Camborne Bus Depot

Planning and Design Brief

Project details

Overview
Preparation of a planning and design brief for the Bus Depot site in Camborne, a historic mining town in Cornwall with a population of approximately 23,000.

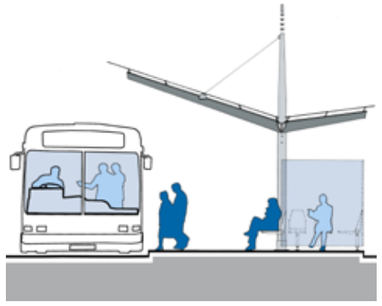
Client
Kerrier District Council, Camborne Pool Redruth Urban Regeneration Company, South West Regional Development Agency.

Team
NEW Masterplanning and GVA Grimley. The lead designer was Hans van Bommel, with support from Lidia Dudziec. Tom Smith of NEW Masterplanning combined with Matthew Morris of GVA Grimley to provide project management and lead the consultation events. Andy Ward and Geraint Hughes of NEW Masterplanning provided additional design and strategic planning/regeneration input.

Date
November 2007 – September 2008

Budget
£65k

Contact
David Slater
Major Projects Team Manager
Kerrier District Council



The project produced a planning and design brief for Camborne Bus Depot, a key site situated within the heart of Camborne's retail area. The site presents a major opportunity to extend the retail core of the town centre and provide a critical mass of new floorspace to help improve the perception of Camborne as a shopping destination.

Detailed site and context analysis was undertaken, including a review of the property market to establish an understanding of market drivers/opportunities and values. This informed the agreement of a series of design and market parameters which framed the preparation development options for the site.

The options explored opportunities within the boundaries of the site and also more comprehensive scenarios to better integrate the site to the existing retail area and help establish a 'retail circuit' for the town.

Each option was developed in sufficient detail to identify output totals such as the amount of new floorspace and improved public realm. This allowed viability assessments to be undertaken, which combined with the design reviews to provide a comprehensive option appraisal.

Consultation events were held with stakeholders at key stages in the preparation of analysis and options, and the testing and review process. This helped to establish agreement to the priority uses for the site and ensured the expectations of the local community were reflected in the recommendations set out in the brief.

The process also involved liaison with the bus operators and the county highways to ensure the retention of the bus station use. Different layouts were explored and tested to identify the most efficient means of access and circulation for buses whilst maximising the opportunity for significant new retail floorspace to be provided.

Final recommendations provided guidance for potential planning applications along with a series of next steps to help steer the process.

Key elements

- Preparation of masterplans and design codes for public sector clients.
- Community workshops and consultation work.
- Experience in mixed-use town centre schemes.
- Detailed masterplans for viability appraisal.

Added value

The development options were steered by a combination of design and market principles allowing the detailed appraisal process to identify the benefits and implications of each option. This process enabled stakeholders to clearly understand the resulting requirements for delivery of each option.

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