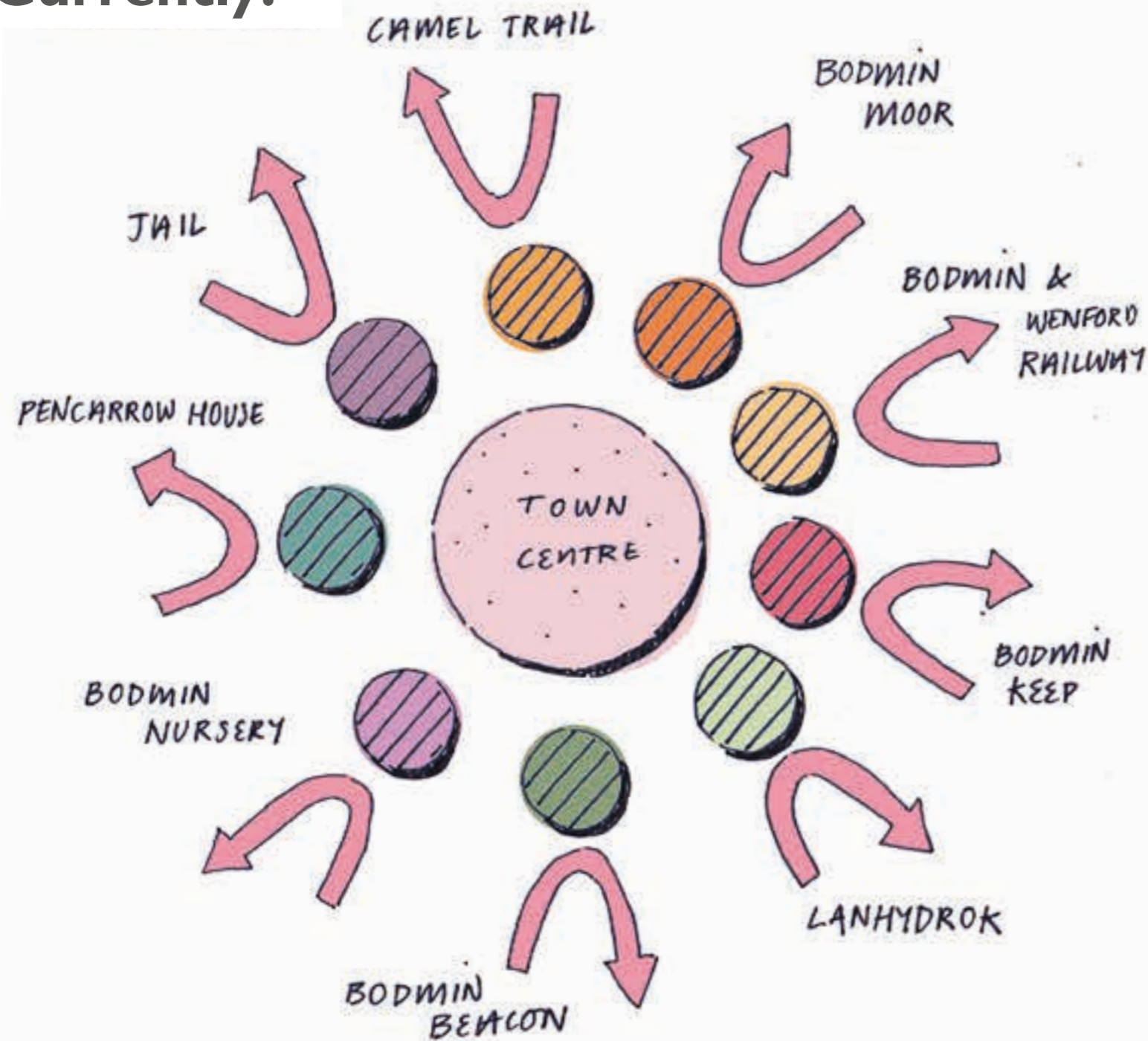


A TOWN CENTRE WITH A BROADER OFFER WILL SERVE ALL BODMIN'S GROUPS

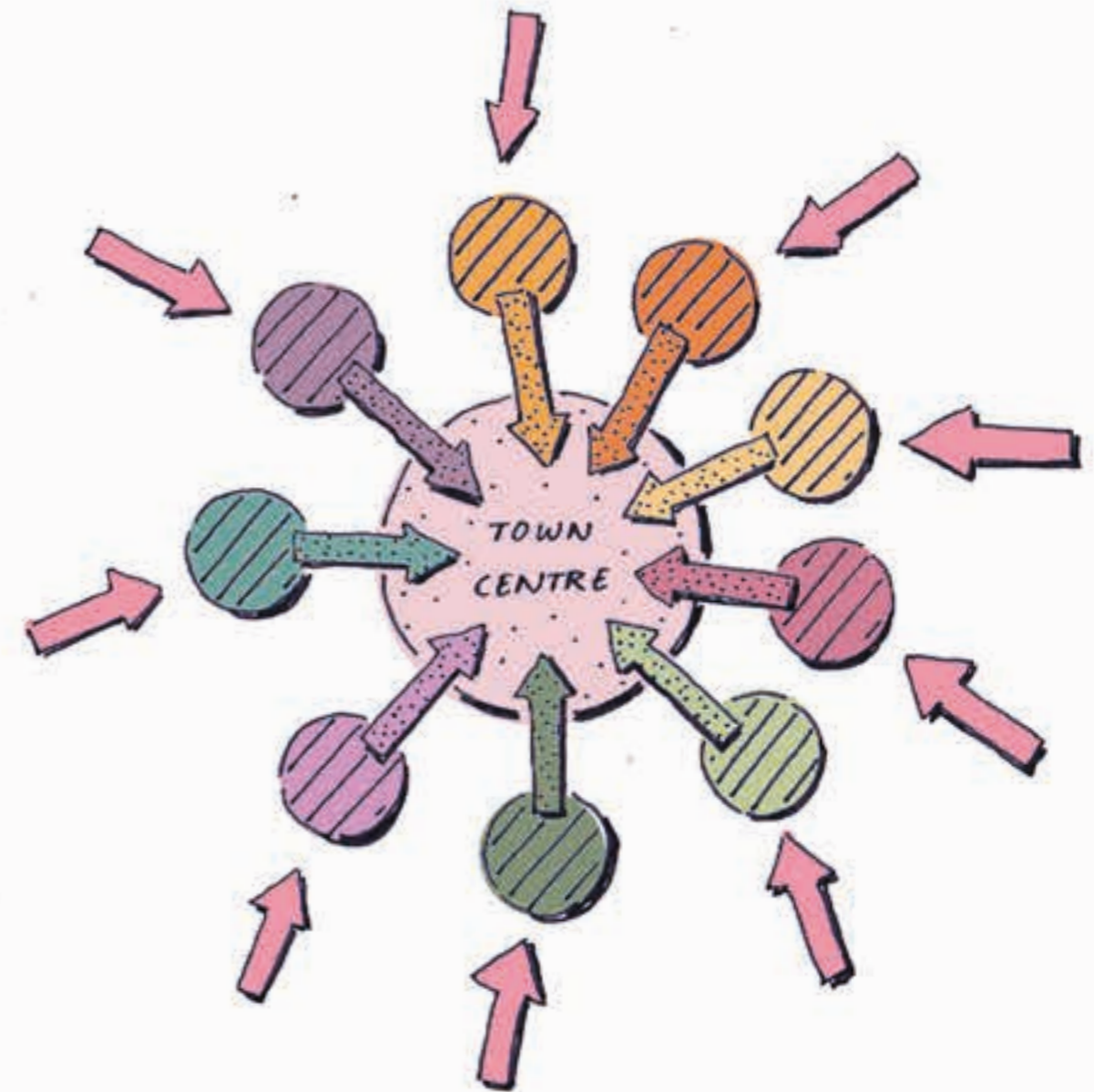


# Capturing Footfall and Spend

Currently:



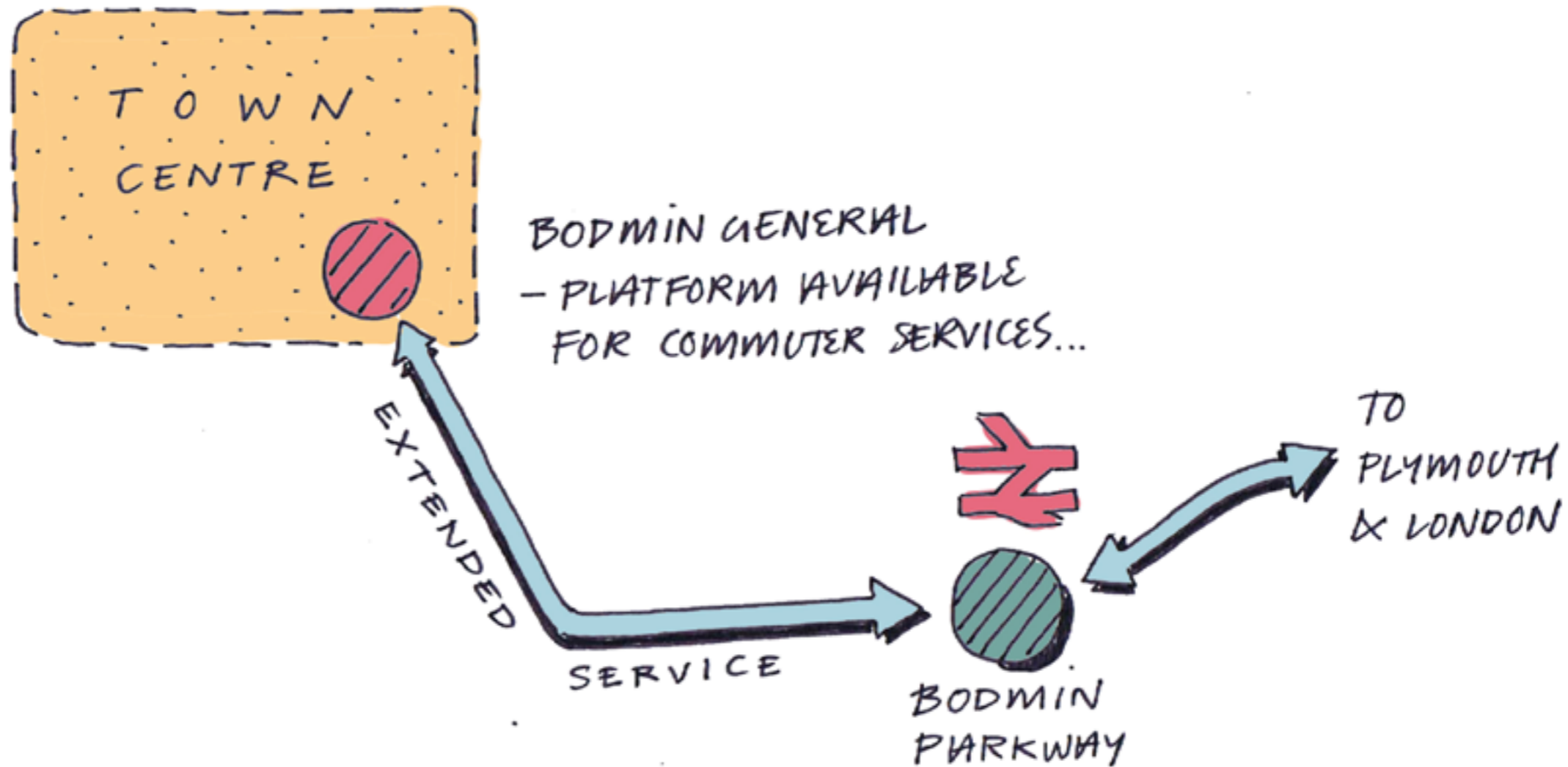
Proposed:



BODMIN HAS A RICH ARRAY OF ATTRACTIONS LOCATED TO THE PERIPHERY OF THE TOWN. BY IMPROVING THE HIGH STREET AND REVEALING THE ASSETS OF THE TOWN WE CAN ENCOURAGE THOSE VISITORS INTO THE CENTRE AND SPEND TIME AND MONEY.

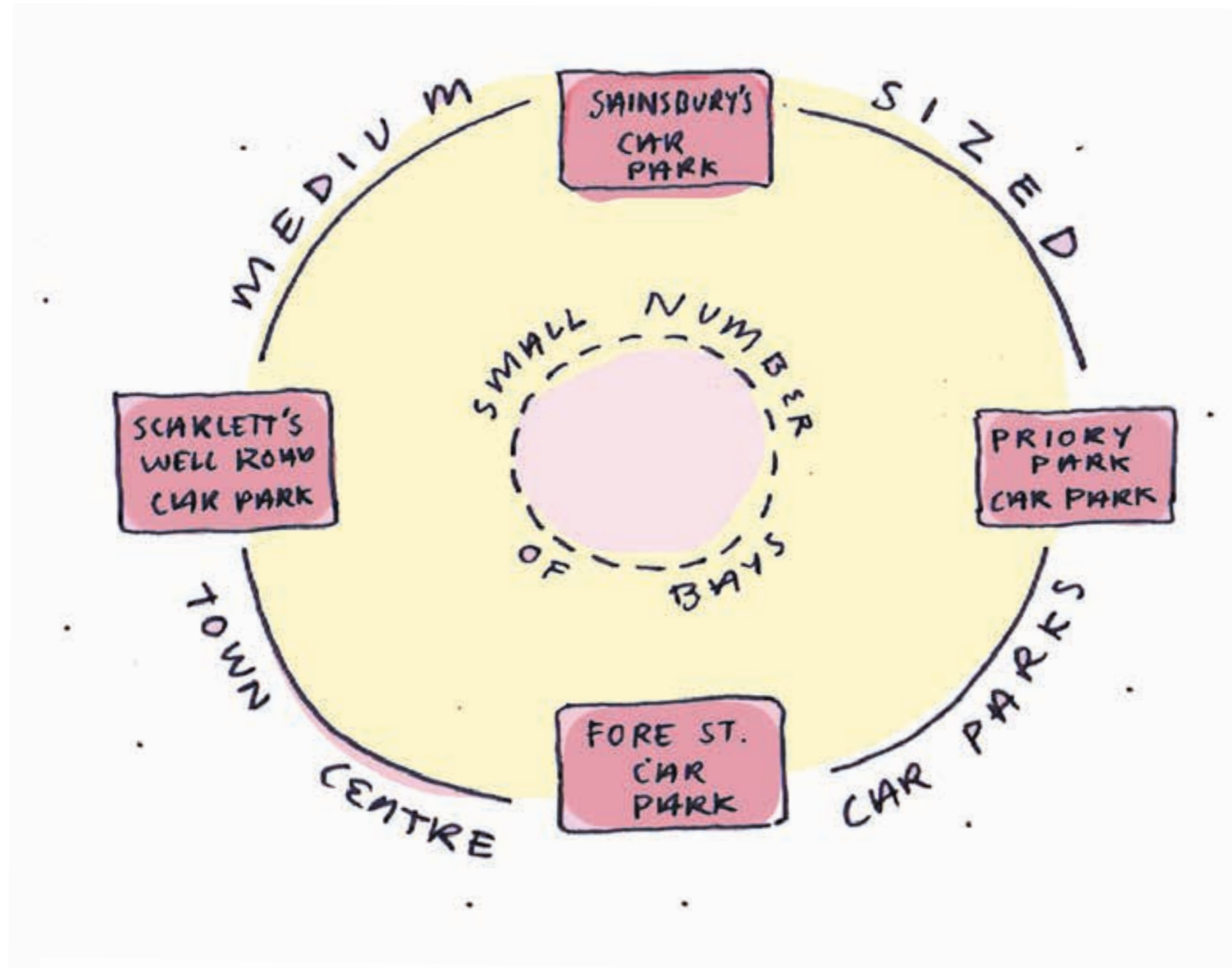
# Bringing People in

IMPROVING CONNECTIVITY



THE GWR SERVICES SHOULD BE EXTENDED TO BODMIN GENERAL TO MAKE TRAVEL TO THE TOWN CENTRE EASIER AND REDUCE CAR JOURNEYS.

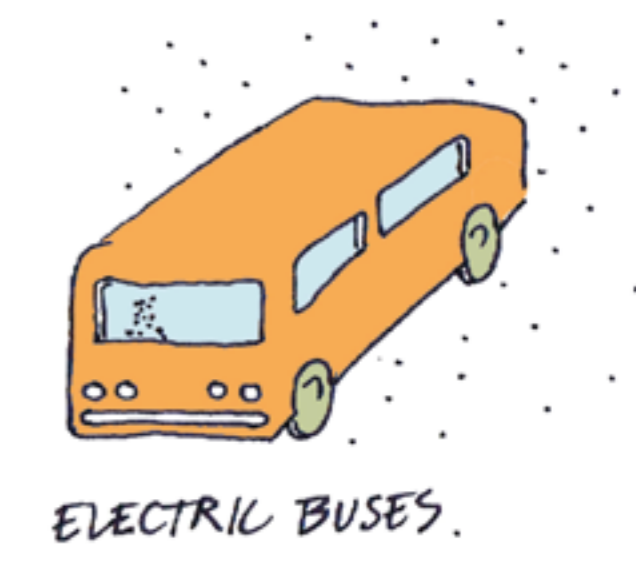
# Managing Movement



A ZONED APPROACH TO PROVISION BALANCING  
VEHICULAR ACCESSIBILITY WITH PLACEMAKING

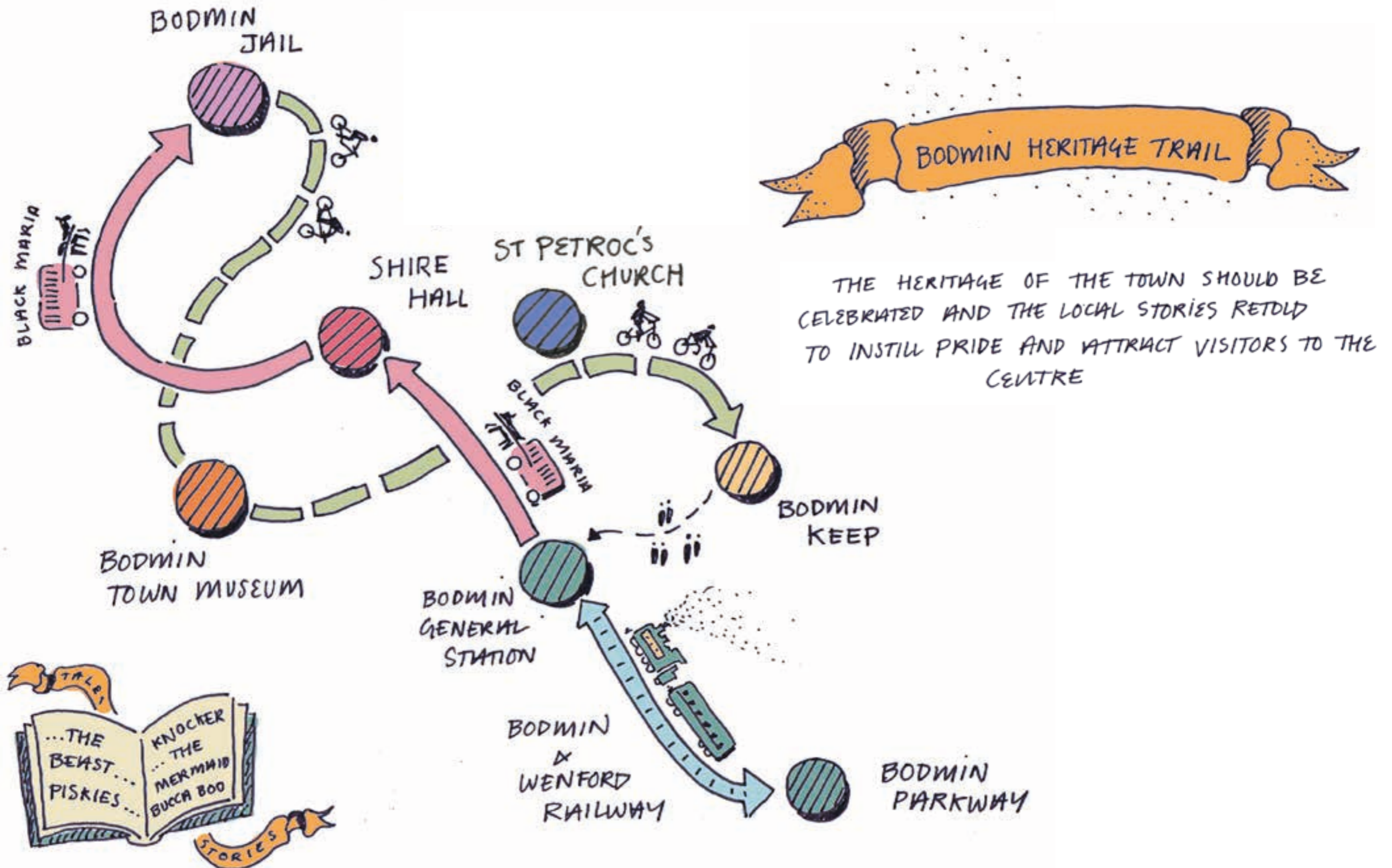
# Promoting Sustainable Transport Options

## SUSTAINABLE MOBILITY

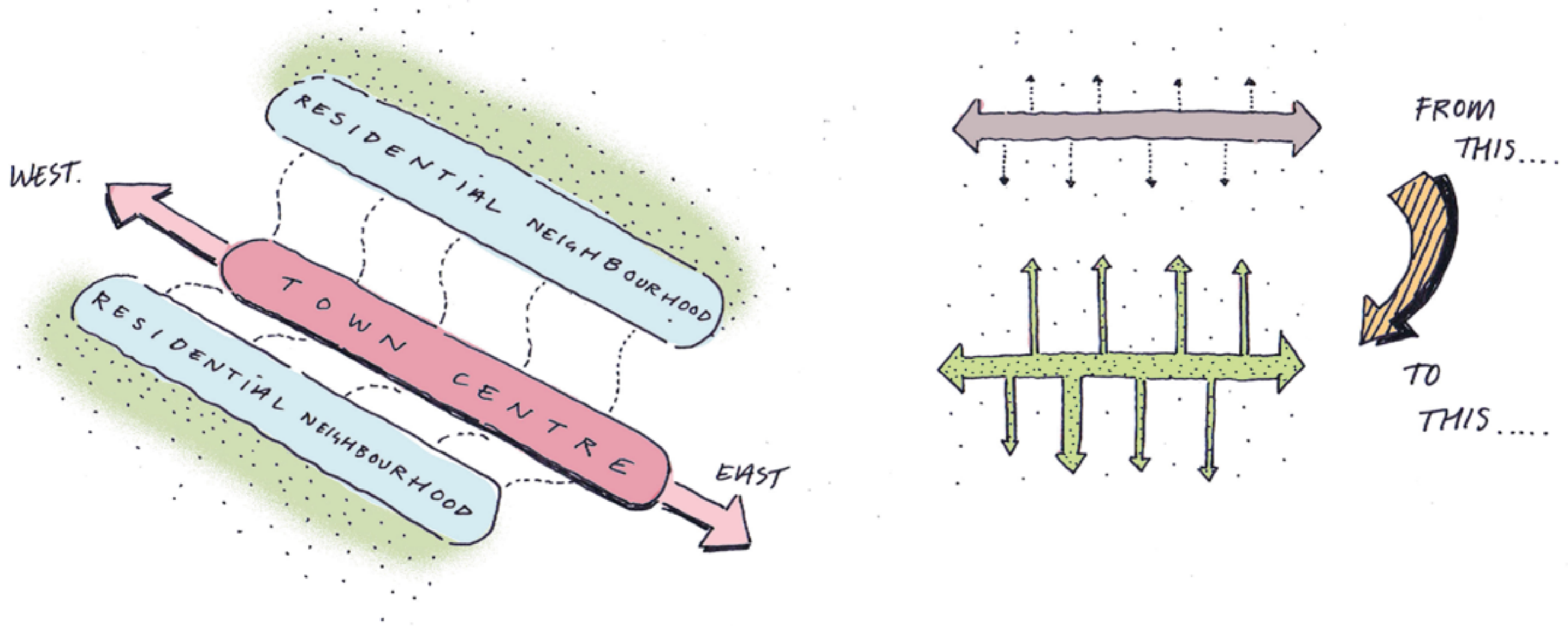


A SUITE OF SUSTAINABLE TRANSPORT OPTIONS SHOULD BE PROMOTED IN THE TOWN CENTRE.

# Celebrate the Heritage Bring Back the Pride in Bodmin



# North/South Movement



THE TOPOGRAPHY OF THE TOWN HAS FOCUSED THE HIGH STREET AND MOVEMENT INTO THE VALLEY RESULTING IN STRONG EAST/WEST CONNECTIONS. THE PROPOSALS NEED TO REINFORCE NORTH/SOUTH LINKAGES TO ENGAGE THE RESIDENTIAL NEIGHBOURHOODS

# Town Centre Opportunities

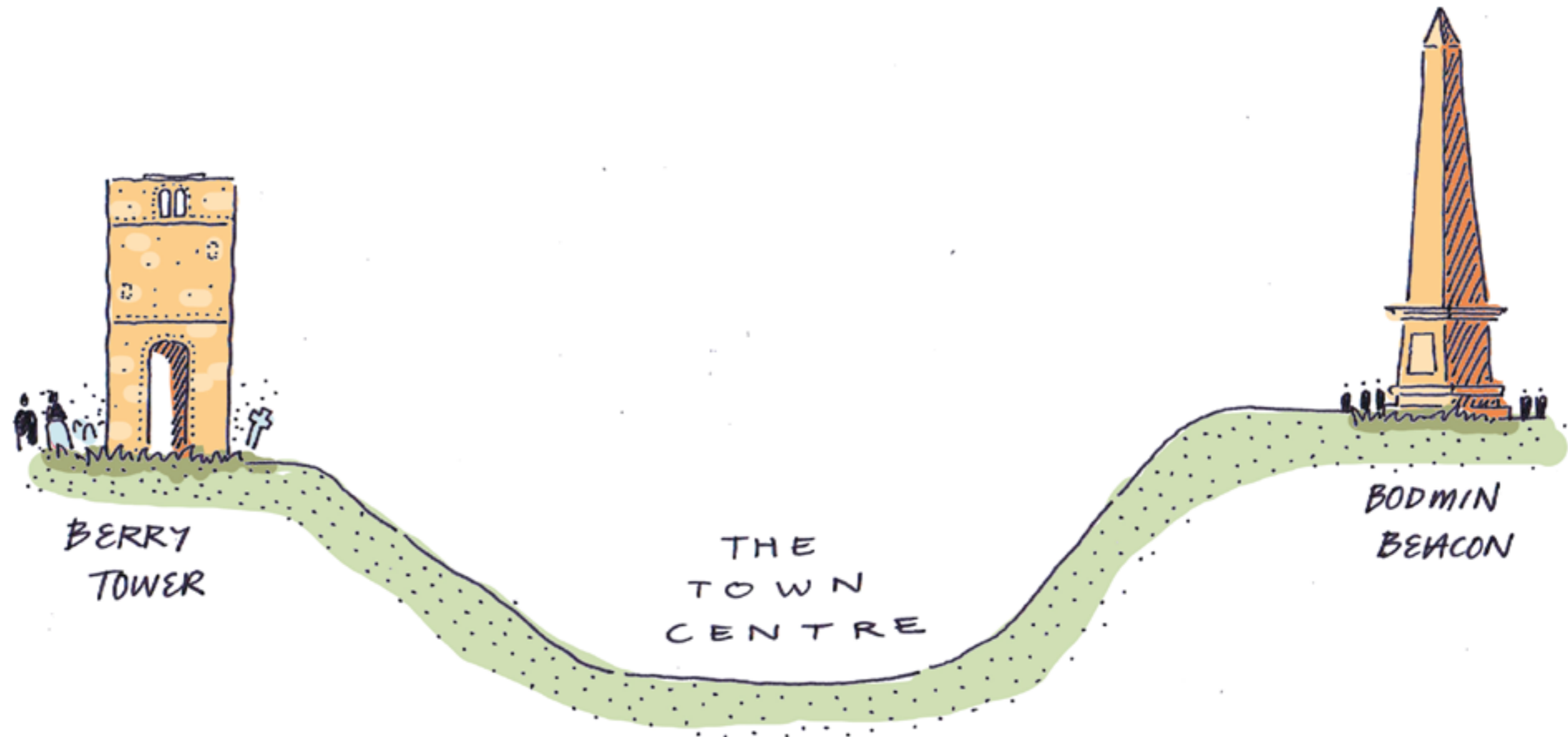
- 1. Berry Tower to Beacon**
- 2. High Street Network**
- 3. Art in the Alleys**
- 4. Fore Street**
- 5. Bodmin-ness - The Clues to Improving Townscape**
- 6. The Market Hall**
- 7. The Burgage Plots**
- 8. Dennison Road Community Hub**
- 9. The Eastern Gateway**
- 10. Priory Park Activity Hub**

# Town Centre Initiatives



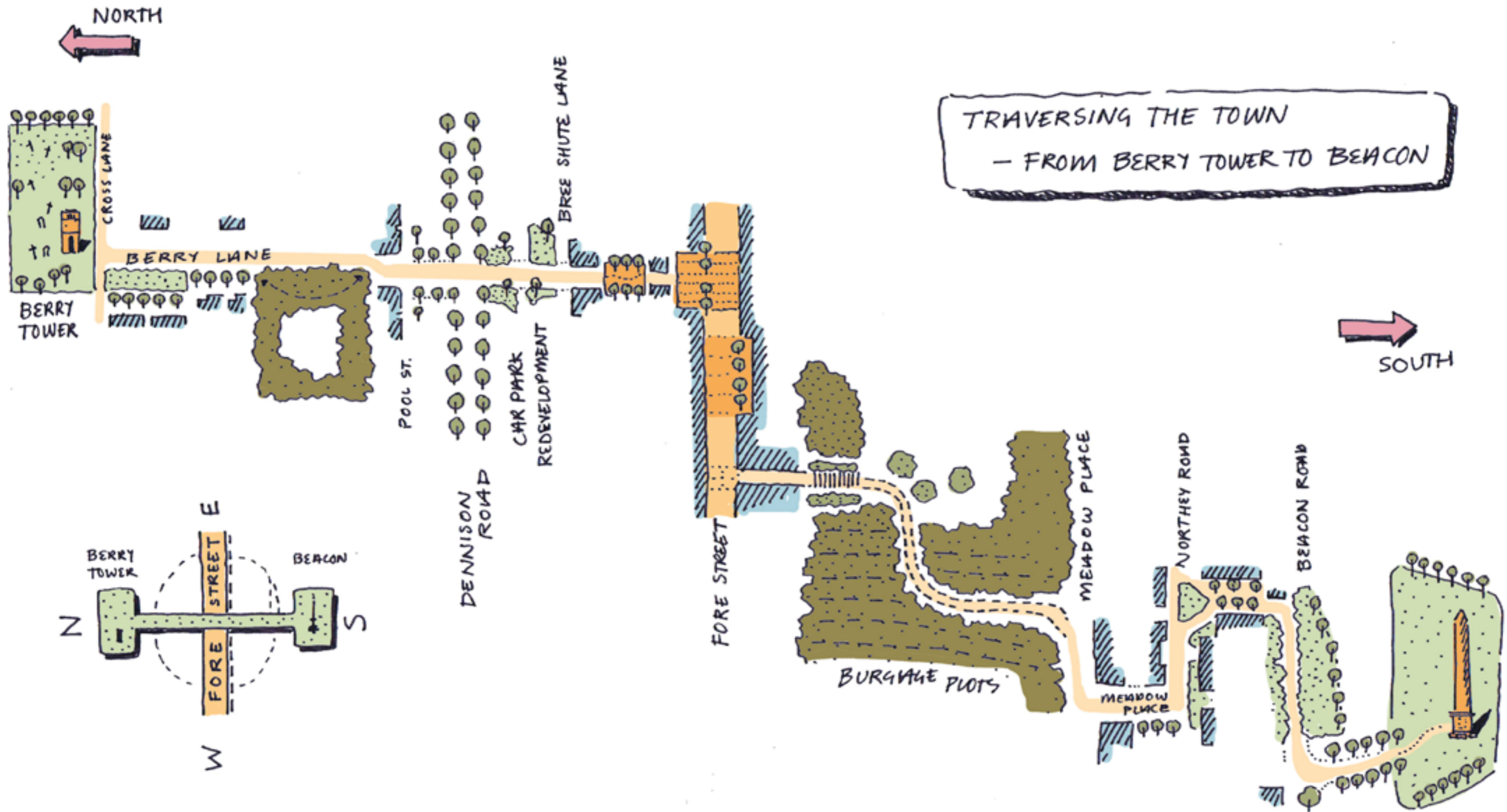


# Berry Tower to Beacon



BODMIN'S IDENTITY AND SKYLINE IS DEFINED AND REINFORCED BY THE UNIQUE PAIRING OF HILLTOP STRUCTURES, WITH THE BEACON AND BERRY TOWER BEING VISIBLE THROUGHOUT THE TOWN...

# Berry Tower to Beacon



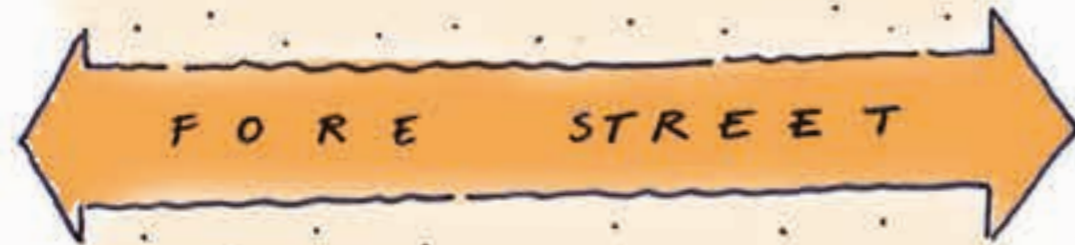
THE IDENTITY OF, AND ENGAGEMENT WITH, THE TOWN CENTRE COULD BE STRENGTHENED BY LINKING ITS ICONIC STRUCTURES CREATING A GREENED ROUTE THAT TRAVERSES THE TOWN.

# Berry Tower to Beacon

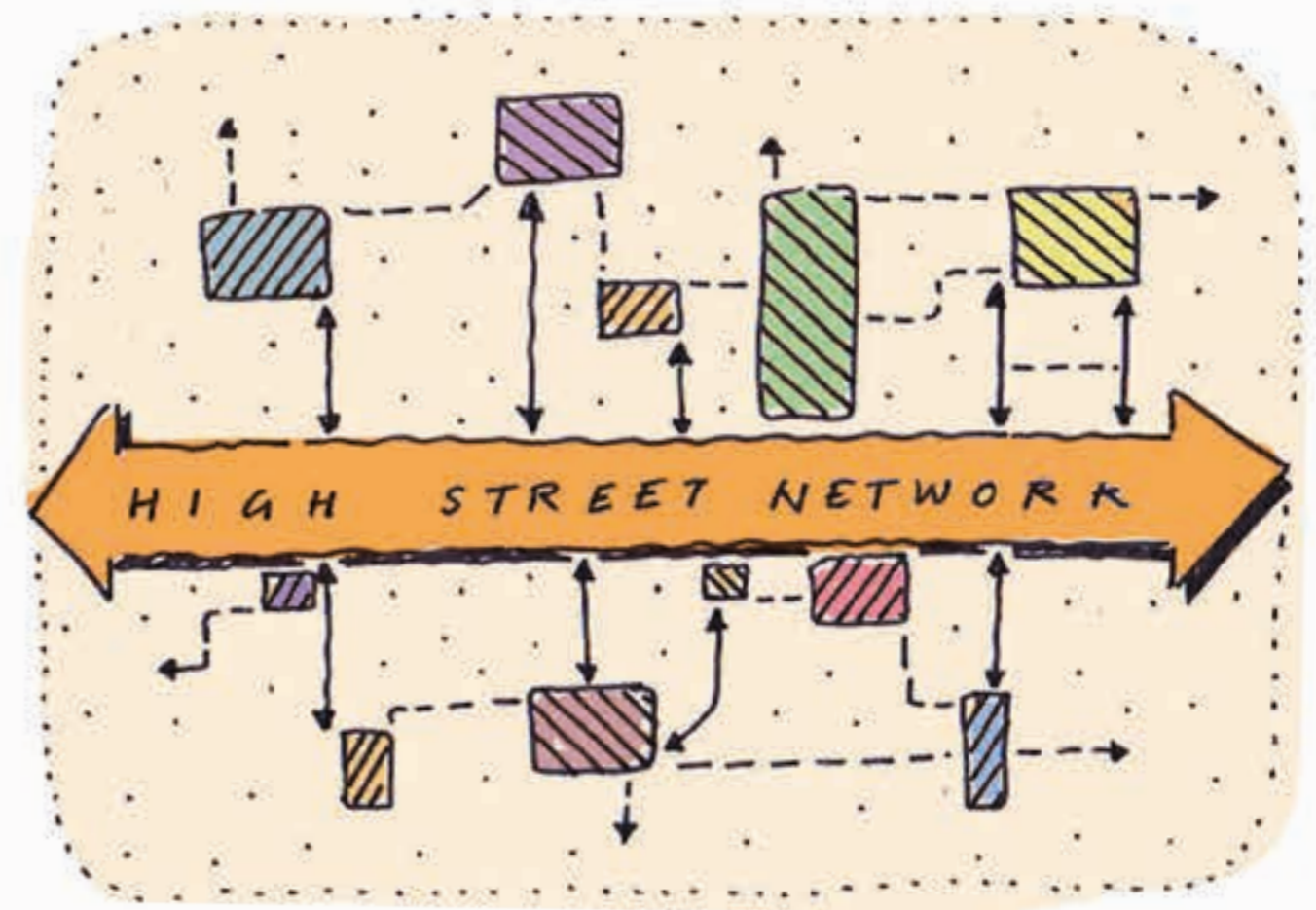


# High Street Network

FROM THIS ....



TO THIS ....



THE GRAIN AND PUBLIC REALM OF THE TOWN CENTRE NEEDS FURTHER GRANULARITY, COMPLEXITY AND INTER-CONNECTIVITY TO CREATE DIFFERENT CHARACTERS, WITH QUIETER, SLOWER AND INTIMATE SPACES SUPPORTING ENHANCED 'BODMIN' LIFE.

# High Street Network - Alleys & Yards



# Art in the Alleys



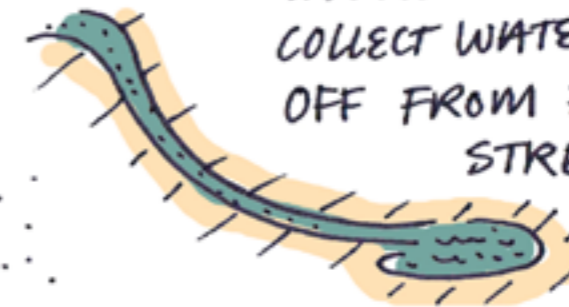
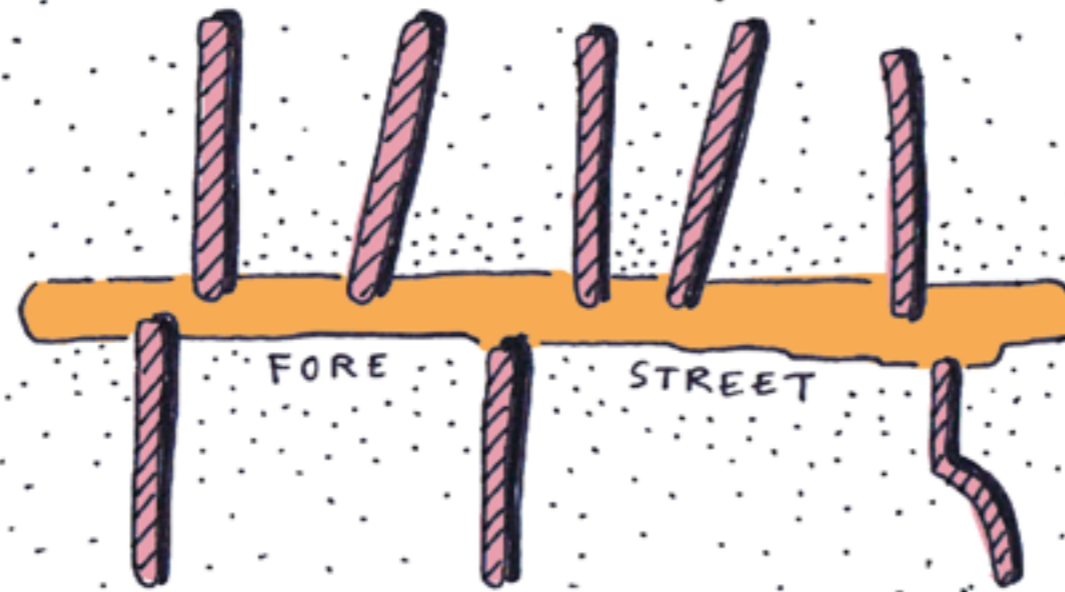
TURN BACKS INTO FRONTS.



CELEBRATE THE HISTORIC GRAIN OF THE TOWN



PROGRAMME THE ALLEYS AS IF A SERIES OF BLANK CANVASSES



INTRODUCE RILLS TO COLLECT WATER RUN OFF FROM FORE STREET



ENCOURAGE GREENERY WITH GREENWALLS AND CREEPER STRUCTURES.

UNIQUE LIGHTING FOR EACH ALLEY AND CURATE A WINTER LIGHT FESTIVAL



INTRODUCE SEATING:- HAVE A BREAK ON THE WALK UP...



FORM MORE OPENINGS ONTO THE ALLEYS



# Art in the Alleys - Current



# Art in the Alleys - Future?





# Art in the Alleys - Before



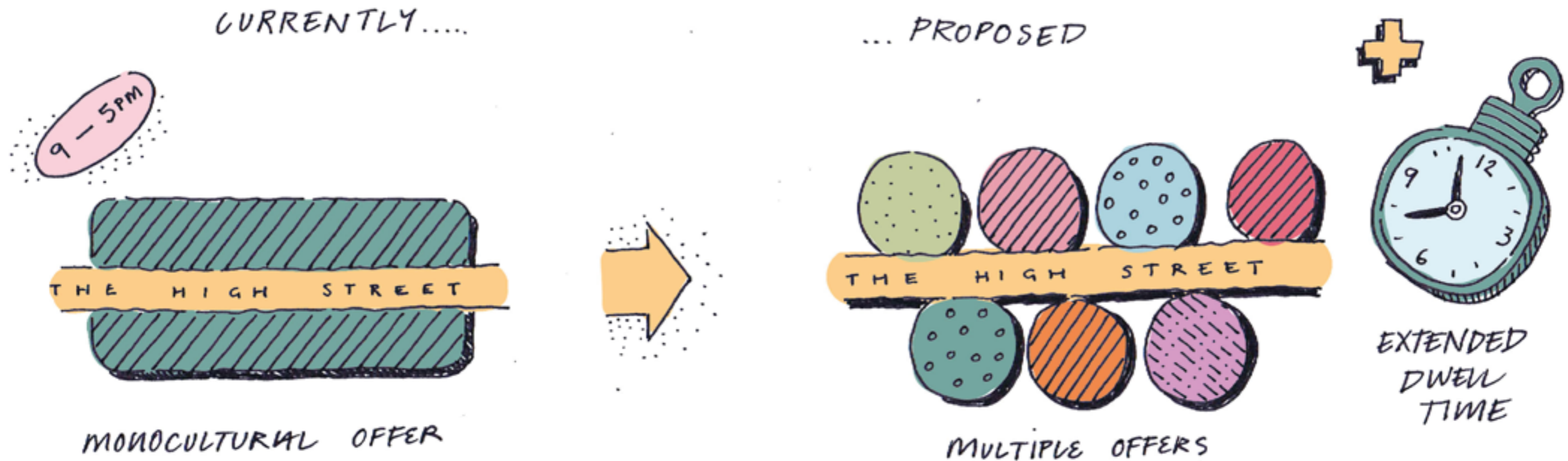
# Art in the Alleys - Future?



# Fore Street

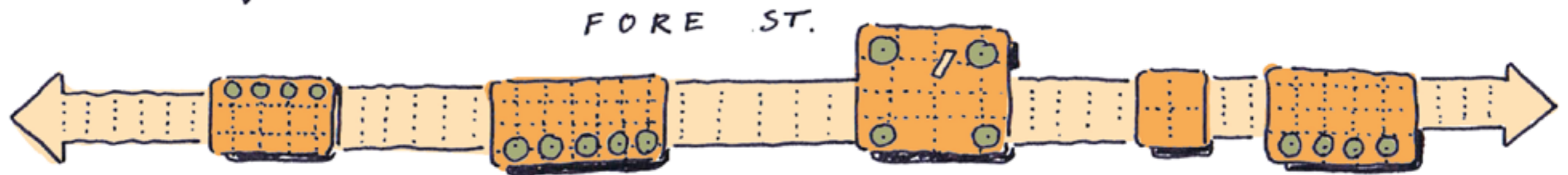


# Fore Street - Broaden the Offer



TO ENSURE ITS FUTURE SUSTAINABILITY, THE HIGH STREET NEEDS TO DIVERSIFY ITS OFFER; MOVING BEYOND JUST RETAIL WITH MULTIPLE USES AND EXTENDED DWELL TIMES FOR VISITORS.

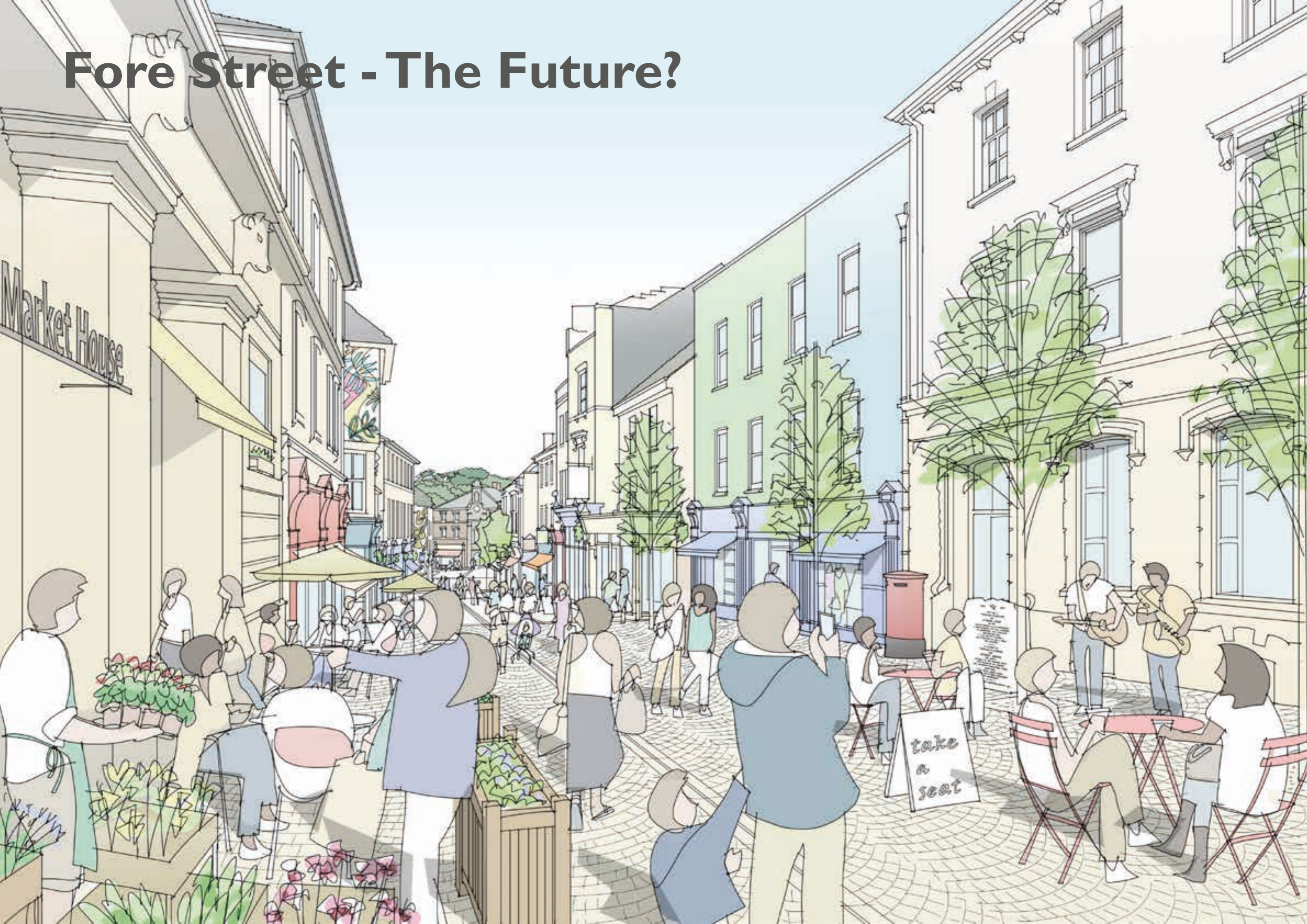
# Fore Street - Creating Moments



# Fore Street - Current



# Fore Street - The Future?

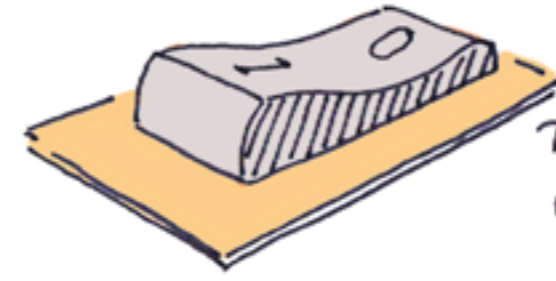
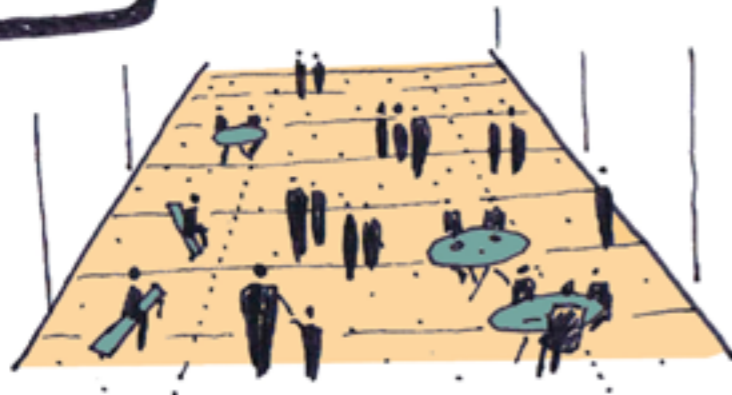


# Fore Street - A Place for People

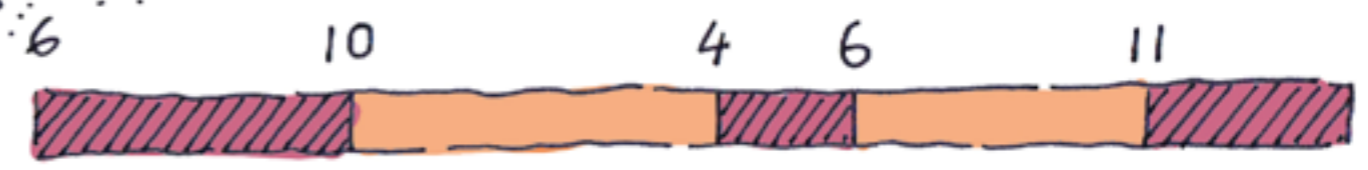
CURRENTLY...



POTENTIALLY...



TURNING PEDESTRIANISATION ON & OFF...



NO VEHICLES

NO VEHICLES

...A DAY IN THE LIFE OF FORE STREET

FORE STREET ISNT WORKING. WE NEED THE SPACE BETWEEN THE BUILDINGS TO BE OF A HIGHER QUALITY AND BE USED IN A MORE SOPHISTICATED WAY TO SERVE THE PEDESTRIANS AND BUSINESSES IN THE HIGH STREET.



# Fore Street - A Place for People



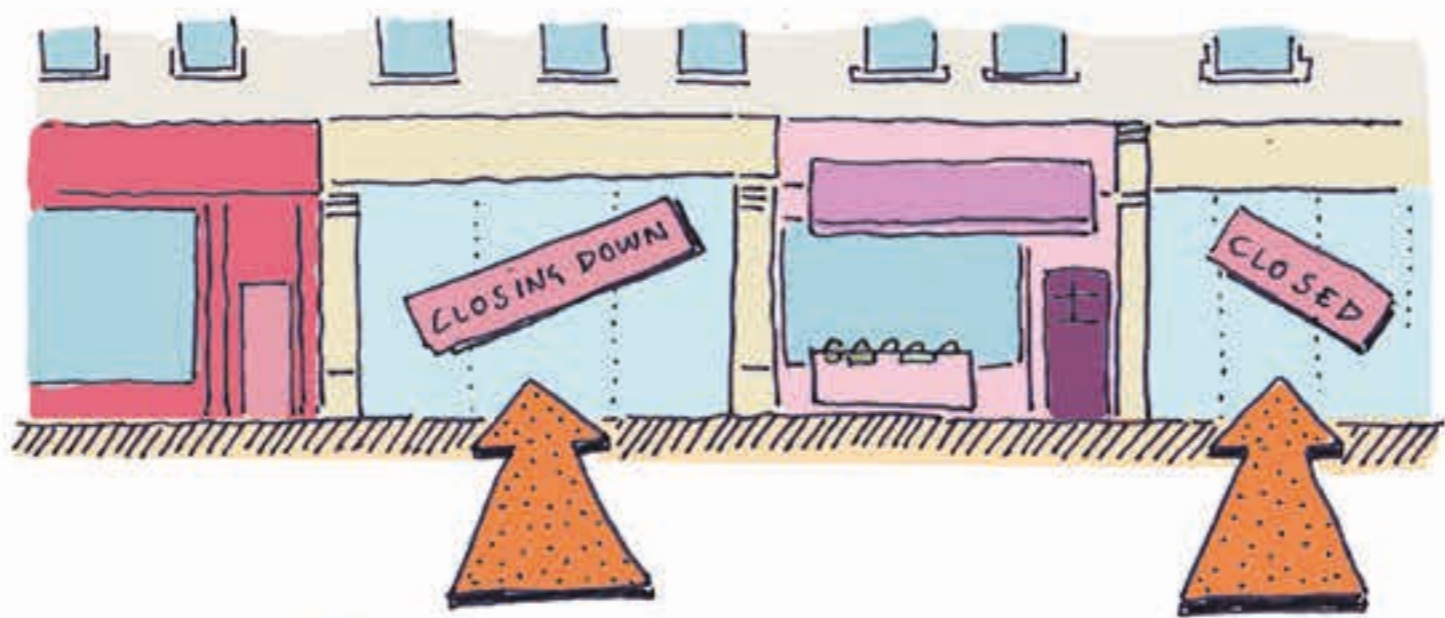
**Fore Street, Bodmin**



**Molesworth Street, Wadebridge**

# Fore Street - Plug the Gaps

PLUG THE GAPS - HEIGHTEN THE CULTURE



ZONA TORTONA

ARTISTS STUDIOS



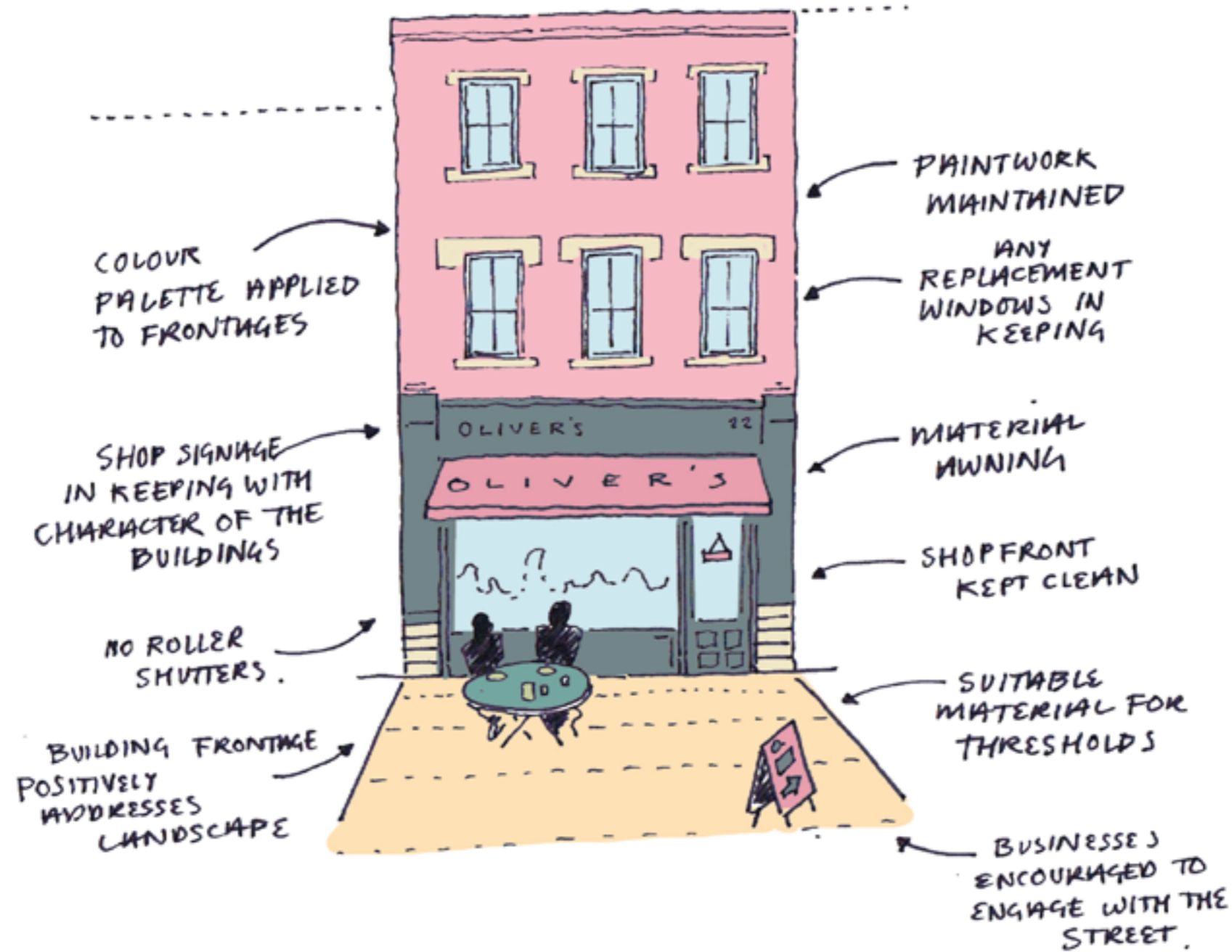
MAKER SPACE



TAKE CONTROL OF EMPTY SHOPS AND PROVIDE AFFORDABLE STUDIO AND MAKER SPACE TO FILL GAPS, FORM A CREATIVE DISTRICT AND PUT BODMIN ON THE MAP.

# Fore Street - Improving Quality

## MAINTENANCE & DESIGN CONTROLS



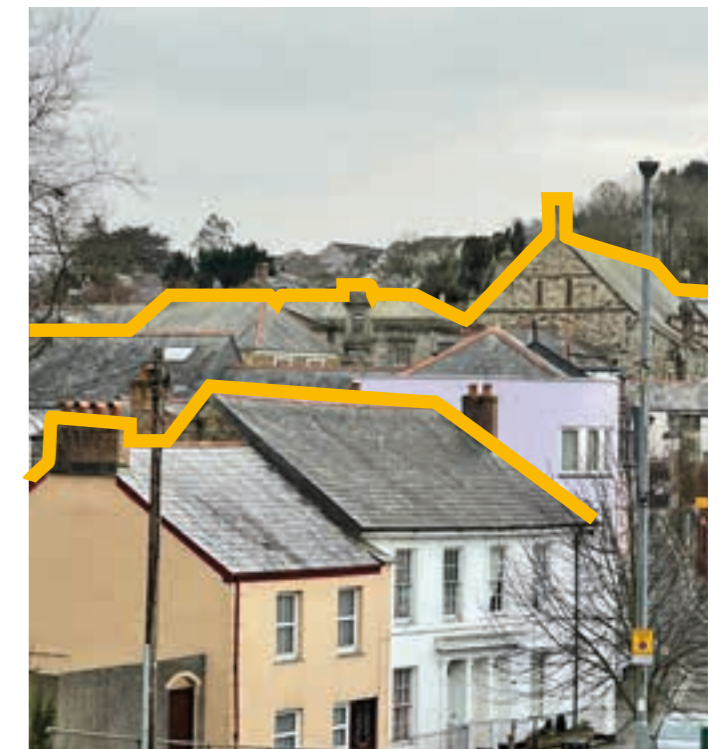
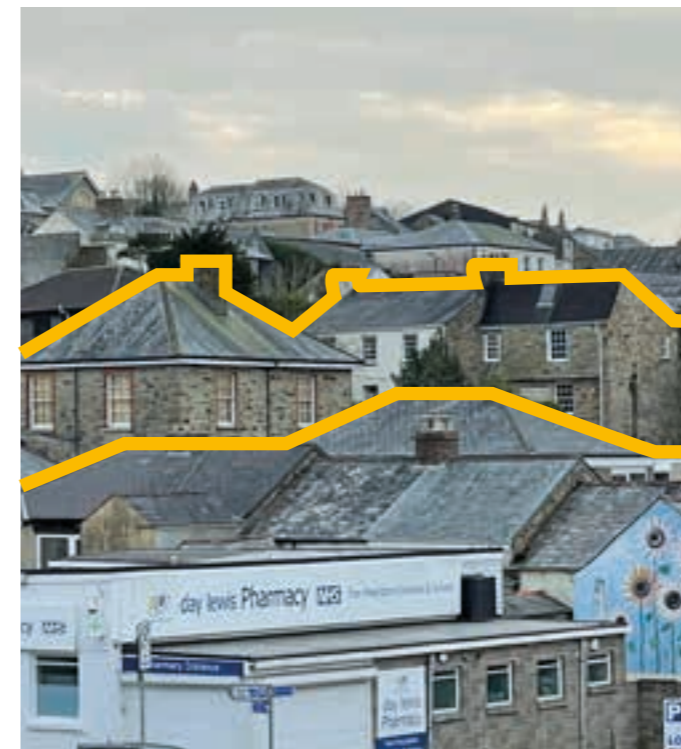
INSTALLING QUALITY AND COLOUR INTO THE STREETScape

# Bodmin-ness - The Clues to Improving Townscape Responding to Topography

Steps and slopes



Cascading roofs



# Bodmin-ness - The Clues to Improving Townscape

## Stepping in and out

### Projections



### Set-backs



# Bodmin-ness - The Clues to Improving Townscape

## Intriguing Alleys

The good...

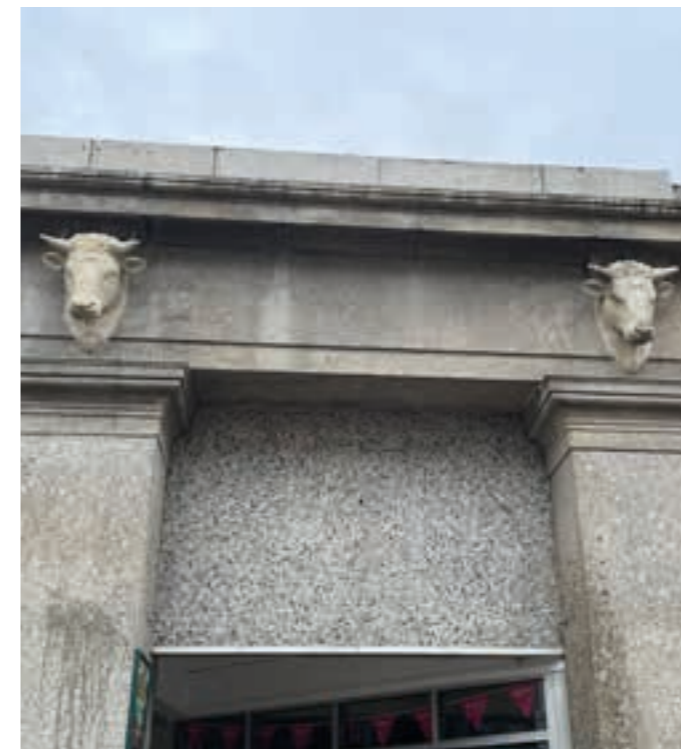


...the bad and the ugly!



# Bodmin-ness - The Clues to Improving Townscape Look-up

Detail and ornament  
create visual interest  
above ground level



# Bodmin-ness - The Clues to Improving Townscape

## Materials & Detailing

### Windows:

- Brick detailing in stone
- Simple detailing in render



### Doors





# Bodmin-ness - The Clues to Improving Townscape Materials & Detailing

Paint and Render -  
mainly shades of cream  
and grey...



...much in poor repair



# Bodmin-ness - The Clues to Improving Townscape Materials & Detailing

Paint and Render -  
well considered colours  
help to lift the grey...



...but overly strong  
colours can distract

Guidance needed?



# Bodmin-ness - The Clues to Improving Townscape Materials & Detailing

Callywith stone and slate roofs



Vertical slate hanging  
(generally to backs and ends)



# Bodmin-ness - The Clues to Improving Townscape Building Form

Typically simple forms with eaves running parallel to the street

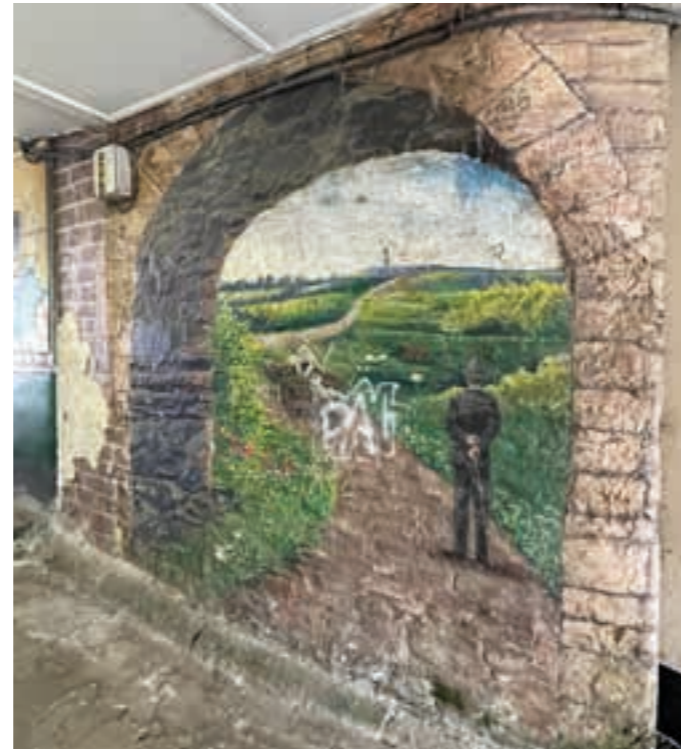


Street facing gables identify key buildings or elements



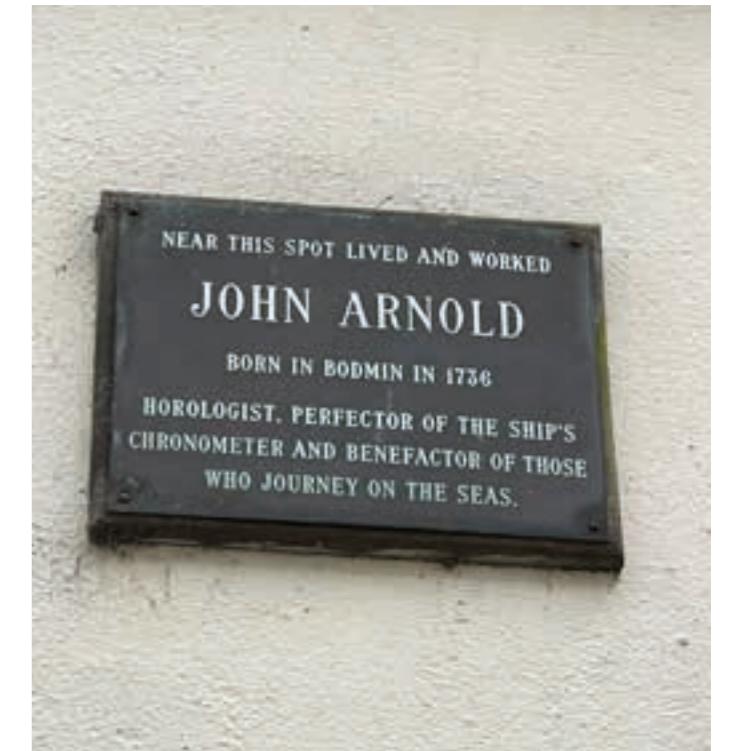
# Bodmin-ness - The Clues to Improving Townscape

## Street Art & Pops of Colour



# Bodmin-ness - The Clues to Improving Townscape Signage

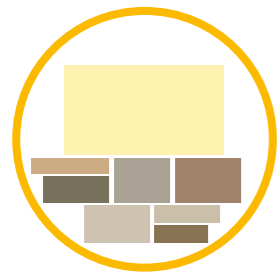
On-brand



Could do better...



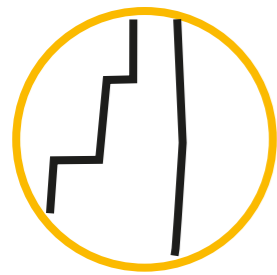
# Bodmin-ness - The Clues to Improving Townscape Design Principles



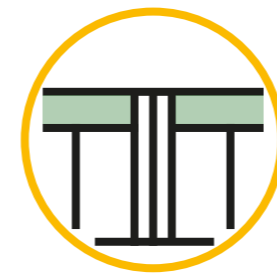
A town of stone and coloured render



Something to look up to - visual interest at upper levels and roofline



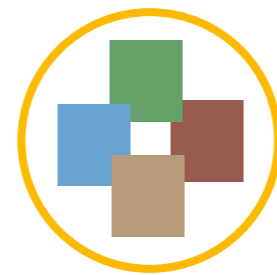
Variation in building line for visual interest



Coordinated approach to shopfront design and signage



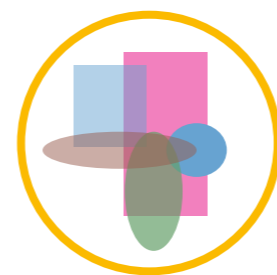
Intriguing network of smaller streets and courtyards



'Colours of Bodmin' - complementary colour palette for building render and shop fronts to brighten the grey

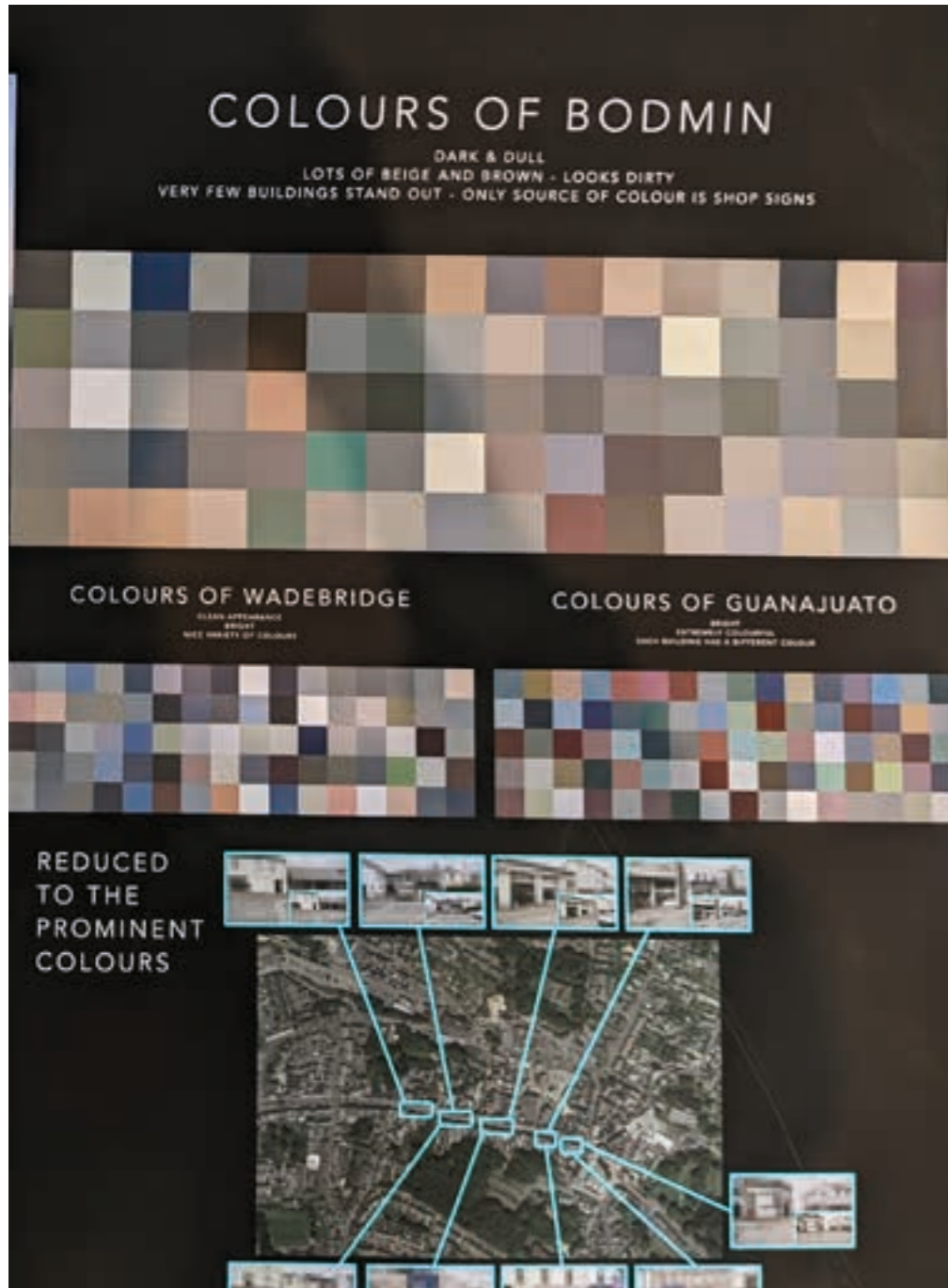


Gable frontages highlight key buildings or elements



Art installations add interest and colour

# Bodmin-ness - The Clues to Improving Townscape Investigation & Design Guidance



### Colour in shopfronts

Shopfronts are a great way to incorporate colour into an environment. With some artistic direction and sensitivity to historic character our shopping streets could be made more attractive for visitors and shoppers. Paint scrapes can give evidence for historic colour schemes to assist a restoration scheme.

### Design to complement the building

**Shops spanning two buildings**  
If your new shopfront occupies two or three adjoining buildings it is good to reflect the rhythm, height and scale of the buildings above. Don't resort to one large, overbearing fascia sign. This will help create a more attractive shopping street.

**Combining designs**  
These two shops on Trelowarren St in Carbone were brought together in a unified design, bringing a great improvement to the streetscene. This was a joint project.

**Left: a poor response**  
This is not designed. It simply uses a large, flat fascia to try to link the shop units, without any respect to the size of the buildings or heights of the windows.

**Right: a good design**  
This shopfront design steps to reflect the buildings heights. It does not hide window cills. It also positions pilasters to create a strong frame under each elevation. Two shopfronts are linked in terms of design style, detailing and colour.



# Further Site-based Opportunities



# Market Hall



# The Burgage Plots

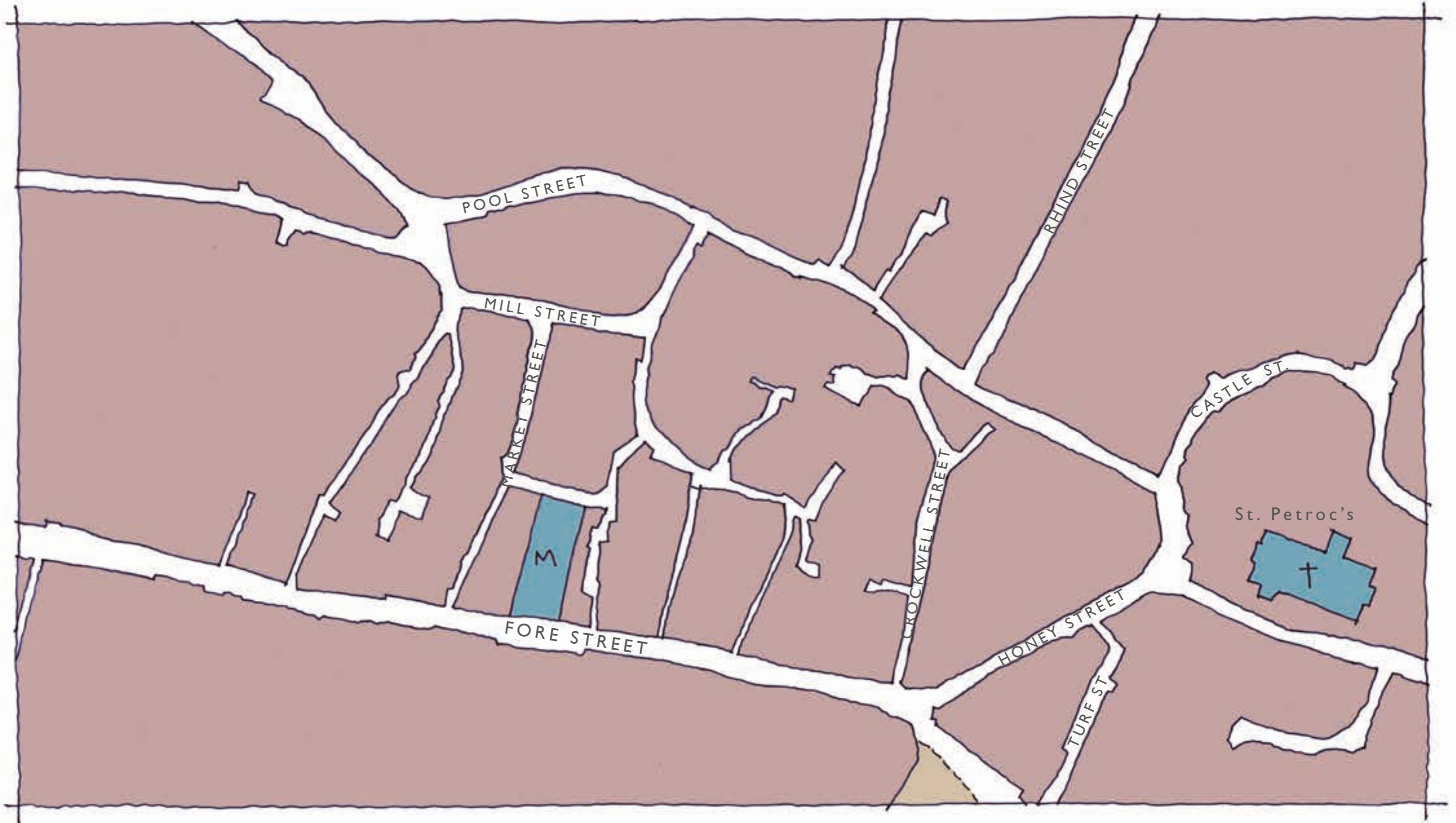


# Dennison Road Car Park - Current



# The Introduction of Dennison Road

1886

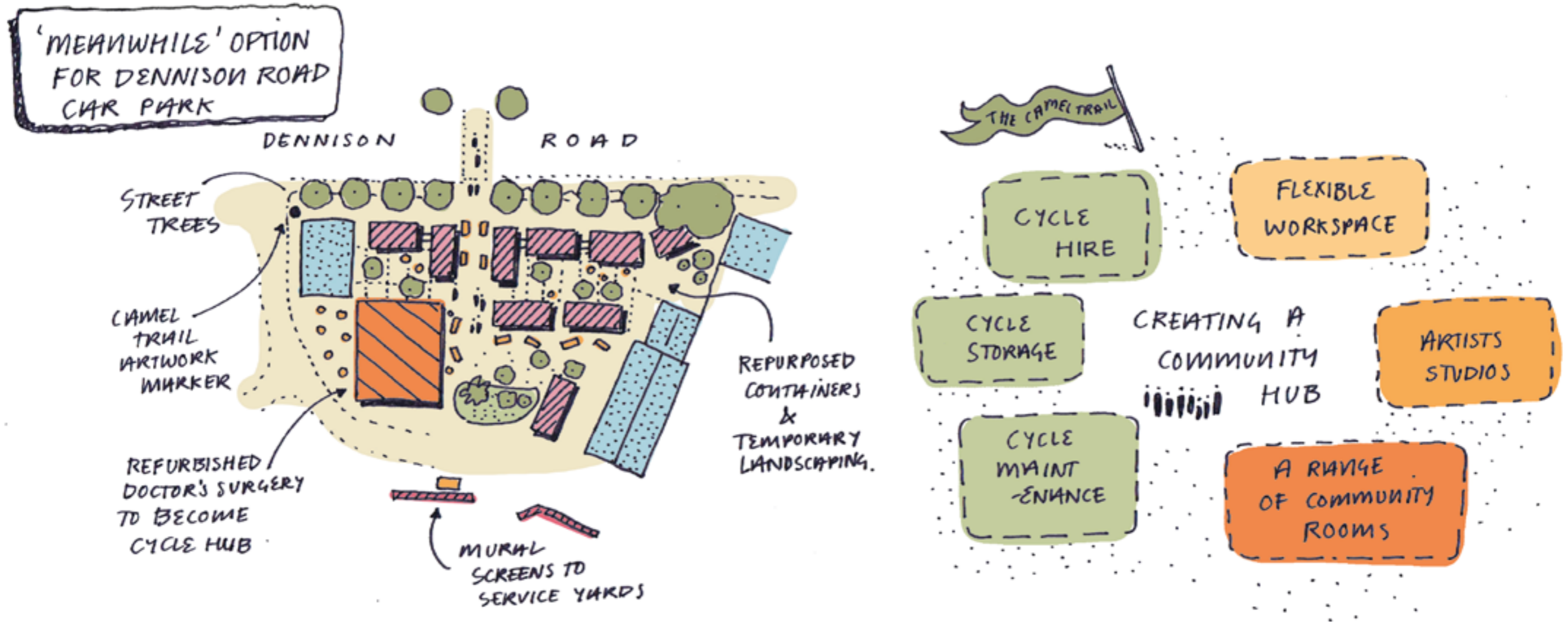


# The Introduction of Dennison Road

Today



# Community Hub - 'Meanwhile'



THE DENNISON ROAD CARPARK PROVIDES AN EXCELLENT OPPORTUNITY TO CREATE A COMMUNITY HUB, MARKING THE START OF THE CAMEL TRAIL AND PROVIDING A RANGE OF FLEXIBLE FACILITIES FOR LOCAL PEOPLE.

# Community Hub - Meanwhile Option





# Community Hub Future Redevelopment



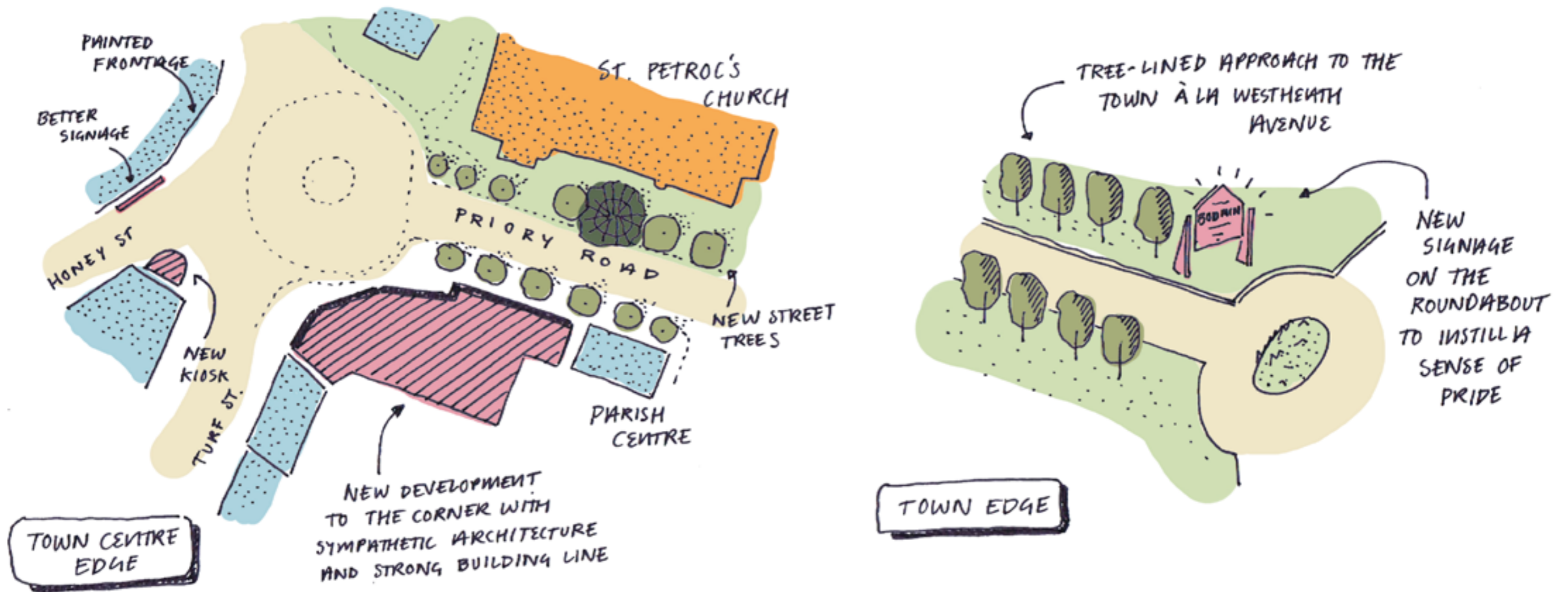
# Dennison Road Car Park - Current



# Community Hub - The Greened Berry Tower to Beacon Connection



# The Eastern Gateway - Town Centre Approach



THE EASTERN APPROACH SHOULD BE IMPROVED, FROM THE FIRST IMPRESSIONS OF THE TOWN EDGE TO THE GATEWAY INTO THE TOWN CENTRE.

# The Eastern Gateway - Honey Street



# The Eastern Gateway - Honey Street



# Priory Park Activity Hub



# Priory Park Activity Hub

NATURAL GRASS AMPHITHEATRE

USES THE  
NATURAL GRADIENT  
OF THE  
SITE

LOCATED IN  
A QUIETER  
AREA OF THE  
PARK



ENJOYS  
A BACKDROP  
OF  
TREES

CLOSE TO THE 'ACTIVITY  
HUB' AND DISCOVERY  
42, SUPPORTING  
OUTDOOR TEACHING  
AND PERFORMANCES

SCREENING  
TO THE  
CAR PARK

THE SLOPES OF PRIORY PARK PROVIDE THE OPPORTUNITY FOR A NATURAL GRASS LANDFORM AMPHITHEATRE AS A FOCUS FOR OUTDOOR PERFORMANCE AND GATHERINGS.



# Priory Park Activity Hub - Current



# Priory Park Activity Hub - Future?



# Bringing the Vision Together



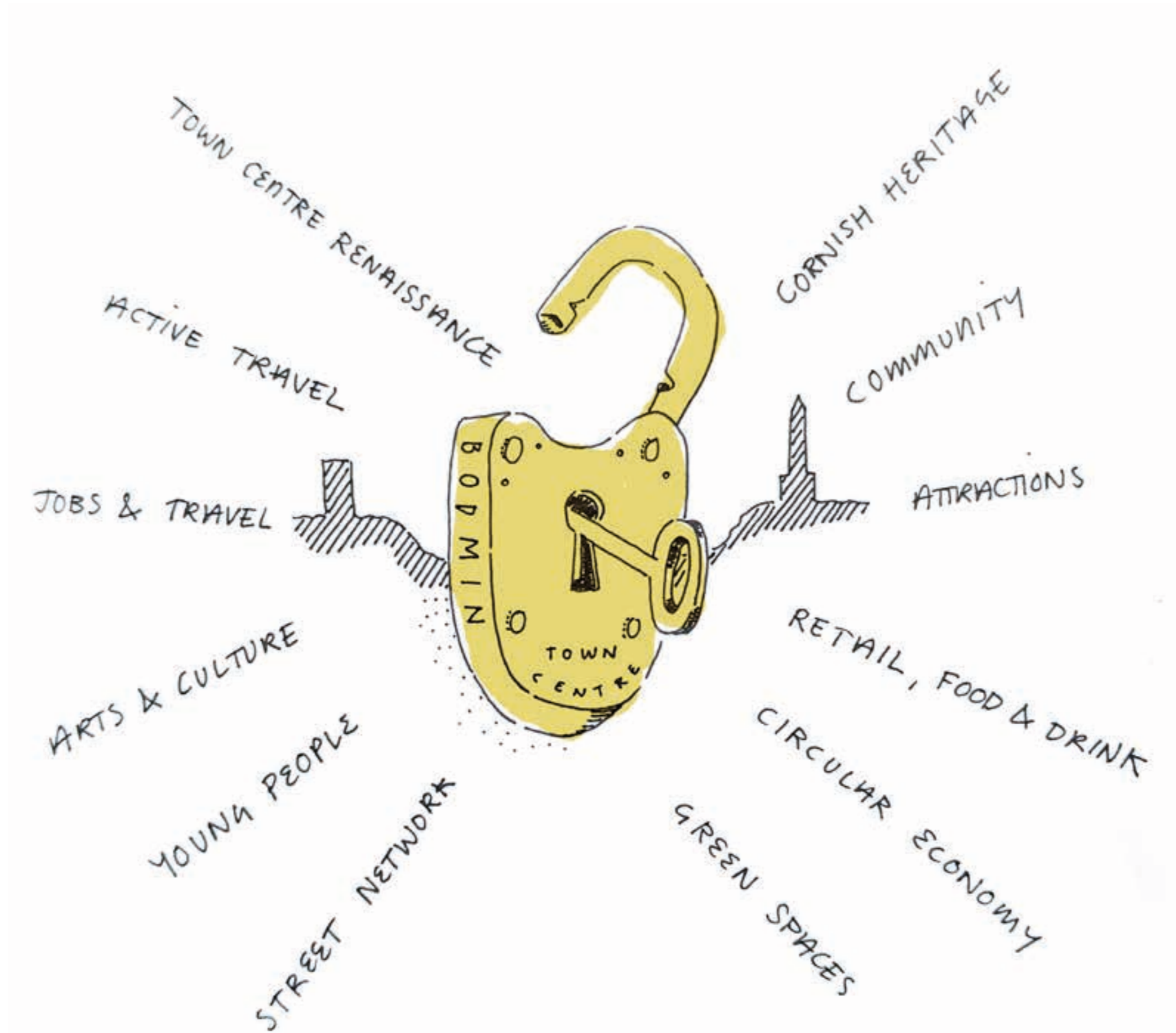
# A Unique Opportunity for Bodmin



# Next Steps

- **Expand Town Team membership**
- **Explore “early win” town centre environmental improvements**
- **Establish regular town centre market**
- **Establish annual events programme**
- **Explore community-led project at Burgage plot**
- **Commission Town Centre Action Plan**
- **Re-imagining Fore Street**
- **Explore temporary Fore Street closure to traffic**
- **Establish employment, skills and training**
- **Meanwhile uses of Athelstan House site**
- **Meanwhile uses of Dennison Road car park**

# Unlocking Bodmin Town Centre's Potential



# Thank You!

jtp



