

# Liskeard Cattle Market Charrette Report Back Broadsheet

Friday 08 March to Tuesday 12 March 2019



## New Community Vision for Liskeard Cattle Market

Regenerate the Cattle Market to create a new community heart which catalyses the “up-cycling” of the town; provide a mix of uses including community, arts and culture, enterprise, eating and selling; create flexible, public space for markets and other activities; provide green spaces and accessible community gardens; connect to and serve the whole town, providing something for everyone.

These are some of the ideas to emerge from the Liskeard Cattle Market Charrette held between Friday 8 to Tuesday 12 March to create a new Vision for this important site.

The Charrette was an interactive planning and design event supported by national government and facilitated by architects and community planners JTP. It was an opportunity for residents and local stakeholders to share their local knowledge and ideas through facilitated workshops, walkabouts and hands-on planning groups.

After the public workshop, the JTP team used the information gathered to draw up a Vision for the Cattle Market site, including an illustrative masterplan. This was presented back to the local community on Tuesday 12 March at the Eliot House Hotel.

Following the Charrette, members of the Liskeard Cattle Market Working Group will review the outcomes of the five day event and develop a viable plan with partners and business cases for elements of the scheme, which will be used to support bids for funding. An updated masterplan will then be drawn up for public consultation before a final masterplan and phased delivery plan is presented to key stakeholder groups.

### Background

In December 2017 the final livestock sale was held at Liskeard Cattle Market and subsequent consultations have shown that there is strong support for redeveloping the site. The Liskeard Neighbourhood Plan 2018 encourages the development of, “a mix of uses that support the vitality and viability of the town centre (Cattle Market Policy TC4)”

# Illustrative Masterplan



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Aerial view looking East



Market Square looking East



Market Square looking West



Family Hub fronting Varley Lane

# Liskeard Cattle Market Charrette Key Themes

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The following key themes represents 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."*



# Liskeard Cattle Market Charrette Key Themes (continued)

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## 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."*

