

# A Vision for Liskeard Cattle Market

## Phase I Pre-planning Application Exhibition

### Introduction

**In December 2017 the final livestock sale was held at Liskeard cattle market creating an opportunity to rethink the future of this key area in the heart of our town.**

Previous consultations have shown that there is strong community support for redeveloping the site and the Liskeard Neighbourhood Plan encourages the development of “a mix of uses that support the vitality and viability of the town centre (Cattle Market Policy TC4)”. Cornwall Council is committed to working closely with the Liskeard community to enable the ambitions set out in the Neighbourhood Plan to be achieved.

In March this year, a public “Charrette” exercise was held to create an illustrated Vision for the Cattle Market. Two days of workshops and walkabouts were facilitated by architects JTP who then worked to turn the ideas generated into a Vision and indicative masterplan for the site, which was reported back on the last day of the Charrette. Since then the design

team has been drawing up proposals for phase one, the first of three key phases for the delivery of the masterplan.

Phase I comprises a new creative workspace hub, a new market place, a new market canopy and surrounding public realm. The new workspace hub seeks to provide a flexible and adaptable place of work for a host of digital and creative businesses, making Liskeard a “creative magnet” for Cornwall and beyond. The intention is to submit a planning application for phase one in early 2020. In addition, Liskeard Town Council is in negotiation with Cornwall Council to take control of a section of the car park for community activity. This will be in place once the disabled spaces have been re allocated on site, insuring continuity and capacity of parking on the site.

The exhibition is your chance to see the emerging proposals in advance of the submission of a planning application for the workspace building. The design team will be on hand throughout the exhibition so you can ask questions and make comments.

### About Us

JTP is an international placemaking practice of architects and urban designers with extensive experience of delivering successful places for both the public and private sectors throughout the UK and internationally. Our goal is to create places where life in all senses can flourish; places that are economically thriving, artistically stimulating, environmentally footprint-free, with a strong sense of identity. In short, places where people feel they belong.



#### Collaborative Placemaking



#### We listen



#### We debate



#### We draw together



#### We create new places and breathe life into old ones



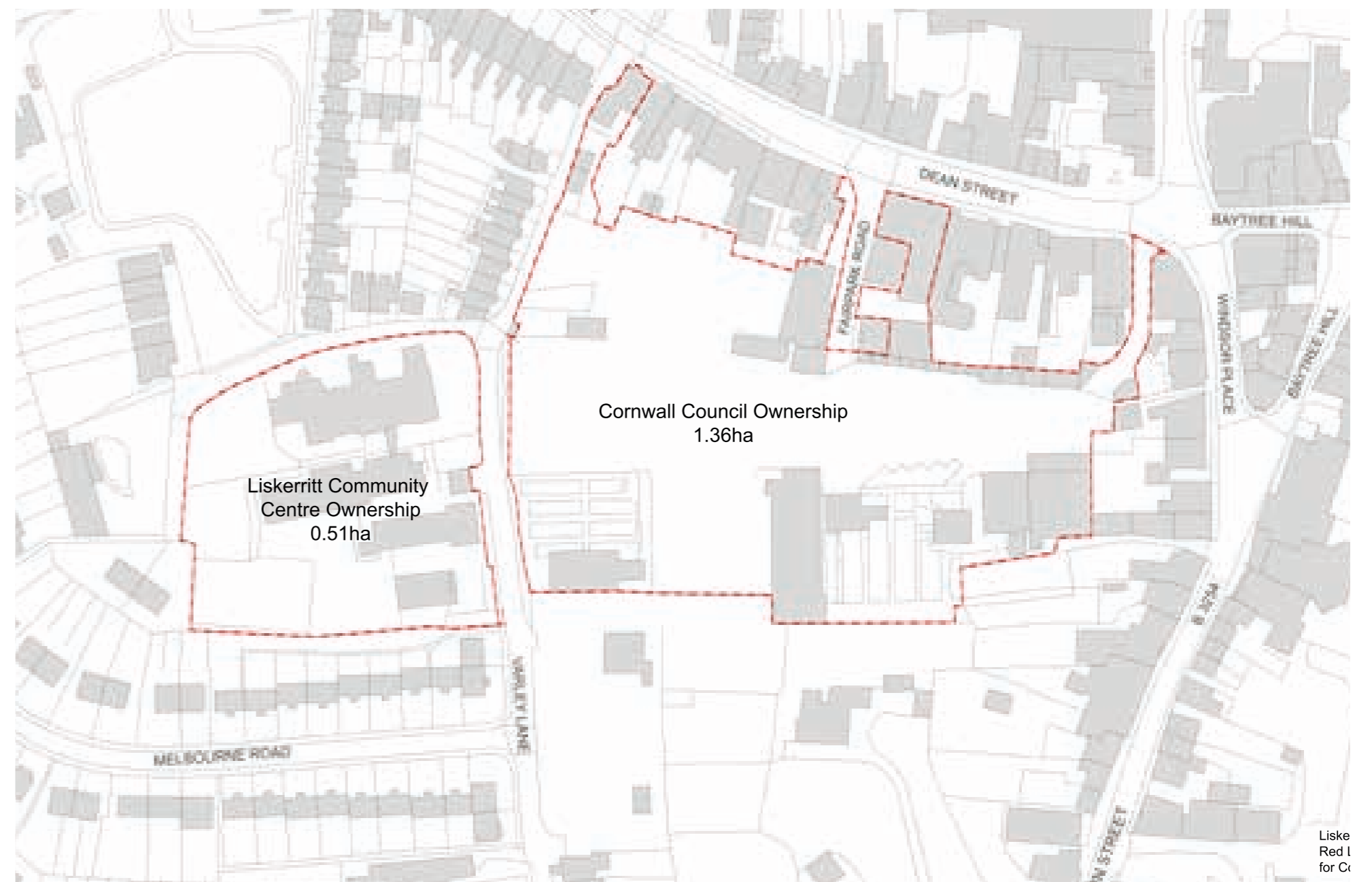
The Liskeard Cattle Market Community Planning process is being organised by JTP on behalf of Cornwall Council and Liskeard Town Council. For more information please visit [jtp.co.uk/projects/liskeard](http://jtp.co.uk/projects/liskeard) or contact the JTP Community Planning team at [community@jtp.co.uk](mailto:community@jtp.co.uk) or on Freephone 0800 0126730.



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## Phase I Pre-planning Application Exhibition

### Site



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### Planning Background

#### Liskeard Neighbourhood Development Plan

- Priority for Jobs – new employment sites, and employment linked to new housing
- Promoting brown-field sites first before more houses can be developed on fields beyond our settlement boundary
- Supporting the vitality and viability of the town centre and it's businesses
- Regenerating the Cattle Market to maximise the economic and cultural benefits to the community
- Respecting the town's heritage and improvements to the street scene
- Improving and protecting our valuable green spaces in and around Liskeard with better walking and cycling routes, and connecting neighbourhoods
- Identifying more land for playing fields, parks and natural areas
- Working to improve the towns infrastructure in line with new development

#### Liskeard Neighbourhood Development Plan Liskeard Cattle Market, Policy TC4

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:

- Be of scale and character appropriate to Liskeard
- Maintain and improve pedestrian permeability
- Retain sufficient parking for the town
- Provide or facilitate superfast fibre connections
- Include an historic environmental impact assessment

#### 2016 Development Study and Public Consultation

Priorities had been defined with the help of the Neighbourhood Plan, views put forward by residents during public consultations and a business demand study conducted by Liskeard Town Council.

#### Phase 01- European Regional Development Fund (ERDF)

The ERDF package for Phase 01 was submitted on 27th November. Various requirements were set to ensure ERDF conditions were met. These include achieving a BREEAM Excellent rating, minimizing the climate impacts of the scheme by prioritizing environmental sustainability, promoting inclusive growth, and embedding the ERDF principles and cross-cutting themes (CCTs) of sustainable development, equality and diversity. Phase 01 has been designed to comply with these requirements while appropriately addressing the needs of diverse users.



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#### 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 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 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.*

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## Phase I Pre-planning Application Exhibition

### Liskeard Cattle Market Charrette

The Liskeard Cattle Market Charrette was led by architects and masterplanners JTP, with support from Cornwall Council and Liskeard Town Council.

The Liskeard Cattle Market Charrette from Friday 08 March to Tuesday 12 March was an opportunity for local residents to share their knowledge and views through workshops and walkabouts and to work with partners to co-create a vision for the site.

Following the public workshop days, the JTP-led team analysed the outcomes from the workshops to draw up a vision for the site, which included an illustrative masterplan. This was presented back to the local community on the evening of the final day, Tuesday 12 March 2019.

Following the Liskeard Cattle Market charrette, a Local Economy & Trader's Workshop took place on Thursday 12 September 2019.

Since the Charrette the design team has been drawing up proposals for phase one, the first of three key phases for the delivery of the masterplan.

The intention is to submit a planning application for phase one in early 2020.



Liskeard Cattle Market Charrette Launch



Liskeard Cattle Market Charrette Hands-on Planning Workshop



Liskeard Cattle Market Charrette Dialogue Workshop



Liskeard Cattle Market Charrette Liskeard School



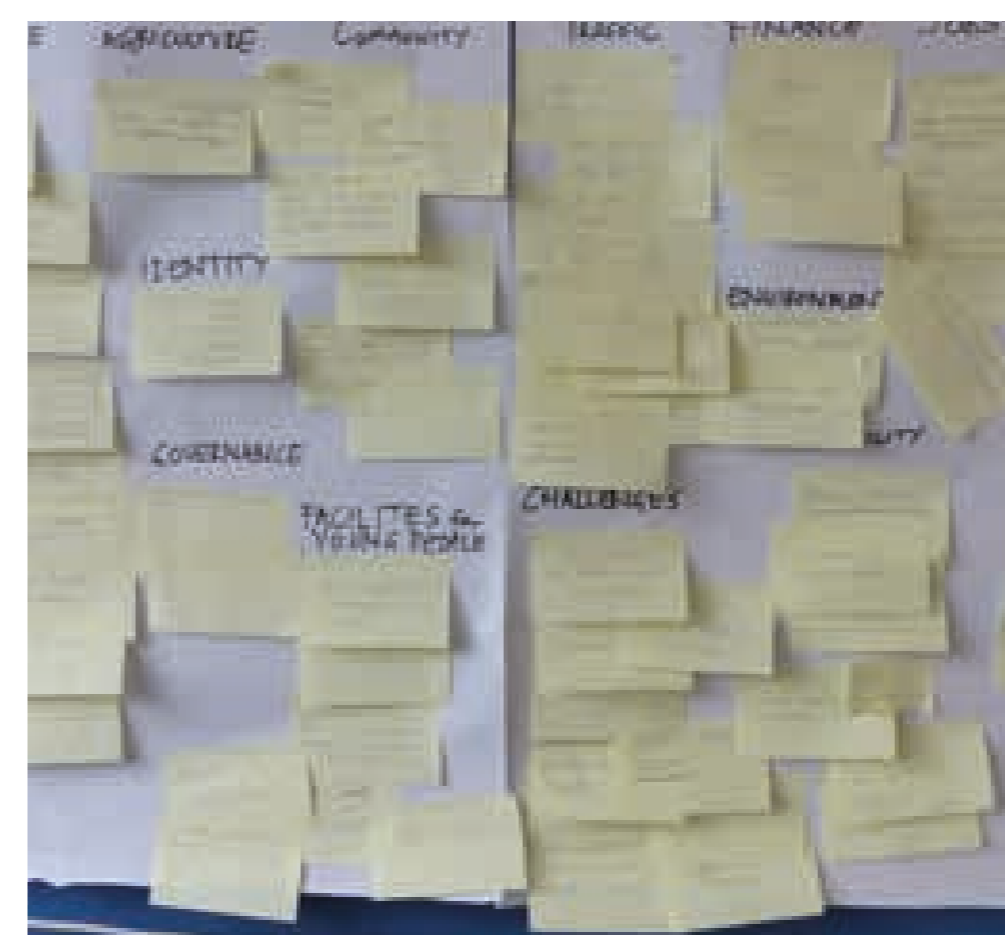
Liskeard Cattle Market Charrette High Street



Liskeard Cattle Market Charrette Report Back



Liskeard Cattle Market Charrette Hands-on Planning Workshop



Liskeard Cattle Market Charrette Post-it Notes



Liskeard Cattle Market Charrette Walkabout

# A Vision for Liskeard Cattle Market

## Phase I Pre-planning Application Exhibition

### Charrette Vision Masterplan



Illustrative masterplan produced following the Liskeard Cattle Market Charrette



Market Square looking West



Market Square looking East

# A Vision for Liskeard Cattle Market

## Phase I Pre-planning Application Exhibition

### Charrette Key Themes

The following key themes represented a summary of the views of the participants through the community planning process. All quotes are from participants in the process unless otherwise stated.

#### Upcycling the Town

Local people have a great deal of affection for their town and its rural hinterland. However, many are frustrated that Liskeard seems to be lagging behind the progress of other similar sized towns in the region. The external perception is that “Liskeard has seen better days!” The town centre has been struggling for many years and there are pockets of social deprivation and isolation around the town. The closure of the Cattle Market is seen as a signal and, to some degree, a cause of this decline but also a great opportunity for the right investment in the future to catalyse the “upcycling” of the town to the benefit of the whole community.

“The theme of it should be upcycling - we should be upcycling people, upcycling the town!”

#### Mixed Uses

The charrette and previous consultation exercises have revealed that local people would like to see a rich mix of fine grain, community and enterprise uses on the Cattle Market site in keeping with its town centre location. This includes services and entertainment options for young people in Liskeard. There is a desire for a community hub where there can be daily support for vulnerable families and individuals. The former Cattle Market site should work as a place for all ages and backgrounds to come together and interact as a community.

“There should be somewhere children can go to, where there’s an informal atmosphere, interaction with people, nature and green space, a place for support.”

#### Local economy

The large number of small independent businesses is a positive aspect of the town. The arrival of J D Wetherspoons has been seen by many as a positive regenerating influence on the town centre. There is a need for workspace for start ups and small companies that wish to start or to grow. Providing for these uses together at the Cattle Market could create an energy and momentum that will ripple out throughout the town. The site is not seen as suitable for a large administrative office which would sterilise the opportunity for a vibrant quarter.

“We need to be recycling our money - our money needs to be more ‘sticky’ so it doesn’t go out to the multinationals.”

#### Regional Hub

Liskeard is well connected by road and rail and sits at the heart of a wealth of regional assets. The upcycling of the Cattle Market and wider town should build on the position as a regional economic and visitor hub which in itself provides great opportunities for the local residential and business community. The town has an historic ongoing importance as an administrative centre and having a significant number of professional staff within walking distance of the town centre is important for the town’s vitality.

“We have a World Heritage Site on our doorstep and Liskeard’s a great hub for visitors – so all we need to do is encourage people to stay. The new Cattle Market could become a destination place.”

#### Liskerrett opportunity

Liskerrett Community Centre is a much-valued community asset but there are constant management and maintenance challenges with the existing Victorian building. There is an opportunity now to provide new purpose built, accessible and flexible accommodation and services closer to the town centre on the Cattle Market, which could be cross subsidised by selling the Liskerrett site for a high quality residential development.

“We’ve got a lot of things going on in the community, but we need to come together... this could be a new community hub to make that happen.”

#### Respecting heritage

Liskeard has been a market town since the Middle Ages and the Cattle Market operated from this site for over 100 years (1907-2017). The new development needs to positively acknowledge the heritage of the town in design and use. Makers’ units and the opportunity to regularly sell local produce in a suitable space would encourage farmers’ participation and reflect Liskeard’s history as a market town. The design of new buildings should use an appropriate architectural language that is high quality, bold and not afraid to break with convention. There may be respect and reference to the past, but this should be a development for the 21st century.

“We need a slightly bonkers idea, not traditional, not of the past, some big thinking to future proof the place.”

#### Connections and parking

The Cattle Market should have strong, attractive and accessible connections to the town centre and beyond. Replanning the Dean Street junction to reduce traffic dominance and to improve the pedestrian experience is a key part of the Cattle Market project. Within the site pedestrians and cycles should have priority while the car and deliveries will be accommodated. Potential for bus stop facility should be investigated. The flexible space to the north-west can accommodate car parking when not needed for other community and market activities eg carnival mustering, the Fair and Liskeard Lights Up.

“To draw people into the town we need better connectivity into the centre.”

#### Green space connections

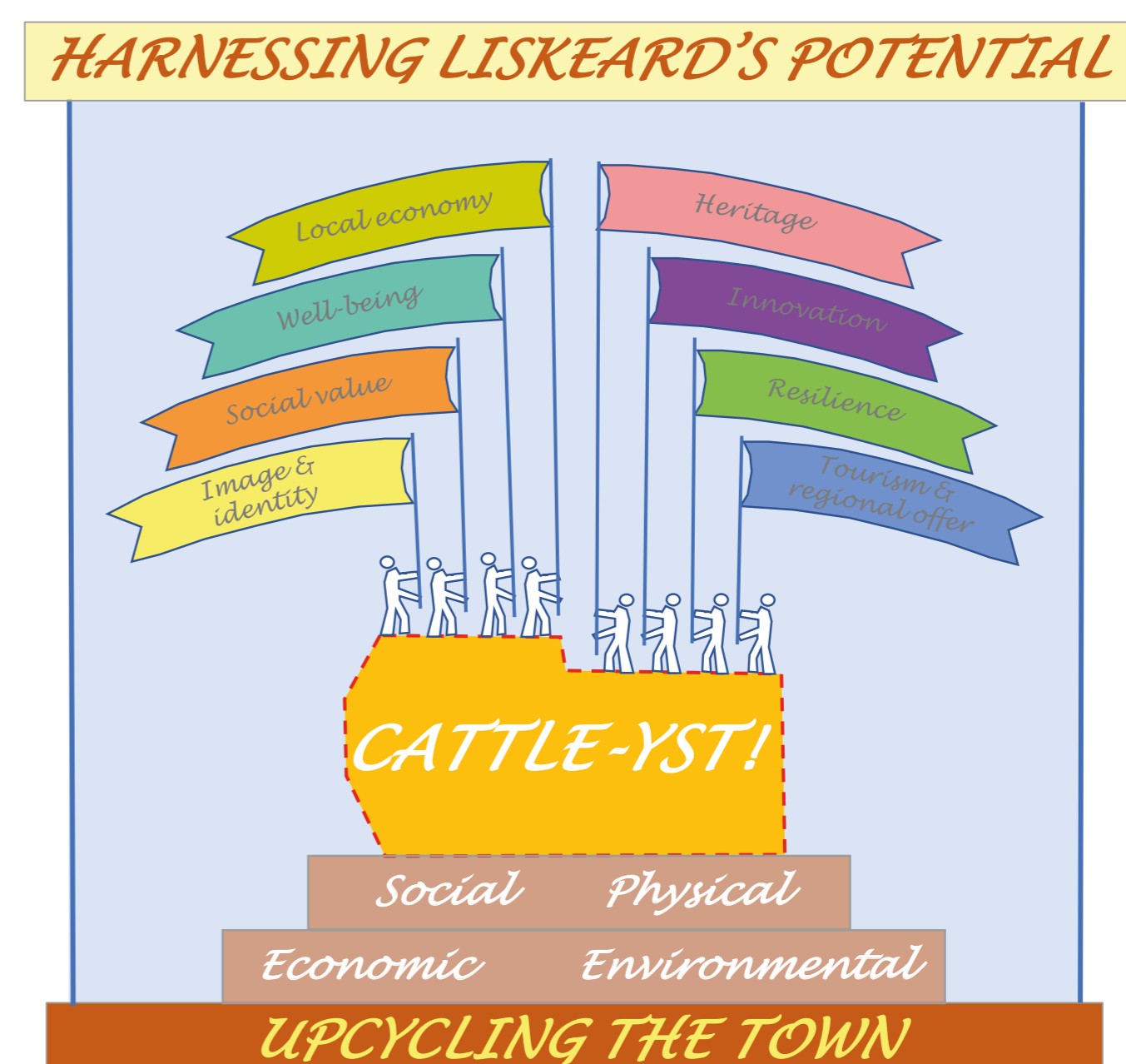
Views from the site emphasise the town’s location as an urban hub within a rural environment. Liskeard has a wealth of green spaces scattered around the town, though there was a feeling that some could be better used and managed. Participants welcomed the idea of introducing trees, green space and colour to the site. This could encourage the promotion of and connections with surrounding green spaces.

“Greenery must be integral to the whole space. Break up the grey!”

#### Making it happen

Those who participated in the charrette process were positive about Liskeard’s future. They were excited and supportive of the principle of regenerating the Cattle Market site and understood that regeneration takes time. It would be of benefit to have dedicated project management support to take the scheme forward, possibly in tandem with other schemes. The plans could be further shaped through community participation, including with young people, artists and those who have an interest in taking the project forward. There is a genuine aspiration to work together for the benefit of the whole town, the built and green environment, the local economy and community wellbeing.

“It’s best to have all people in Liskeard pulling in the same direction.”

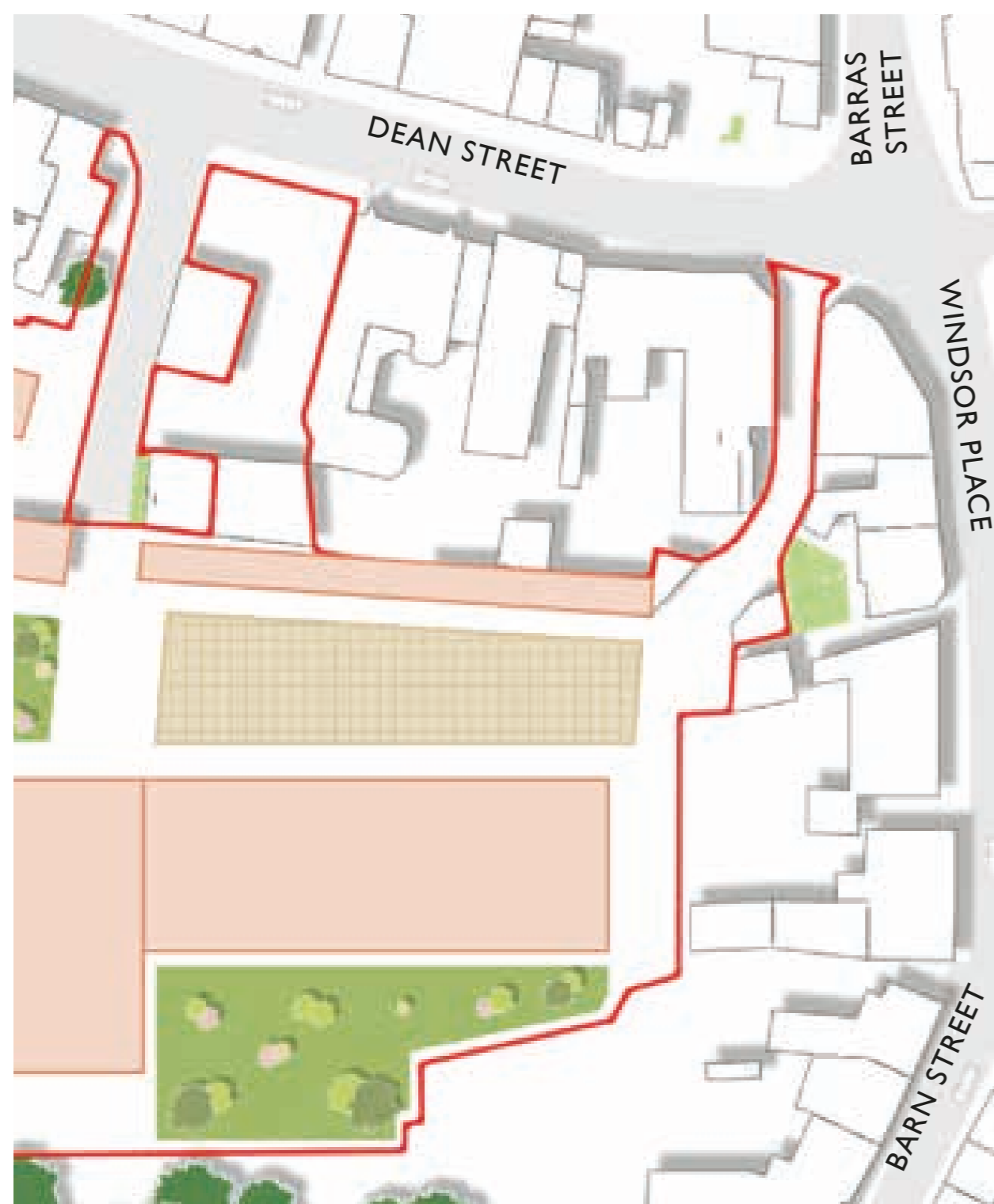


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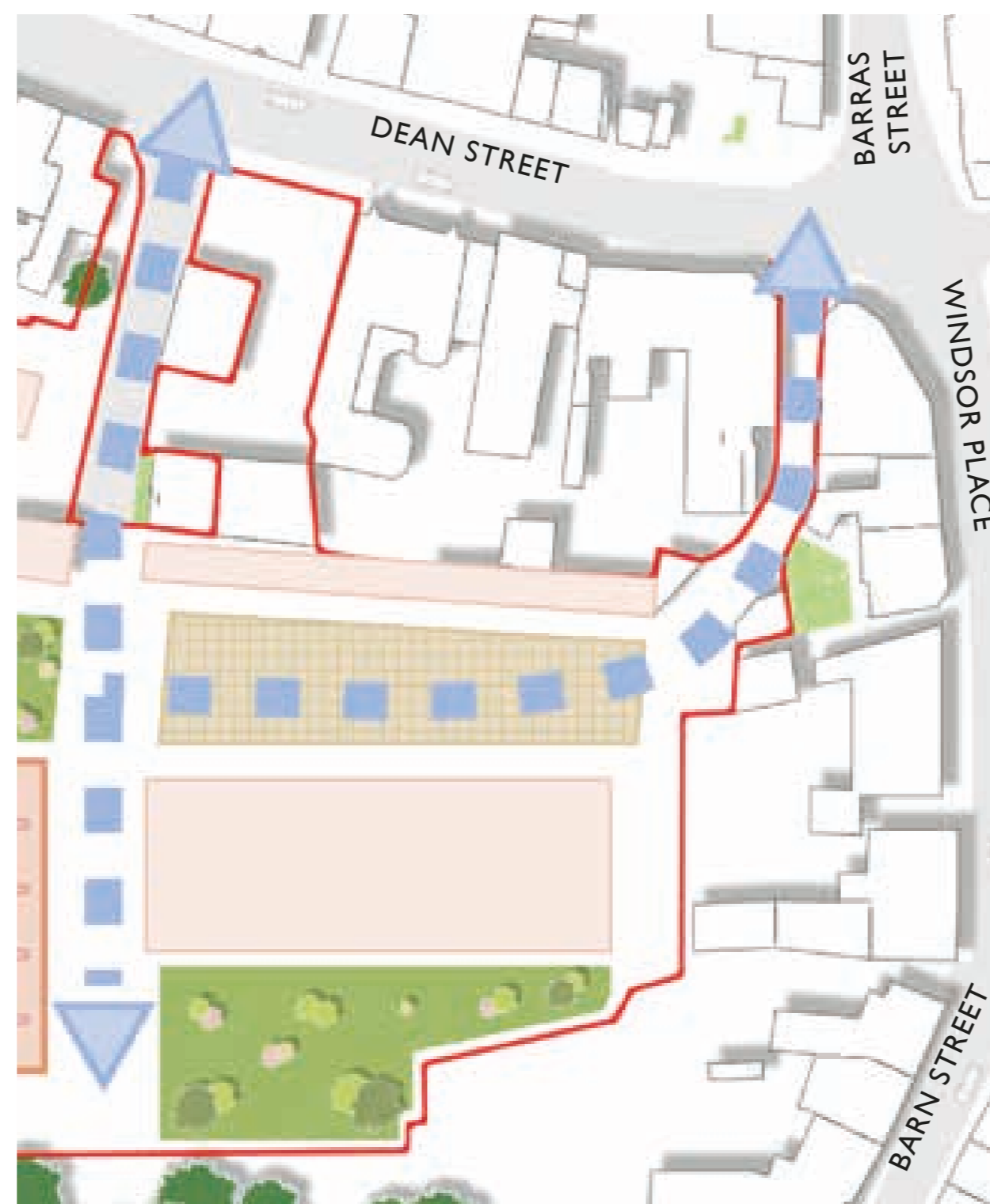
## Phase I Pre-planning Application Exhibition

### Phase I Concept Masterplan

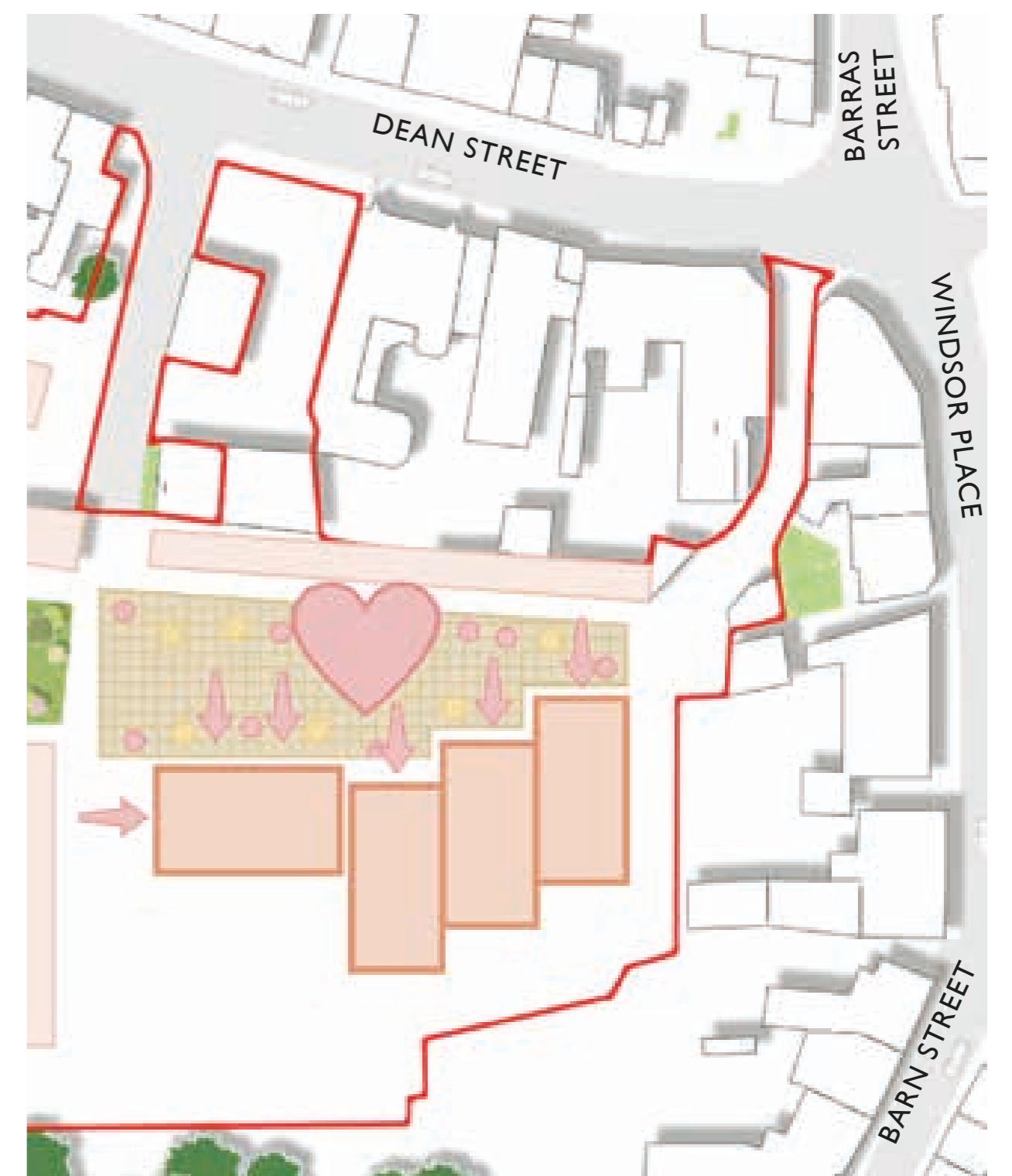
Phase 01 proposes a new market place, a market canopy and “The Workshed”, which offers a flexible and adaptable workspace for the many involved within Cornwall’s booming creative industry sector. The proposal will be a key catalyst in creating a tangible link to the site’s former use and creating that sense of place, which the site has longed for since its formal closure as a market place in 2017. The design remains currently on track for an early 2020 planning application submission.



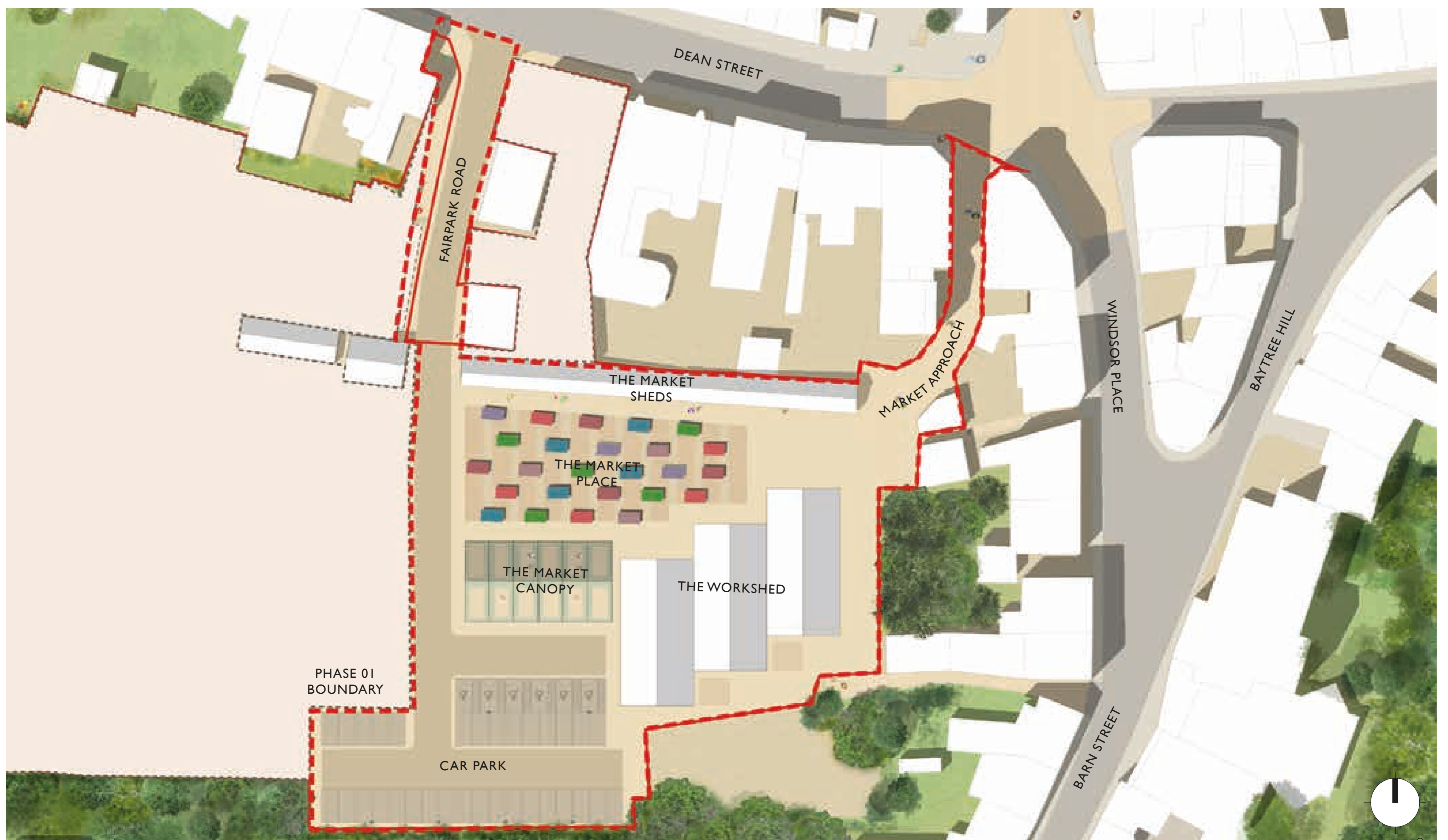
Vision Masterplan scheme from Community Charrette



Enhancing existing connections and breaking up the massing



Further massing breakdown with articulation, re-defining public space



Phase 01 of the Liskeard Masterplan

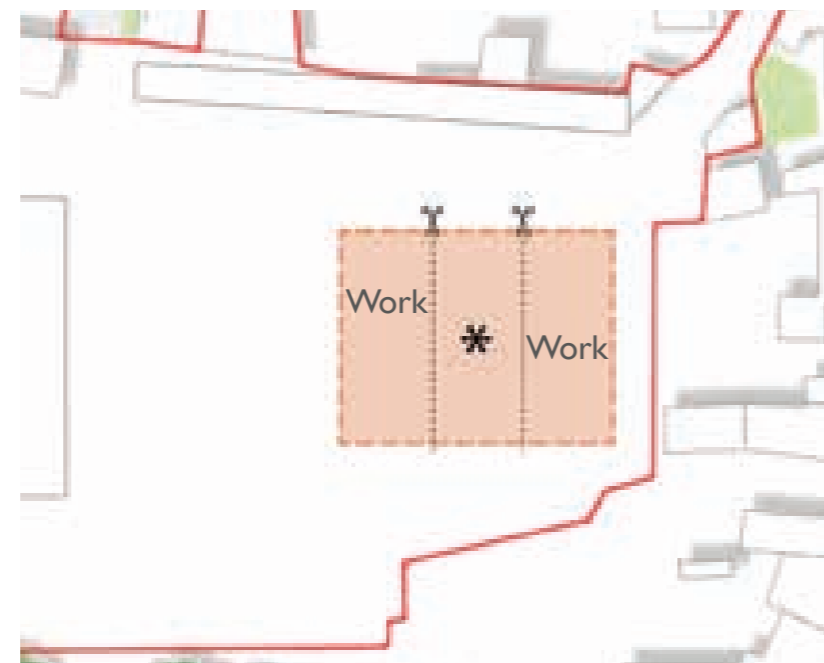
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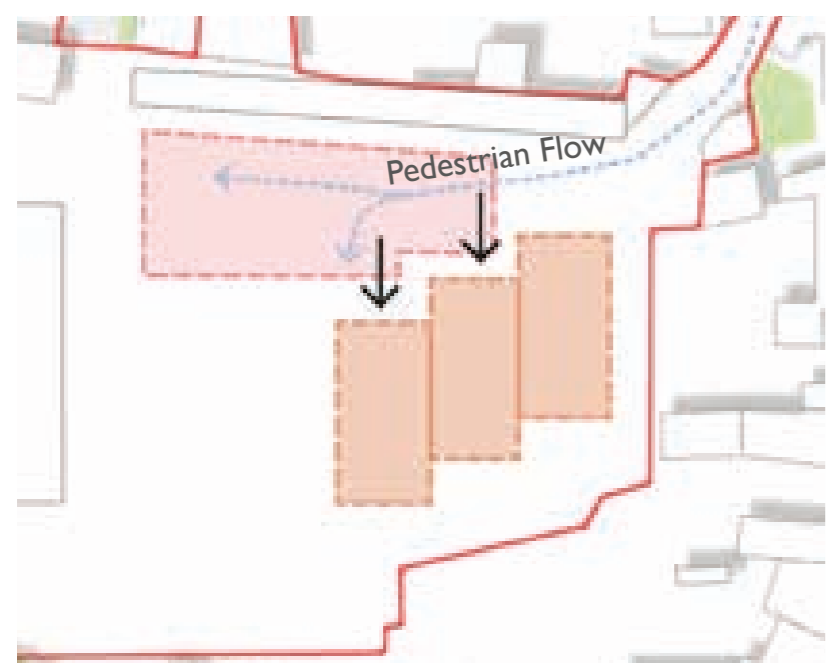
### Building Layout



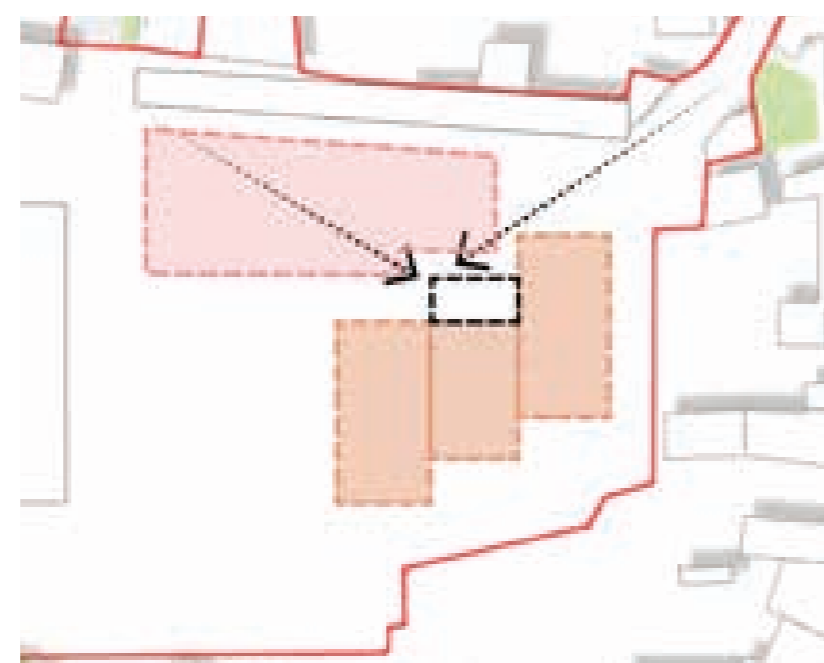
Step 01: Deliverable Footprint



Step 02: Massing Breakdown



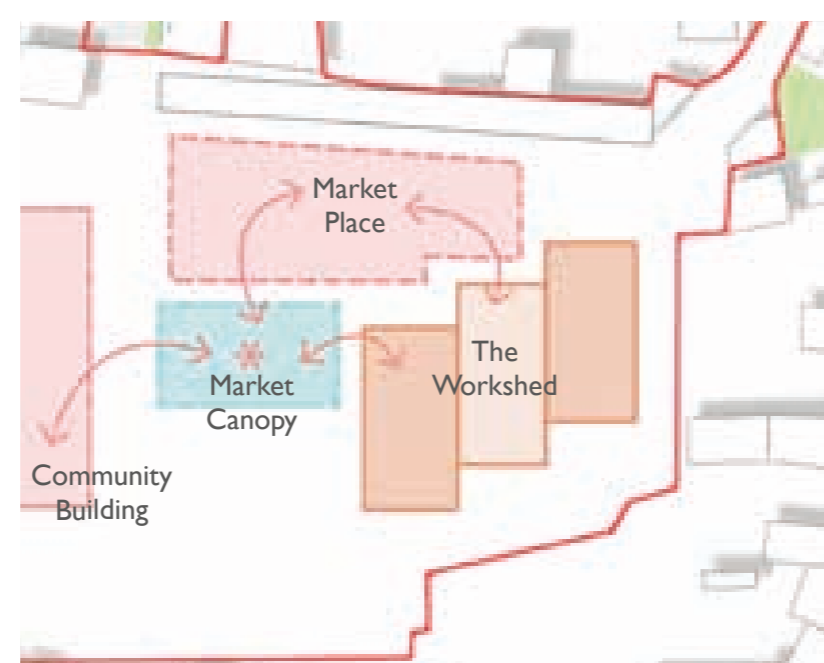
Step 03: Stepping the Facade



Step 04: Creating an Entrance



Step 05: Creating Active Frontage



Step 06: Integrating with the masterplan



Workshed First Floor Plan



Workshed Ground Floor Plan



# A Vision for Liskeard Cattle Market

## Phase I Pre-planning Application Exhibition

### Elevational Approach



Workshed: North Elevation



Precedent Image: Dentist with a View by Shift



Precedent Image: Rugby Radio Station by JTP



Site photo of existing Cattle Market Shed



View looking Down Market Approach

# A Vision for Liskeard Cattle Market

## Phase I Pre-planning Application Exhibition

### Elevational Approach



The Market Place

The Workshed

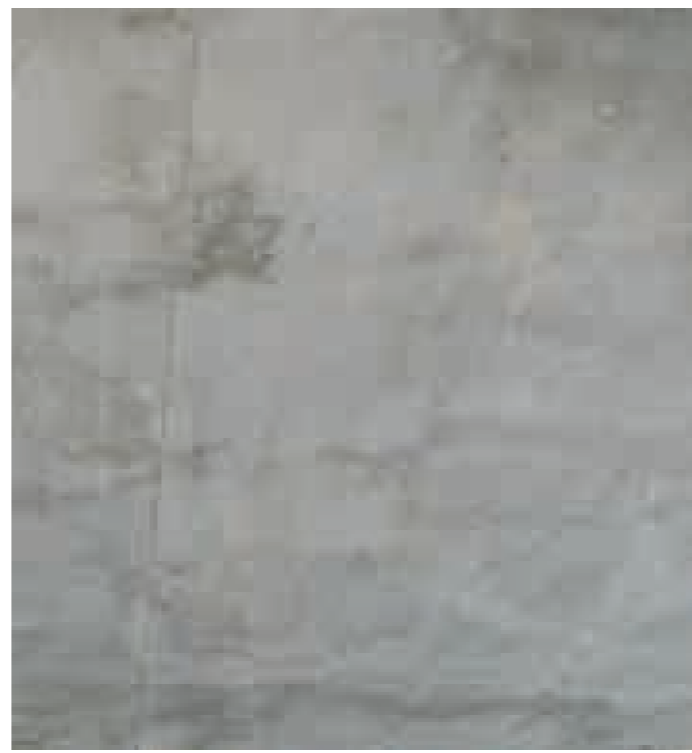
Workshed: West Elevation



Material Palette: Zinc Cladding



Material Palette: Timber Cladding



Material Palette: Concrete Base



Site photo of approach to Existing Cattle Market Shed



View looking toward the Market Place

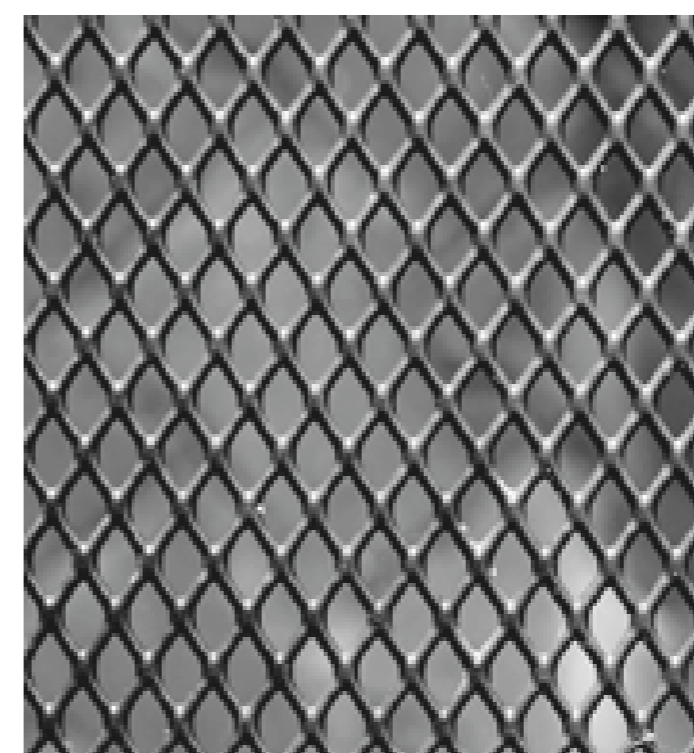
# A Vision for Liskeard Cattle Market

## Phase I Pre-planning Application Exhibition

### Interior Look & Feel



Workshed Key Section through Atrium



Precedent Images: Coworking space, Industrious Atlanta | WeWork, Richmond

Material Palette: OSB Chip board

Material Palette: Blackened Steel Mesh

Material Palette: Exposed Blockwork



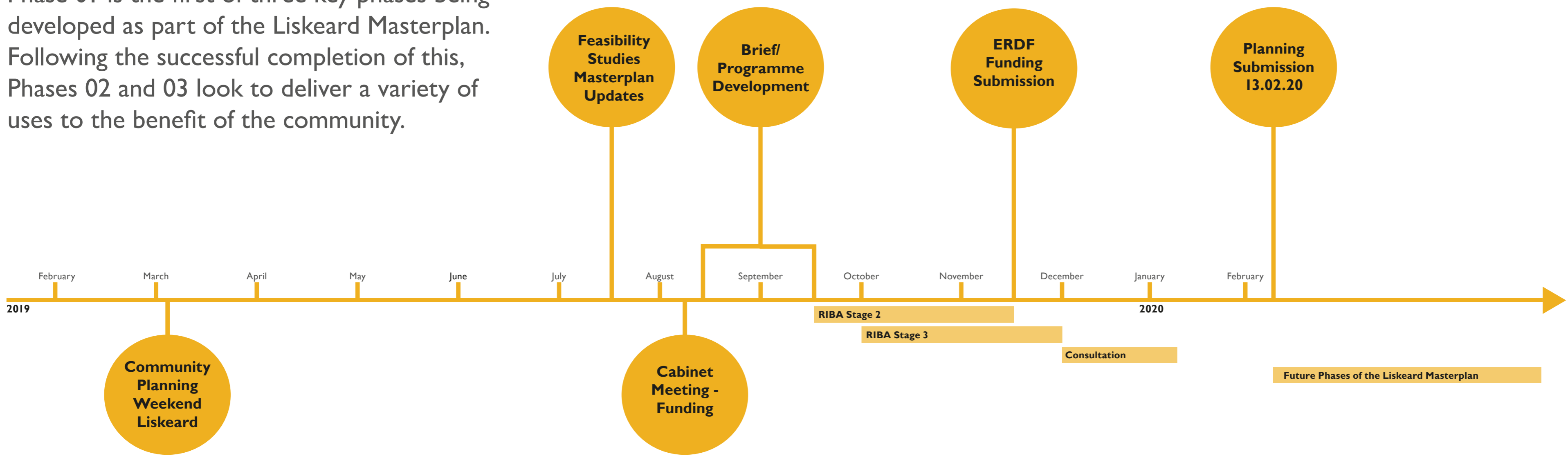
Co-working space looking towards Market Place through Atrium

# A Vision for Liskeard Cattle Market

## Phase I Pre-planning Application Exhibition

### Next Steps

Phase 01 is the first of three key phases being developed as part of the Liskeard Masterplan. Following the successful completion of this, Phases 02 and 03 look to deliver a variety of uses to the benefit of the community.



Architectural Inspiration: Jynnji - The Engine Room



Site photo of surrounding existing structures



Site photo of existing view



View looking through the Market Place