

Hayle Town Masterplan

01 November 2023

REV_03



HAYLE TOWN VISION STUDY AREA



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Introduction

Hayle is located on the North coast of West Cornwall and services a large hinterland of local villages with a large population. Its population further swells because of the number of holiday beds in the town and surrounding area, second in number only to Newquay in Cornwall. The town is well positioned on the A30 and served by frequent mainline rail and bus links. Provision within the town for pedestrians and cyclists is relatively poor and has lacked recent development.

Hayle has two commercial centres, Copperhouse and Foundry stemming from the major part it played during the Industrial Revolution when it led the way in design and supply of high-pressure steam engines. While Hayle is incredibly proud of its World Heritage status, it is also forward looking: the site of the demolished power station has been reborn as the base for the pioneering Wave Hub project for testing wave powered electricity generating devices; Renewable Energy industry projects have been warmly welcomed at the newly built Hayle Marine Renewables Business Park and the historic harbour is part way through a multi-million pound development of retail, leisure and housing.

Hayle is renowned for its three miles of golden sands, stretching from Hayle Towans along the Black Cliffs, through Mexico Towans, Upton Towans and Gwithian to Godrevy, the beaches are well-used but never appear overcrowded. Much of Hayle Estuary is in the ownership of the Royal Society for the Protection of Birds (RSPB) and is designated a Site of Special Scientific Interest. From the plethora of independent shops to the town's industrial revolution heritage and its natural environment, Hayle has the potential to offer a great deal to residents and tourists alike.

Project Background

Hayle Town Council has already carried out some placeshaping work including the development of the Hayle Neighbourhood Plan (2018) and the Hayle Growth Area – Concept Plan (October 2020).

Hayle Town Team was set up in 2021 and while well-supported by people from across many areas of the community at its inception, interest waned towards the middle of 2022. Hayle Town Council applied for initial European Regional Development Fund Town Vitality Funding in order to carry out feasibility studies to improve connectivity and active travel and leisure and sports facilities in the town. The bid was successful and after discussion with Cornwall Council it was suggested that prior to these feasibility studies being conducted, it would be useful for the residents of Hayle to create a shared vision for the town. The public consultation was carried out in Autumn 2022 and the findings were reported back to HTC and HTT in November 2022.

The Town Team has changed its name to Hayle Community Action Group and is now thriving once again. The group meets regularly and have been exploring the projects that they would like to develop. Through discussion it is clear that a master plan of all projects is required in order to map out the short and long term projects that support the community's vision for Hayle:

- “Hayle is a friendly town with a strong community that takes pride in its natural environment and the industrial heritage from which the town grew.”
- “Hayle is a town with ambitions to grow in a way that serves and supports its community in a sustainable way. Hayle is a town that wants to make its streets and natural environment welcoming, inclusive and accessible to all users of all abilities.”
- “Hayle is a town that values and nurtures independent shops and businesses.”

(A Vision for Hayle, October 2023)

On behalf of Hayle Community Action Group (HCAG), Hayle Town Council as the responsible authority appointed Mei Locí Landscape Architects, Situ8 planning consultancy and Appleyard & Trew cost consultancy to produce a holistic integrated, illustrative master plan of projects and schemes for the town of Hayle over the next 10 years.

This document is vital for future funding bids to support place shaping work in Hayle, so it is essential that the work captures the opinions and aspirations of those who live, study and work in Hayle and consideration is given to placeshaping documents already produced by Hayle Town Council.

The masterplan should build on the work of ‘A Vision for Hayle’, identifying key character areas within the town, defining the characteristics, parameters and design principles for each. The masterplan should provide a holistic urban design strategy, exploring the connections and potential movement between parts, and access to the town from the wider area – and establish some key principle opportunities for the town's future.

The masterplan should focus on those areas of opportunity and maximising existing assets in the town but also identify key projects which could unlock the development potential of Hayle.

Successful town centres are always evolving and adapting to market forces and changing environments. It is therefore essential that Hayle town centre evolves to provide more reasons for people to visit, stay, be entertained, have fun and engage in cultural, artistic and other experiences as well as cater for residents.

Project Context

PURPOSE OF THE MASTERPLAN

The Masterplan should address the issues raised by the community in the 'Vision for Hayle' document including:

- Accessibility and safety around travel and movement
- The condition and quality of public realm assets
- Making the most of underused spaces and assets
- Protecting our unique and special natural spaces
- Creating a town network that connects groups with assets, space and funding
- The lack of clearly defined way-finding into and around the town centre
- Enabling free recreation for all ages and abilities
- Encouraging, promoting and supporting independent businesses including homeworkers and sole traders

Hayle cannot be “revitalised” by any one single activity, development, change or improvement. Proposals must consider both the holistic and specific improvements and changes required to achieve a coherent vision and Masterplan for the town centre and practicable objectives for achieving that vision.

The Masterplan must be able to address and present practical, costed, timebound recommendations covering: planning (key buildings and locations), design (key locations), way-finding (into, around and out of the town including sites of special interest and the beaches), public realm (across the town centre) and transport. The proposals must put sustainability, resilience and quality at the centre of their work, proposal and recommendations.

The Main Objectives are:

- To create an integrated spatial masterplan for the whole of the town centre to support coordinated transformational change in line with the community's vision and objectives for Hayle.
- To outline movement and accessibility, the function and quality of public and green spaces and how these should be influenced by the masterplan.
- To review the existing uses and assets, how they function and relate to one another, and how improvements or new opportunities could be created in the town centre.
- To work with Hayle Community Action Group (HCAG) and Hayle Town Council (HTC) to understand requirements.



Hayle Vision Consultation

WHY THESE THEMES?

The consultation themes were developed to continue and build on the work started by the Hayle Neighbourhood Plan (2018), Hayle Growth Area – Concept Plan (October 2020) and the Welcome Back Fund/Covid Recovery Plan (January 2022).

The aim of our consultation was to focus discussions on what could happen next, what people would like to see happen in their town and from their ideas develop a vision for Hayle that results in real projects.

We wanted the themes to represent as many user groups as possible and provide a starting point for discussion and ideas.

Visitors were encouraged to complete a questionnaire or add their ideas to the boards using post - it notes. Our team also wrote up notes of our conversations with members of the public.

The consultation boards were made available to view online via the Hayle Town Council website alongside a digital version of the questionnaire that people could fill out in their own time. We created specific questionnaires for Hayle Academy and local Businesses with questions specific to these user groups.

We structured the consultation around these themes with the aim of filtering ideas into categories that would be eligible for a number of funding streams should Hayle Town Team and Hayle Town Council wish to take them forward.



Themes

The adjacent diagram aims to provide a summary of our findings and draw out the key ideas that inform the Masterplan for Hayle.

- The Themes were put in place by the project team to guide the consultation process.
- The Headlines have come from the people of the town during this consultation. These are the key areas for consideration.
- The Ideas are the most common responses to our questionnaire and feedback during consultation.

MOVEMENT AND TRAVEL

PLACE AND SPACE

NATURAL ENVIRONMENT

COMMUNITY

LEISURE AND RECREATION

ECONOMY AND WORK

Headlines

- Make our streets safe and accessible for all
- Cars and traffic dominate the town
- Parking - assess and rationalise, ev charging points
- Improve public transport links
- Walking & cycling - promote clear routes
- Make it safe and easy to move through town

- Parks: upgrade them all and improve for everyone
- Make space to sit and linger in town centres
- Make the most of underused spaces and assets
- Space for people of all ages to spend time together
- Clear and regular pedestrian crossing points
- Sensitive development that respects Hayle

- Education about the wider environment, sea & dunes
- Green routes, connect parks, towans & beaches
- Connections with nature are important
- Pollution - litter, dogs, air & water quality
- Protect the places that are special and unique
- More allotments

- Simplify communication with the Town Council
- Celebrate and improve what we already have
- Create a town network that connects groups with assets, space and funding
- Consider schools and young people from the start
- Promote sustainable living, energy & development

- Meeting place and activities for young people
- Indoor spaces for all ages
- Free recreation for all ages and abilities
- Community sports facilities
- Promote an events program & booking system
- Promote active tourism / adventure recreation

- Sustainable tourism and hospitality
- Create work spaces to reflect post-covid work habits
- Invest in streets around shops and centres
- Encourage unique independent business
- Promote a business network
- Promote network of home workers & sole traders



MEI LOCI



Ideas



The Vision

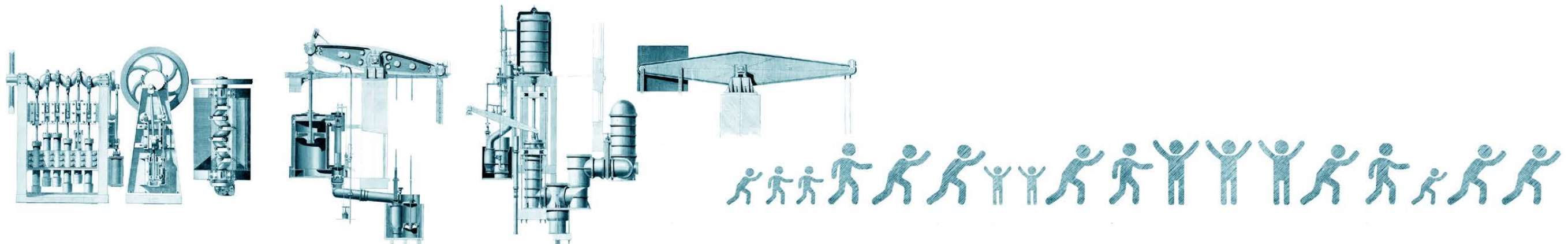


Hayle is a friendly town with a strong community that takes pride in it's natural environment and the industrial heritage from which the town grew.

Hayle is a town with ambitions to grow in a way that serves and supports it's community in a sustainable way.

Hayle is a town that wants to make its streets and natural environment welcoming, inclusive and accessible to all users of all abilities.

Hayle is a town that values and nurtures independent shops and businesses.



Outcomes from the Vision

The adjacent list are project suggestions for the Hayle Town Team and Hayle Town Council to consider.
This list is by no means exhaustive but reflect the most common responses to our questionnaire and consultation results.

QUICK PROJECTS

Physical Projects

- Environmental Audit - traffic survey, appraisal of open space and public space.
- Audit of assets to quantify and optimise the use of what we already have (open space, buildings, facilities, people, equipment)
- Public Realm Strategy - pedestrian route, cycle routes, play routes, design guides etc.
- Open space strategy- ‘Green Trail / ‘Blue Trail’ connecting. estuary, beaches, parks and towans.
- Hayle Parks Redesign / Rethink - age, ability, gender, health, wellbeing. Connect the parks with playful child friendly routes.
- Keep the swimming pool open all year round.
- Improve accessibility- parking, crossing points toilets and changing facilities.

Digital Networking

- Digital / Public Relations / Communications Notices / Newsletters
- Renewables Policy
- Marketing , branding and communication - promote what is happening and engage the community so they can be involved.
- Creative networking events for business, volunteer groups, community groups, families etc.
- Whats on - town calendar and booking system for the town assets, spaces and resources

LONG TERM VISION

Physical Projects

- Leisure Centre
- Cinema
- Town Centre(s) regeneration - cycle routes, pedestrian crossings, general public realm improvements
- Make the town clean of pollutants (Litter, dog poo, bins, run off etc.)
- Civic maintenance (facilities, public open space and buildings)

Digital Networking

- Policies = sustainability guidance note
- Development briefs for under used / unused buildings or public spaces, ie. Lloyds Bank, Phillack Hall, Passmore Edwards Institute
- Supplementary Planning Guidance for Hayle (Sustainable Development, Neighbourhood Plan, Design Codes for public realm and built environment, Conservation Guide, Community Action Plan)
- Digital maintenance (communications, websites, social media)

Developing the Masterplan

A Vision for Hayle

- Hayle Community consultation ran between August - October 2022
- A Vision for Hayle - Consultation Report And Results was delivered in November 2022.
- Hayle Community Action Group (HCAG) was established - to take forward the themes of the consultation and identify potential projects that the Town Council and community can champion. The group meets regularly, Mei Locí have been in attendance and taking on board the discussions when drawing up the masterplan proposals.
- Hayle Business Network (HBN)- established in February 2023 with Hayle Business Week with the aim of building a strong network that will lead to greater collaboration and the delivery of exciting opportunities in the future for all businesses in Hayle.

Hayle Masterplan

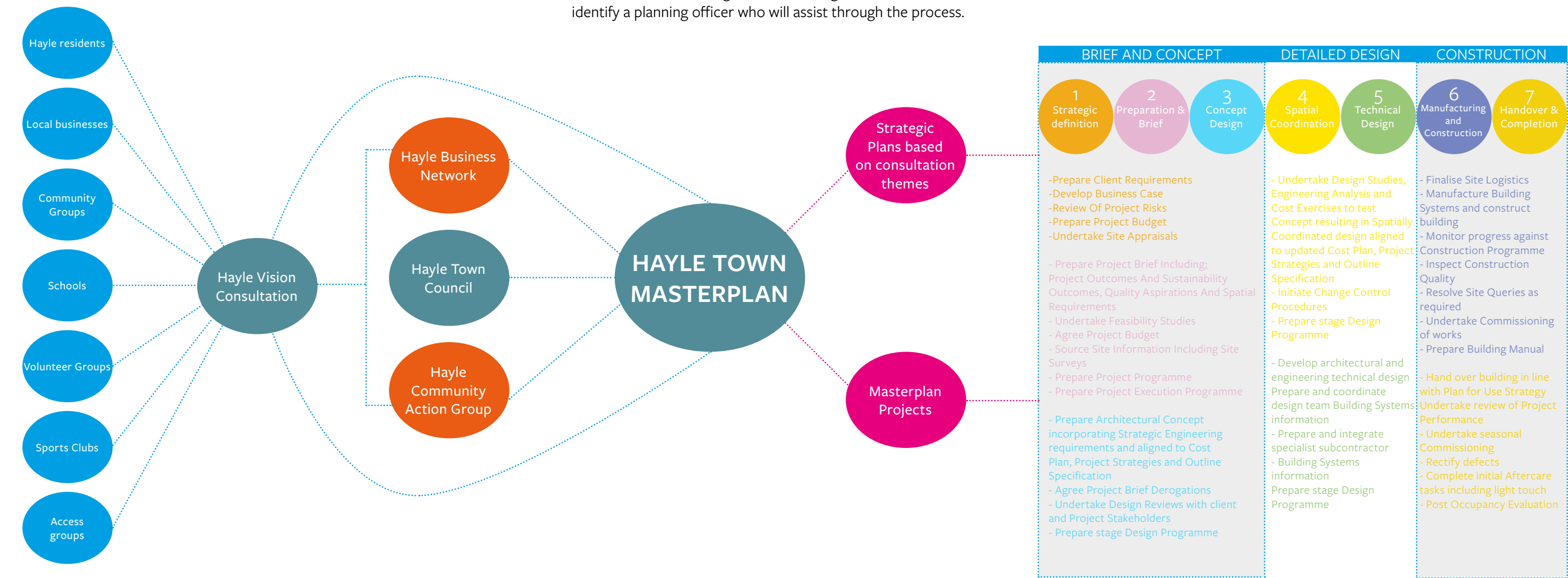
- Strategic Plans
- Masterplan
- Masterplan Projects

Scheduled for completion Summer 2023

Next steps

1. Pin down priority projects
2. Identifying the projects which require planning approval and or other permissions.
3. Red line plan tight around each project requiring planning approval – this will help to calculate the associated preapplication fee on area.
4. Preparing the preapplication submission preferably for all the projects. Submission of a Planning Performance Agreement. This will allow us to identify a planning officer who will assist through the process.

5. Identifying what other permissions are required, eg. Traffic Regulation Order
6. Development checklist - Identify Consultant team.
7. Define timeline for projects
8. Define project briefs, budgets and programme
9. Apply for funding
10. Identify Project partners
11. Define project programme
12. Feedback from preapplication discussions
13. Public consultation on planning projects - Consult with statutory consultees, stakeholders and the local community
14. Design Development
15. Planning Application for the individual projects.
16. Tender
17. Delivery



MEI LOCI



Establishing a Community Voice

Hayle Community Action Group

Established in 2021 Hayle Community Action Group (formerly the Town Team) is a group of local residents who are interested in improving Hayle and its surrounding area.

They work on a variety of projects from exploring ways to improve the green spaces in the town to looking at ways to connect the business community and developing events for the people of the town.

The group is positive and proactive and works collaboratively with Hayle Town Council to improve the town. Hayle Community Action Group is inclusive and open to everyone – businesses, residents, community groups and anyone keen to have a go.

At the time of writing the groups has started the process of constituting as a Charitable Incorporated Organisation(CIO)

Hayle Community Action Group is:

- About improving our town
- Positive and proactive
- Action-focused
- Apolitical
- Inclusive and open to all
- By the community, for the community
- Creative, innovative and fun!

It is not:

- About promoting a group or interest
- Negative and reactionary
- Just about talking
- Just for particular people or groups
- Overly formal, stuffy or hierarchical



Hayle Business Network

Following the recent closure of the Chamber of Commerce, Hayle Town Council alongside Hayle Community Action Group have been looking at ways to develop a business network in the town with the following aims;

- To recognise the vital contribution local businesses make to the economy
- To ensure that Hayle is a place where businesses can not only survive but thrive.
- To support existing businesses in and around Hayle
- To help future entrepreneurs.
- To build a strong network that will lead to greater collaboration and the delivery of exciting opportunities in the future for all businesses.

Work to build the network began in February 2023 when Hayle Town Council organised Hayle Business Week- a programme of workshops, webinars and networking opportunities based on a survey sent out to local businesses. The intention was to make this the first of many business events for Hayle with the ambition of building Hayle Business Network that can play a part in the growth of the town.



Youth Voice

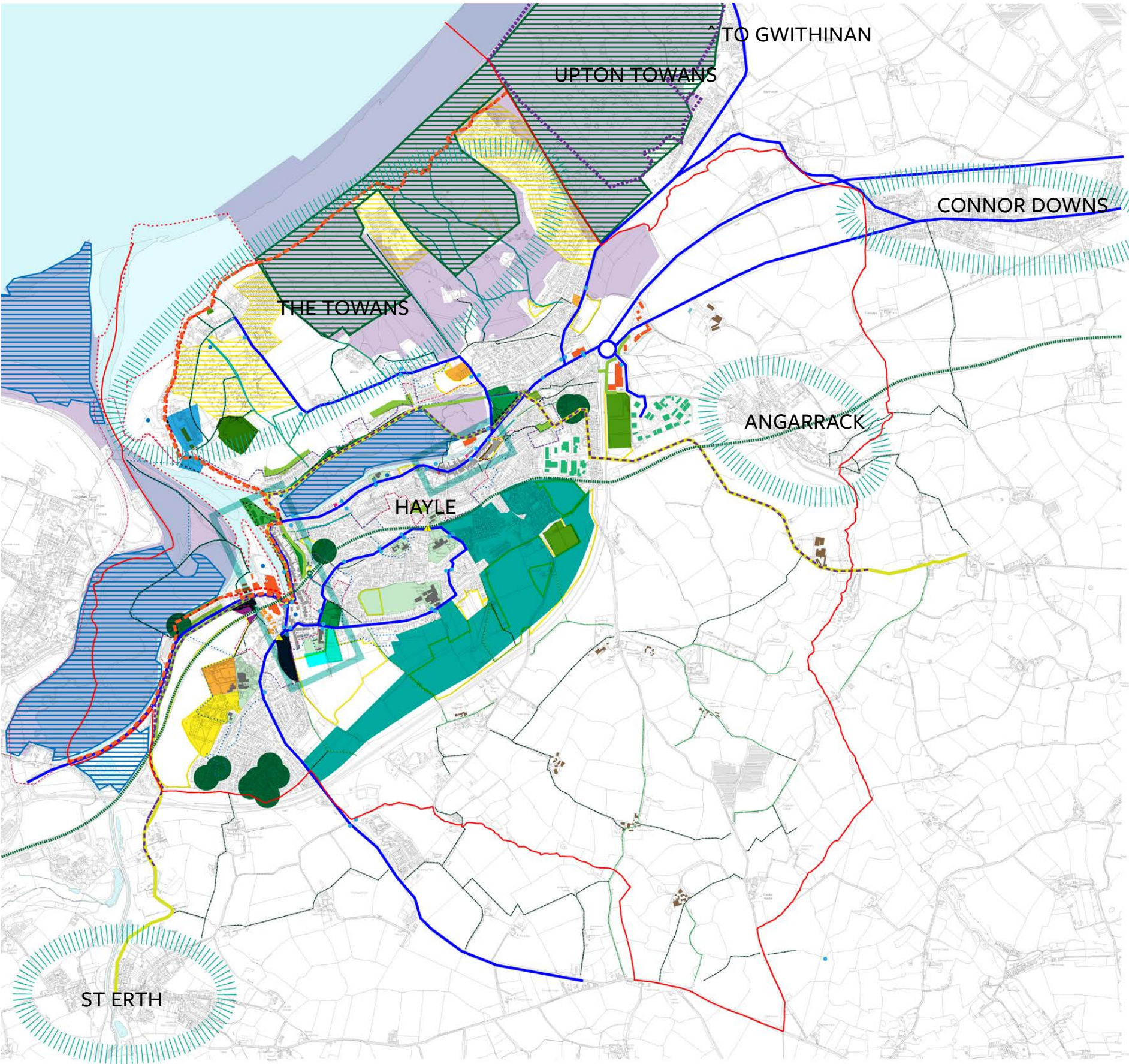
The Hayle Vision consultation engaged all the Hayle Schools and held sessions with the full range of age groups for primary and secondary school children. The response from the children was

The school consultation responses broadly covered subjects that affect the whole town. The students were able to communicate complex issues in a very clear way.

The headteachers from Hayle Academy, Bodriggy Academy and Penpol School are very much involved in HCAG and have all agreed for their students to be involved in working with the community on a more permanent basis. There is the ambition to formalise a group who represents the Youth Voice once the masterplan is complete. They will work on projects with HCAG and take ideas from the vision to the next stage. They will influence decision making, shape their town, their environment and future projects.



HAYLE: THE BIG PICTURE



HAYLE: THE BIG PICTURE

The pages that follow show a series of maps based on the themes from the vision consultation alongside the headlines and ideas for each theme. The maps show the existing, routes, spaces, places and designations within the parish. These maps can be used to guide conversations between Hayle Town Council and Hayle Community Action Group, during meetings, when forming project briefs and defining how the proposals will be taken forward.

The opposite map shows all the relevant layers on one drawing- which highlights the complexity and diversity of natural, historical and built environment Hayle has to offer. It also shows the opportunities that already exist, the existing routes where connections can be made and spaces that are integral to the lives of the people who live here. These layers have been translated from the **Cornwall Council Interactive Map** and are correct as of June 2023. The interactive map can be accessed from Cornwall Council's website and is a useful tool when considering masterplan projects within the context of the town's natural and historic environment.

On this site you can:
Search and view the locations of Cornwall's 250,000 postal addresses
View Ordnance Survey's most detailed maps
Use GPS to view your location
Print high quality maps
Overlay locations of schools, libraries, waste recycling centres and many other layers below.

Layers you can assess on the Interactive Map include:

- Leisure & culture
- Public Rights of Way
- Promoted routes for walking, horse riding & cycling
- Community & living
- Health & safety
- Education
- Transport & streets
- Environment & planning
- Government boundaries
- Population characteristics
- Landscape assessment
- Historic environment
- Listed buildings
- Digital inclusion
- Marine
- Local Cycling and Walking Infrastructure Plans (LCWIP)
- Contours

PLANNING POLICY

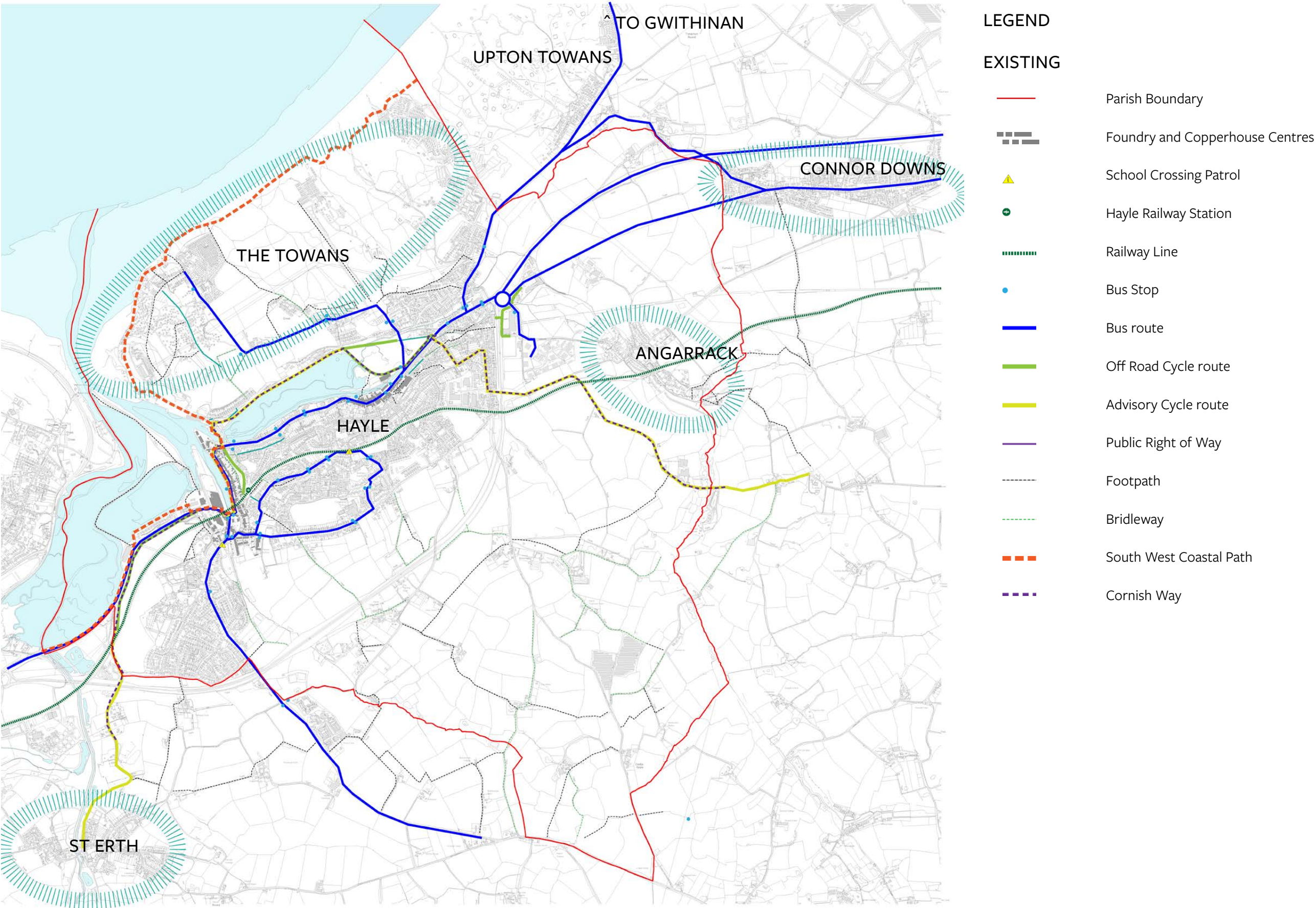
- Hayle Neighborhood Plan
- Cornwall Local Plan
- Climate Emergency DPD
- NPPF and other national guidance

All the policies in the above documents are generally very supportive of improvements to the public realm especially where they have a bias towards improving pedestrian and cycle circulation, safe and secure routes, improved recreations space and general improvements to the natural and built environment and wellbeing of the community.

We therefore need to focus on what assessments are needed to accompany any planning application and respond to advice given through the pre-application stages. The planning process is not just about planning policy and if you comply but also that we have completed effective public consultation and involved the key bodies that can value and advise on each of the projects put forward.

In the *Planning Process Key Requirements* sections of this document we have highlighted some important assessment or key groups which need to be involved.

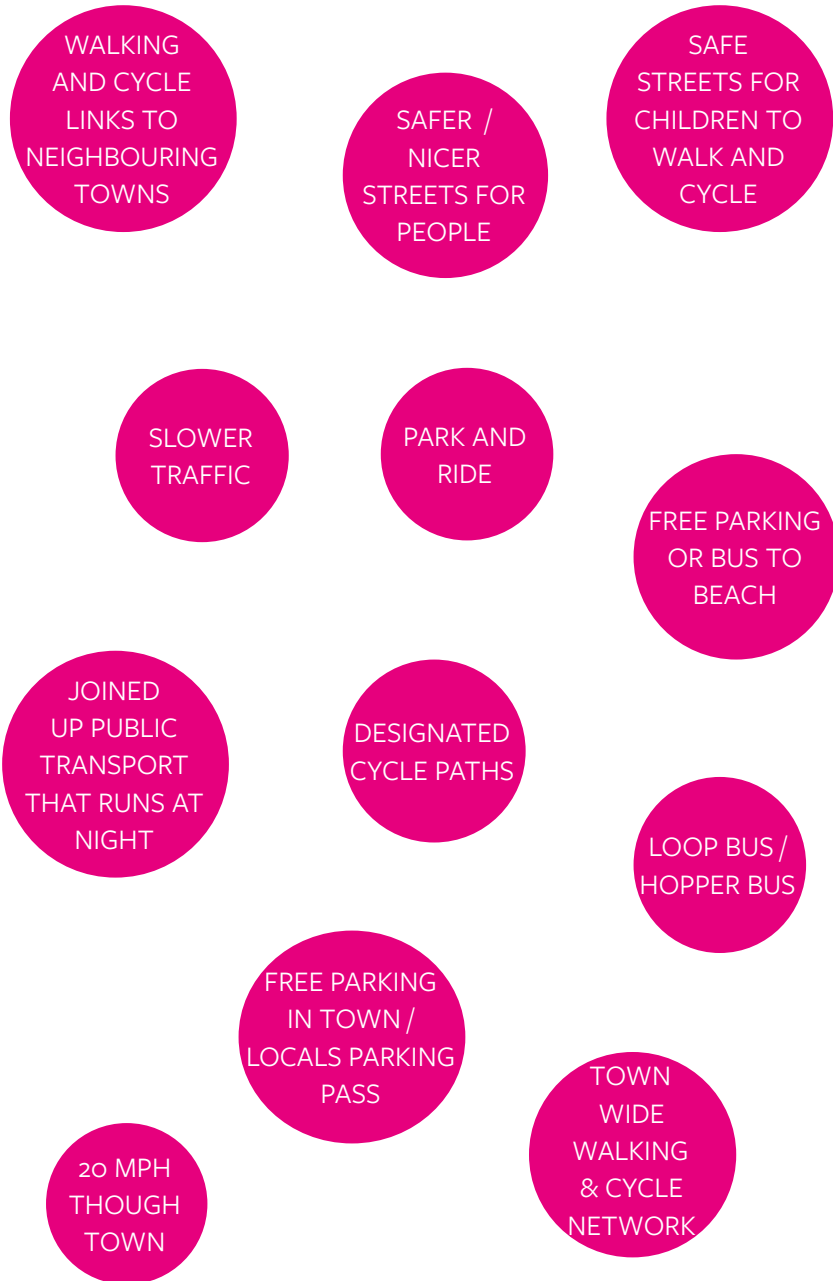
STRATEGY: MOVEMENT AND TRAVEL



MOVEMENT AND TRAVEL

VISION CONSULTATION HEADLINES

- Make our streets safe and accessible for all
- Cars and traffic dominate the town
- Parking - assess and rationalise, ev charging points
- Improve public transport links
- Walking & cycling - promote clear routes
- Make it safe and easy to move through town



PROJECTS

1. King George V Memorial Walk - Hayle Wellbeing route
2. Active Travel route - connect Foundry to Copperhouse
3. Active Travel route - connect Hayle to the Towans, the beach and the wider parish
4. Active Travel route- safe school routes
5. Shuttle bus to connect Hayle to the beach
6. Improve key junctions crossings and streetscape for non car users

Key Buildings and institutions to connect through local active travel routes / safe pedestrian network of paths and footpaths.

Education - Early Years

7. Hopscotch Day Nursery
8. Foundry under 5's

Education - Primary Schools

9. Bodriggy Academy
10. Penpol School
11. St Piran's School

Education - Secondary Schools

12. Hayle Academy

Civic Buildings

13. Hayle Town Council
14. Hayle Library

Health

15. Hayle Day Care Centre
16. Bodriggy Health Centre
17. Hayle Family Hub
18. St Michael's Hospital
19. Care homes

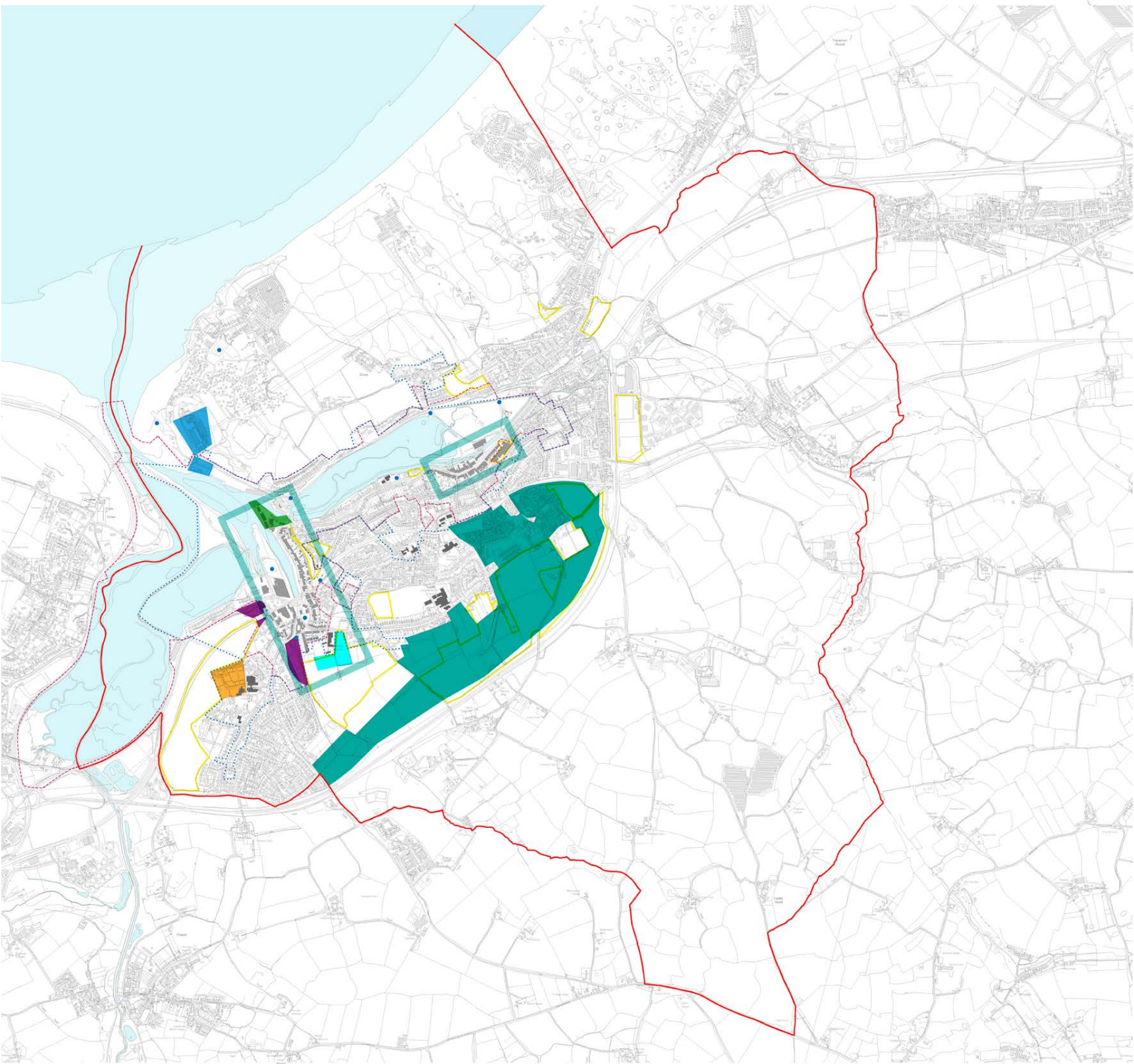
POINTS OF ACTION

- Consult with schools to map and enhance the warren of routes that the children and their caregivers. and dependent people use to move between home, school and play.
- Consult with disAbility Cornwall, care providers and accessibility groups to map and enhance the streets and spaces that are used by groups of people with reduced / restricted mobility and their caregivers.
- Define a route for the shuttle bus- look at project partners and funding.
- Look at modeling traffic and pedestrian/non-car movement through town.
- Consult with Cornwall Council transport and strategic planning team.

PLANNING PROCESS KEY REQUIREMENTS

- Any permission required for alterations to a highway crossing, speed limit, pedestrianisations, etc are more than likely to require a section 278 agreement with Cornwall Council and/or Traffic Regulation Order (TRO). The latter is subject to its own public consultation process.
- Permissions are required from all landowners – title plans and deeds for all land subject to possible change. As part of any planning process we are required to notify all the landowners.

STRATEGY: PLACE AND SPACE



LEGEND

EXISTING

- Parish Boundary
- Foundry and Copperhouse Centres
- Town Centres
- Education
- Strategic Housing Allocation 2011-2015
- Employment (Marine)
- Employment
- Housing
- Car Parking
- Conservation Area
- World Heritage Site
- Scheduled Ancient Monument
- Historic Parks and Gardens



PLACE AND SPACE

VISION CONSULTATION HEADLINES

- Parks: upgrade them all and improve for everyone
- Make space to sit and linger in town centres
- Make the most of underused spaces and assets
- Space for people of all ages to spend time together
- Clear and regular pedestrian crossing points
- Sensitive development that respects Hayle



PROJECTS

1. King George V Memorial Walk - Hayle Wellbeing route
2. Hayle Recreation Ground
3. Former Hawkins Motors site
4. Hayle Railway Station connections
5. Foundry Centre Public Realm and Streetscape
6. Copperhouse Centre Public Realm and Streetscape
7. Plantation
8. Millpond
9. Loggans Road Playpark

Town Council Assets for investment / improvement

- Library / Town Council Office
- Lido- year round use
- Recreation Ground cafe

Town Assets and opportunities

- Sports Hub at Hayle Academy

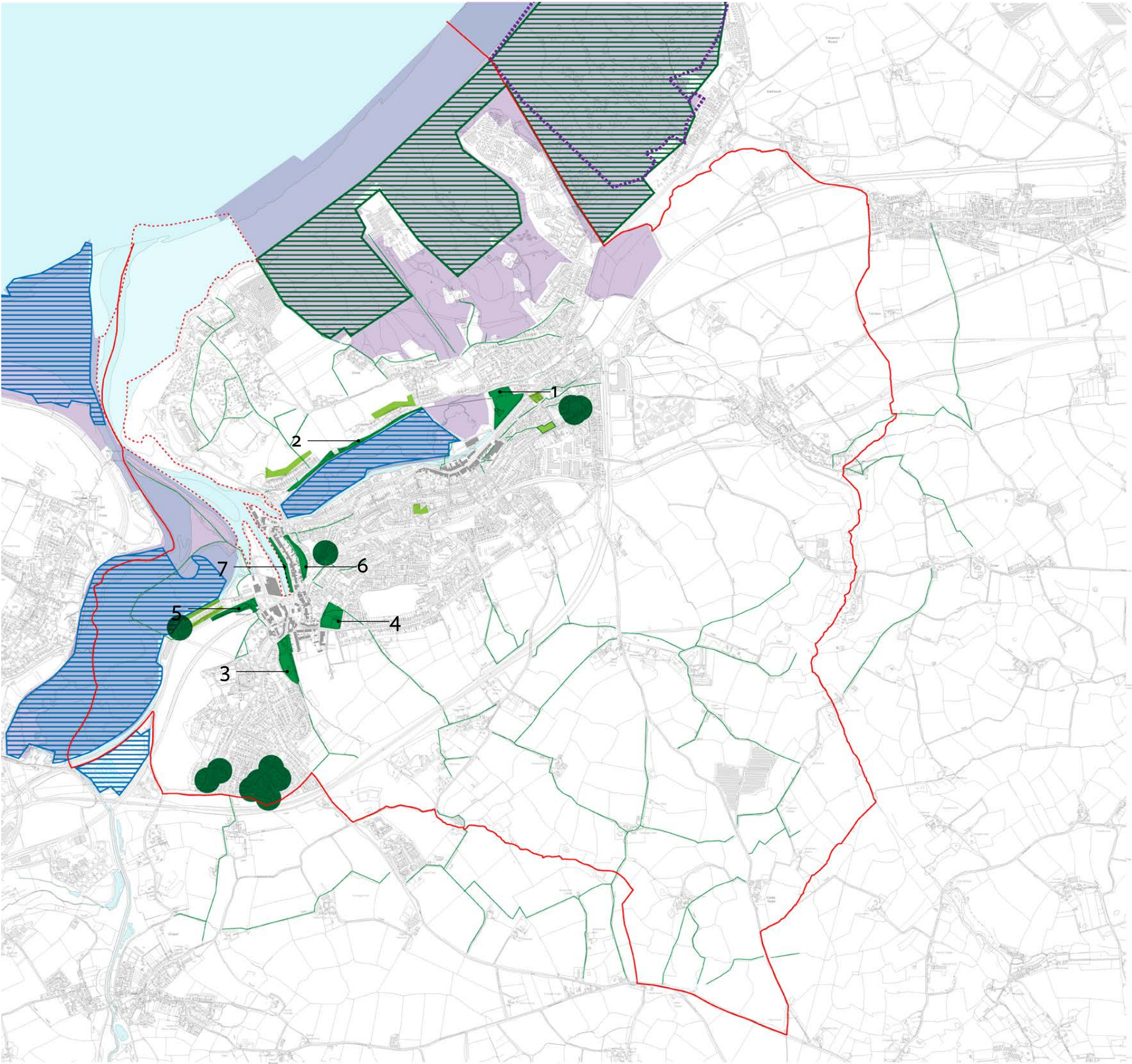
POINTS OF ACTION

- Develop the next stages of information required for implementing the King George V Memorial Walk plans following on from the masterplan document.
- Develop the next stages of information required for implementing the Hayle Recreation Ground plans following on from the masterplan document.
- Consult with Cornwall Council regarding the Copperhouse and Foundry town centre masterplan proposals.

PLANNING PROCESS KEY REQUIREMENTS

- Improvements to public spaces / parks will potentially trigger additional assessment in relation to contamination, noise lighting and possible land stability.
- Land ownership also a key consideration.
- Ecology and tree surveys may be required.

STRATEGY: NATURAL ENVIRONMENT



LEGEND

EXISTING

- Parish Boundary
- Foundry and Copperhouse Centres
- Local Green routes
- Open Space and Parks
 1. Recreation Ground
 2. King George V Memorial Walk
 3. Millpond Park
 4. Ellis Park
 5. Plantation
 6. Sand Drag
 7. Penpol Gardens
- Common Land
- Tree Protection Order
- Tree Protection Order Area
- Local Nature Reserve
- County Wildlife Site
- RSPB Reserve
- Area of Outstanding Natural Beauty
- Site of Special Scientific Interest



NATURAL ENVIRONMENT

VISION CONSULTATION HEADLINES

- Education about the wider environment, sea & dunes
- Green routes, connect parks, towans & beaches
- Connections with nature are important
- Pollution - litter, dogs, air & water quality
- Protect the places that are special and unique
- More allotments



PROJECTS

1. King George V Memorial Walk - Hayle Wellbeing route
2. Hayle Recreation Ground
3. Former Hawkins Motors site
4. Plantation
5. Millpond
6. Loggans Road Playpark
7. Active Travel route - connect Foundry to Copperhouse
8. Active Travel route - connect Hayle to the Towans, the beach and the wider parish
9. Active Travel route- safe school routes
10. Shuttle bus to connect Hayle to the beach

POINTS OF ACTION

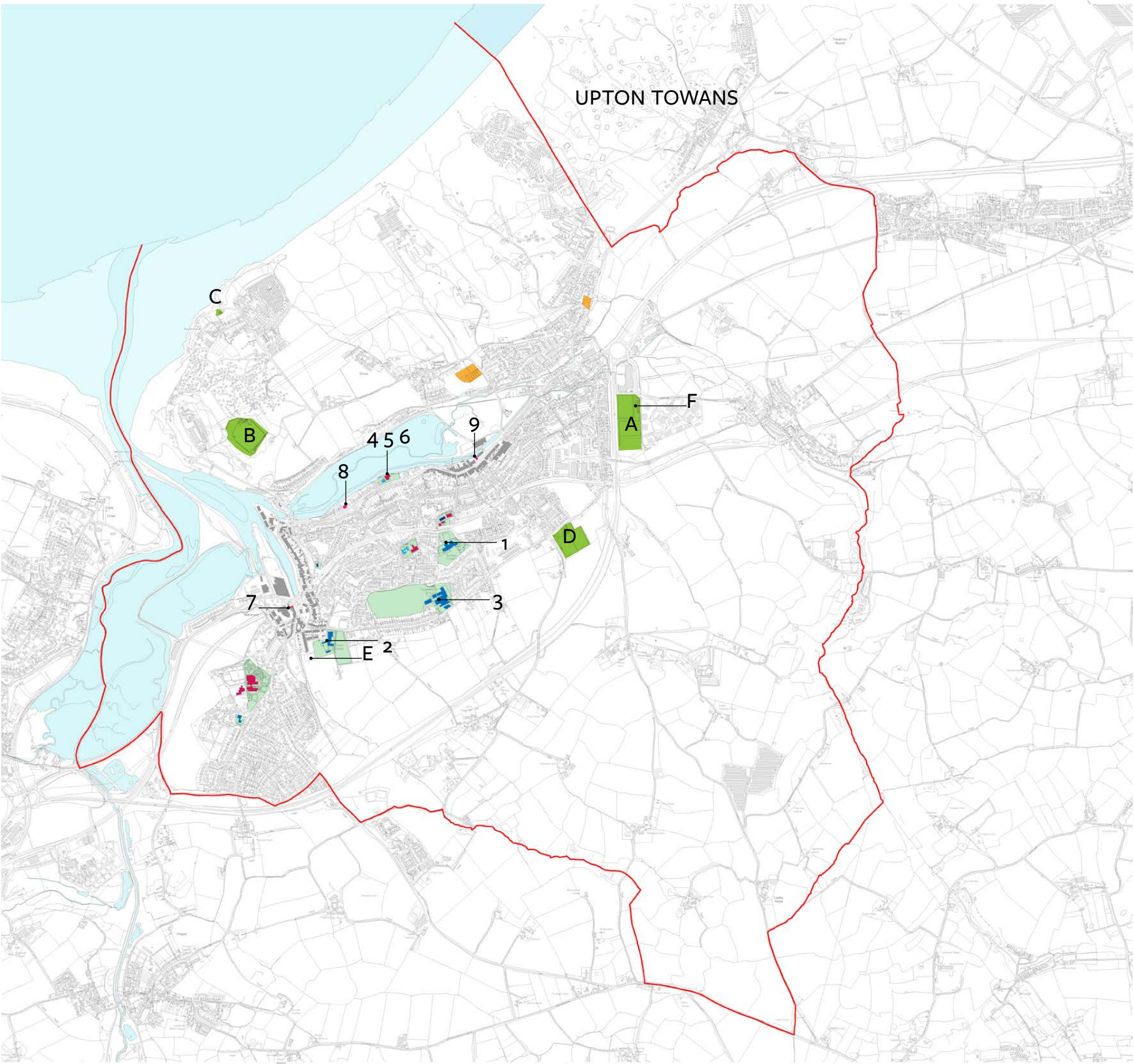
- Copperhouse> Foundry East-West off road / car free route
- Connection to parish centres off road / car free route
- Schools routes - safe, off road / car free network of paths

PLANNING PROCESS KEY REQUIREMENTS

Some of the key consultees to involve;

- Environment Agency,
- South West Water
- Coastal Authority
- Cormac
- disAbility Cornwall
- Landowners
- Pressure groups such as Surfers Against Sewage

STRATEGY: COMMUNITY



LEGEND

EXISTING

- Parish Boundary
- Foundry and Copperhouse Centres
- Allotments
- Open Space

Clubs

- A. Hayle Rugby Club
- B. Hayle Cricket Club
- C. Hayle Surf Lifesaving Club
- D. Hayle Football Club
- E. Hayle Tennis Club
- F. Hayle Running Club

Buildings and spaces identified as having potential to be used as Community Assets for events, classes, workshops, co-working spaces, multi-use spaces, uses beyond the current active hours.

Schools

- 1. Bodriggy Academy
- 2. Penpol School
- 3. Hayle Academy

Civic Buildings

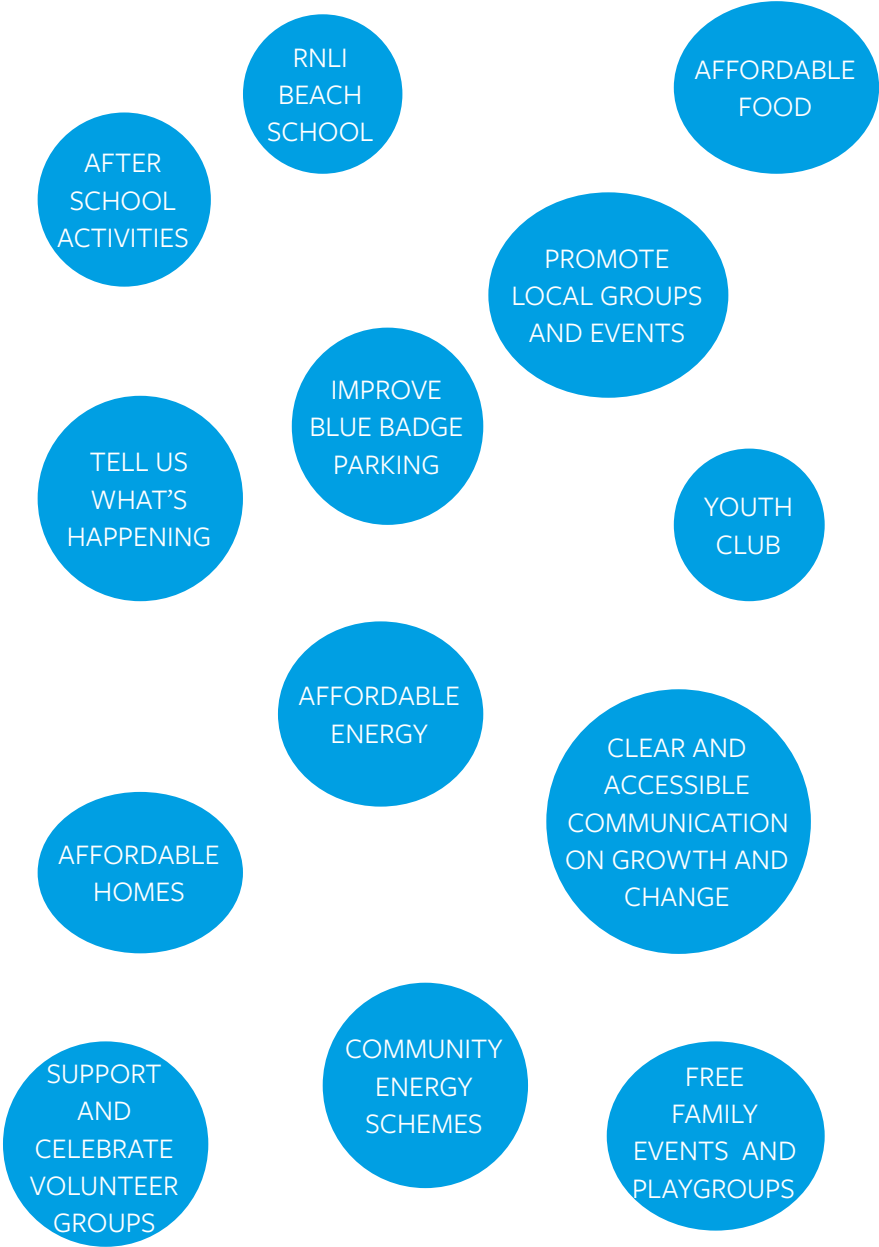
- 4. Hayle Community Centre
- 5. Hayle Library
- 6. Hayle Day Care Centre
- 7. Hayle Heritage Centre
- 8. Passmore Edwards Building
- 9. Phillack Church Hall



COMMUNITY

VISION CONSULTATION HEADLINES

- Simplify communication with the Town Council
- Celebrate and improve what we already have
- Create a town network that connects groups with assets, space and funding
- Consider schools and young people from the start
- Promote sustainable living, energy & development



PROJECTS

1. King George V Memorial Walk - Hayle Wellbeing route
2. Hayle Recreation Ground
3. Loggans Road Playpark
4. Active Travel route - Connect Foundry to Copperhouse
5. Active Travel route - Connect Hayle to The Towans, the beach and the wider parish
6. Active travel route- safe school routes
7. Shuttle bus to connect Hayle to the beach
8. 'Hawkins Site' Garden

Town Council Assets for investment / improvement

- Library / Town Council Office
- Lido- year round use
- Recreation Ground cafe and toilets

Town Assets and opportunities

- Sports Hub at Hayle Academy

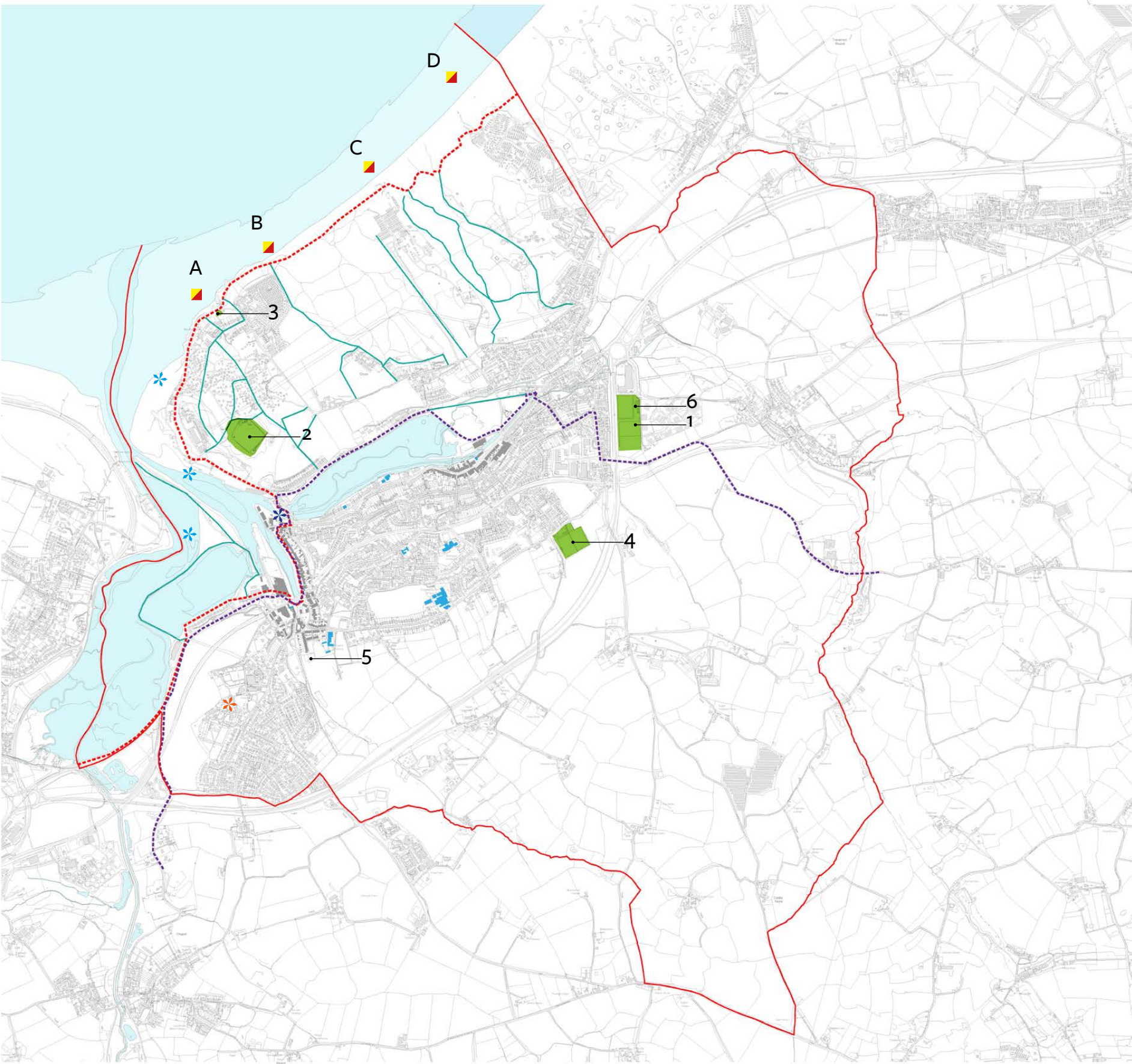
POINTS OF ACTION

- Youth Voice and or Youth Council to be formalised
- Engage Hayle Community Action Group in early stages of future projects
- Audit existing buildings and assets to understand the existing resources and skills that Hayle already has to offer the community.
- Create a booking system for spaces and classes that can be used by community groups

PLANNING PROCESS KEY REQUIREMENTS

- Need to liaise with the Countryside access team if there are any changes made to public rights of way or additional routes proposed.
- Highways team
- Noise, light and contamination surveys may be required for any proposals which intensify use of play/recreation areas.

STRATEGY: LEISURE AND RECREATION



LEGEND

EXISTING

- Parish Boundary
- Foundry and Copperhouse Centres
- Local Water Access
- RNLI Lifeguard Beaches
 - A. Hayle Towans Easter School Holidays, weekends in April + below
 - B. Beach View Daily May - September
 - C. Mexico Towans Patrol times 10am-6pm
 - D. Upton Towans (correct for 2023)
- Hayle Lido
- Paradise Park
- Key Community Buildings
- Sports Clubs
 - 1. Hayle Rugby Club
 - 2. Hayle Cricket Club
 - 3. Hayle Surf Life Saving Club
 - 4. Hayle Football Club
 - 5. Hayle Tennis Club
 - 6. Hayle Running Club
- South West Coast Path
- The Cornish Way
- Local footpaths to the Towans and Beach



LEISURE AND RECREATION

VISION CONSULTATION HEADLINES

- Meeting place and activities for young people
- Indoor spaces for all ages
- Free recreation for all ages and abilities
- Community sports facilities
- Promote an events program & booking system
- Promote active tourism / adventure recreation



PROJECTS

1. King George V Memorial Walk - Hayle Wellbeing route
2. Hayle Recreation Ground
3. Active Travel route - Connect Foundry to Copperhouse
4. Active Travel route - Connect Hayle to The Towans, the beach and the wider parish
5. Shuttle bus to connect Hayle to the beach

Buildings and spaces Identified as having potential to be used as Community Assets for events, classes, workshops, co-working spaces, multi-use spaces, uses beyond the current active hours.

Schools

- Bodriggy Academy
- Penpol School
- Hayle Academy

Civic Buildings

- Hayle Community Centre
- Hayle Library
- Hayle Day Care Centre
- Hayle Heritage Centre
- Passmore Edwards Building
- Phillack Church Hall
- Hayle Methodist Church
- St Elwyn's Church/Hall
- Angarrack Community Centre
- Children's Centre
- Heyl Band Room
- The Drill Hall
- Masonic Hall
- The Chapel Project
- St Erth Vestry Rooms
- Scout Hut

Clubs

- Hayle Rugby Club
- Hayle Football Club
- Hayle Cricket Club
- Hayle Surf Lifesaving Club
- Hayle Bowling Club

Town Council Assets for investment / improvement

- Library / Town Council Office
- Lido- year round use
- Recreation Ground cafe and toilets

Town Assets and opportunities

- Sports Hub at Hayle Academy

POINTS OF ACTION

- Engage local clubs and volunteer groups to make connections and understand their needs

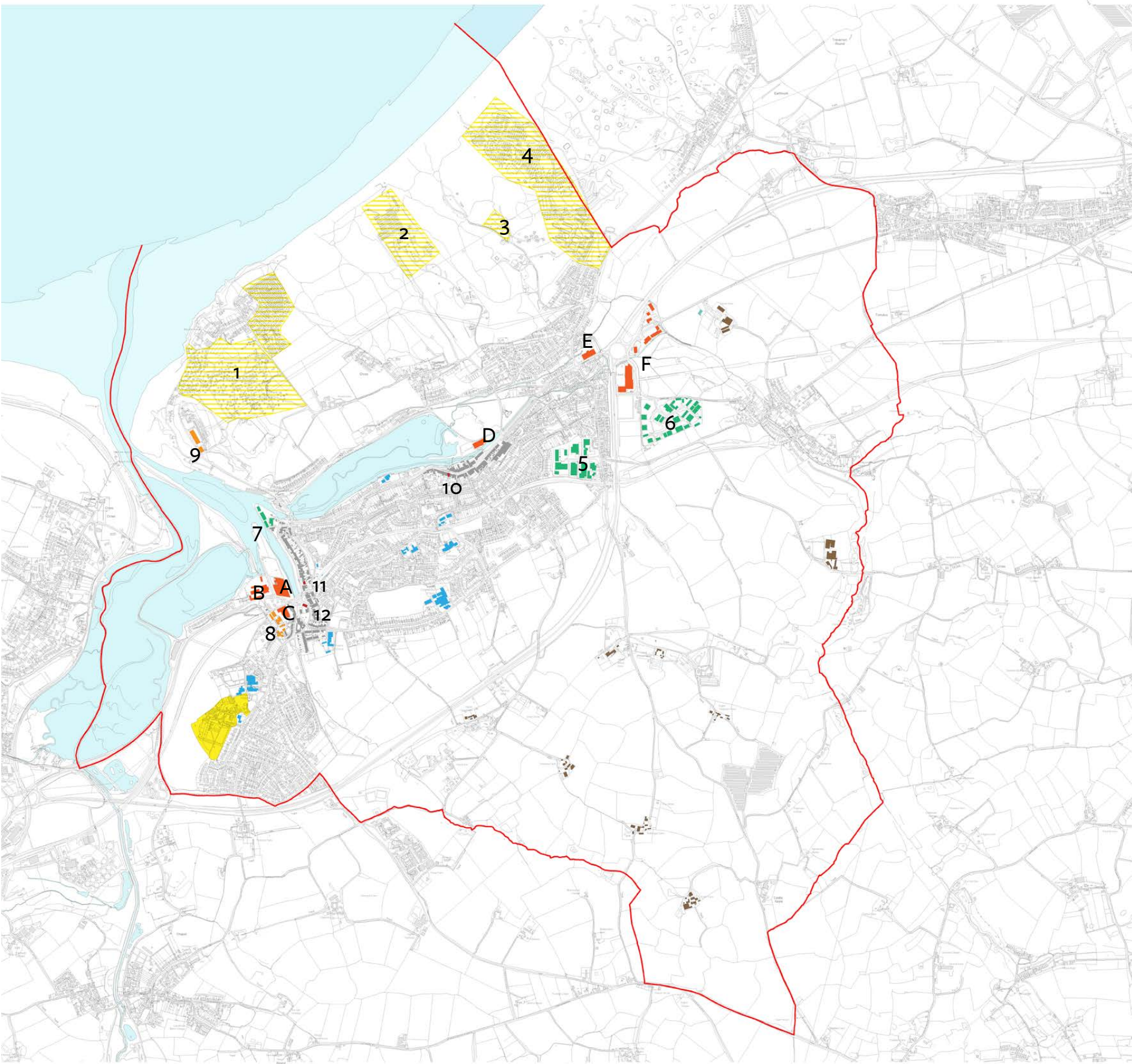
PLANNING PROCESS KEY REQUIREMENTS

- Consult key documents such as the Open Spaces Strategy

Involve:

- Sport England
- Rugby/Football union
- England Wales Cricket Board
- Football Association
- Surfing England

STRATEGY: ECONOMY AND WORK



LEGEND

EXISTING

Parish Boundary

Foundry and Copperhouse Centres

Key Community Buildings

Holiday Park

1. Riviere Sands Holiday Park

2. Beachside Holiday Park

3. Sandy Acres Campsite

4. St Ives Bay Beach Resort

Paradise Park

Industrial Estate

5. Marsh Lane Industrial Estate

6. Guildford Road Industrial Estate

7. East Quay

Office / Small Industrial

8. Foundry Farm

9. Hayle Marine Renewables Business Park

Post Office

10. Copperhouse Post Office

11. Hayle Post Office

12. Royal Mail sorting office

Major Retail

A. Asda

B. Jewson

C. Bookers

D. Home Bargains

E. Lidl

F. West Cornwall Shopping Park

Farm Shop

Farm

ECONOMY AND WORK

VISION CONSULTATION HEADLINES

- Sustainable tourism and hospitality
- Create work spaces to reflect post-covid work habits
- Invest in streets around shops and centres
- Encourage unique independent business
- Promote a business network
- Promote network of home workers & sole traders



PROJECTS

1. Hayle Railway Station connections
2. Foundry Centre Public Realm and Streetscape
3. Copperhouse Centre Public Realm and Streetscape
4. Active Travel route - Connect Foundry to Copperhouse
5. Active Travel route - Connect Hayle to The Towans, the beach and the wider parish
6. Active travel route- safe school routes
7. Shuttle bus to connect Hayle to the beach

Town Council Assets for investment / improvement

- Library / Town Council Office

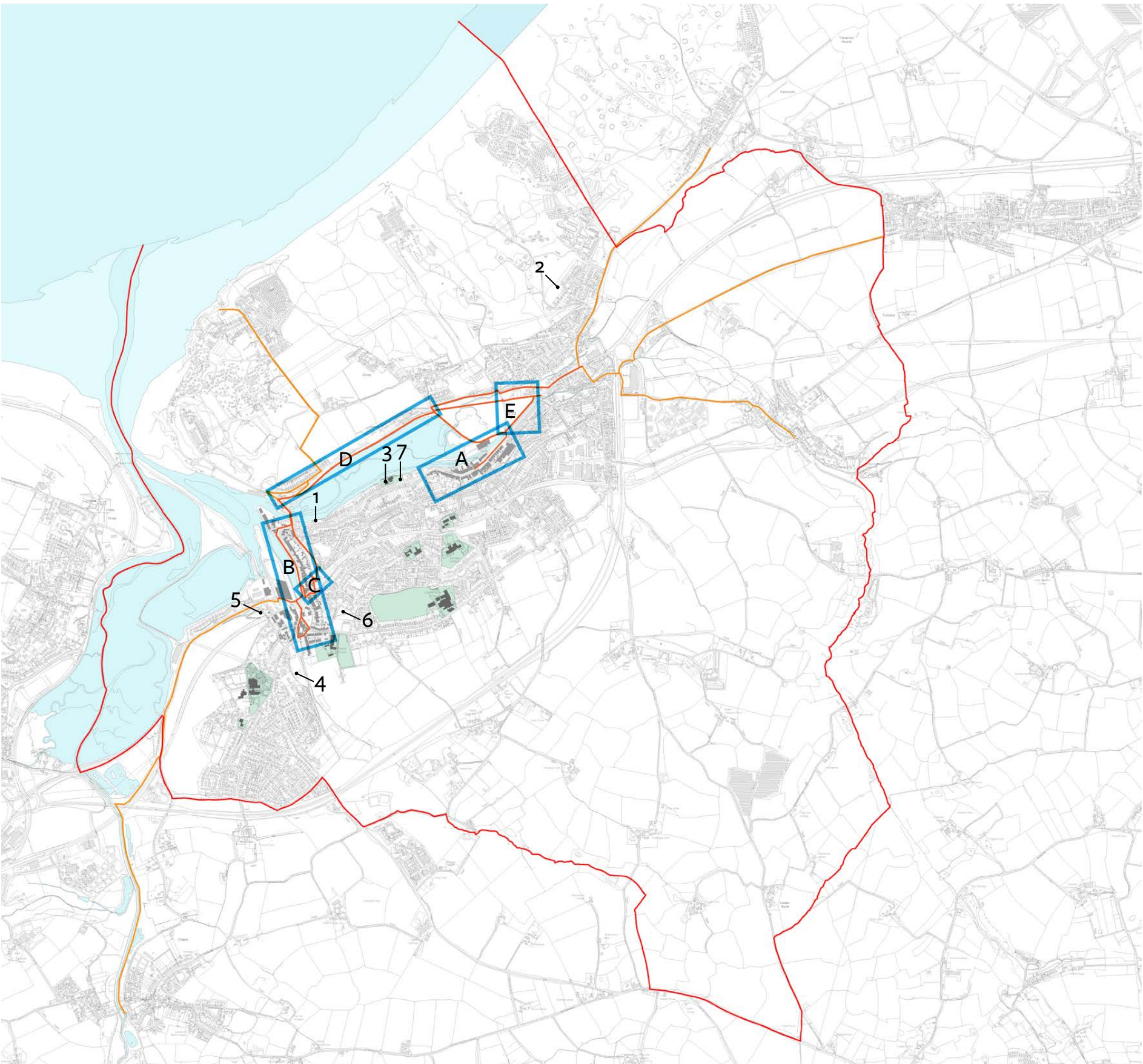
POINTS OF ACTION

- Identify buildings with potential for multi-use space
- Promote and build on Hayle Business Network

PLANNING PROCESS KEY REQUIREMENTS

- Consult Network Rail on any improvements
- Consult all land owners affected
- Consult bus companies
- Keep town council and other local groups involved through the process.

HAYLE MASTERPLAN



PROPOSED

MASTERPLAN SPACES

At the time of writing the Hayle Masterplan report the following projects are already in progress. They have been included within the Masterplan strategic drawing. These projects are being discussed at the Hayle Community Action Group meetings and the details are available at the meetings, from the Town Council or on the planning portal.

1. Former Hawkins Motors site
2. Loggans Road Play Park
3. Town Council and Library building

There are a number of key masterplan spaces that have not been developed as masterplan projects within this report however they should be considered for future funding and investment.

4. Millpond and Ropewalk
5. Plantation
6. Ellis Park
7. Commercial Road Car Park

MASTERPLAN PROJECTS



- A. Copperhouse Public Realm
- B. Foundry Public Realm
- C. Hayle Train Station
- D. King George V Memorial Walk
- E. Hayle Recreation Ground

ACTIVE TRANSPORT ROUTES



Shuttle Bus / Loop bus / Town and Towans Bus
(routes to be defined by consultation)



Copperhouse > Foundry East-West off road / car free route



Connection to parish centres off road / car free route



safe school routes
(routes to be defined by consultation)



HAYLE MASTERPLAN

HAYLE COMMUNITY RESOURCES

Examples of existing spaces and resources that may be available for hire and use by community groups.

- Schools Mini Buses
- Sports Hall and equipment
- Playing Fields and equipment
- Hayle Lido
- Hayle Town Council
- Hayle Library
- Hayle Community Centre
- Hayle Library
- Hayle Day Care Centre
- Passmore Edwards Institute
- Phillack Church Hall
- Hayle Rugby Club
- Hayle Football Club
- Hayle Life Saving Club
- Hayle Tennis Club
- Hayle Running Club
- Hayle Heritage Centre
- Hayle Methodist Church
- St Elwyn's Church/Hall
- Angarrack Community Centre
- Penpol School
- Hayle Academy
- Bodriggy Academy
- Children's Centre
- Heyl Band Room
- The Drill Hall
- Masonic Hall
- Hayle Cricket Club
- The Chapel Project
- St Erth Vestry Rooms
- Hayle Bowling Club
- Scout Hut

Examples of existing community groups who already play a part in managing and using the public space around Hayle.

- Hayle in Bloom
- Sustainable Hayle
- Friends of the Towans
- Hayle Carnival
- Hayle Christmas Lights
- Hayle Community Action Group

Key buildings and institutions to connect through local active travel routes / safe pedestrian network of paths and footpaths.

Education - Early Years

1. Hopscotch Day Nursery
2. Foundry under 5's

Education - Primary Schools

3. Bodriggy Academy
4. Penpol School
5. St Piran's School

Education - Secondary Schools

6. Hayle Academy

Civic Buildings

7. Hayle Community Centre
8. Hayle Library

Health

9. Hayle Day Care Centre
10. Bodriggy Health Centre
11. Hayle Family Hub
12. St Michael's Hospital

King George V Memorial Walk: Existing



Photos



View of King George V from Copperhouse



Wide estuary views



Hayle Lido car park and Hayle Town Council maintenance hut



Hayle Lido



RSPB Hayle Estuary Map



Steps to edge of Copperhouse Pool



Gravel paths



Concrete road



Benches



Speed bumps



Typical street views between Copperhouse Pool and King George V Memorial Walk and Gardens



Hayle Town Council Greenhouse



Historical elements - Scorrier block, Hayle Heritage Walk - Riviere Cottages



Community elements - Snakes and ladders, School Tiles, Wednesday walkers ceramics, Bodriggy Academy Wildlife Garden



King George V Memorial Walk: Proposed

King George V Memorial Walk is the largest public park in Hayle. At 850m long it takes in the dynamic coastal habitat of Copperhouse Pool and the sub-tropical gardens that are lovingly cared for by the Town Council grounds team, Hayle in Bloom volunteers and school children. The gardens are south facing with lush year round plant displays. It provides a space to promenade, wheel, play or sit and take in the natural beauty of the gardens and estuary.

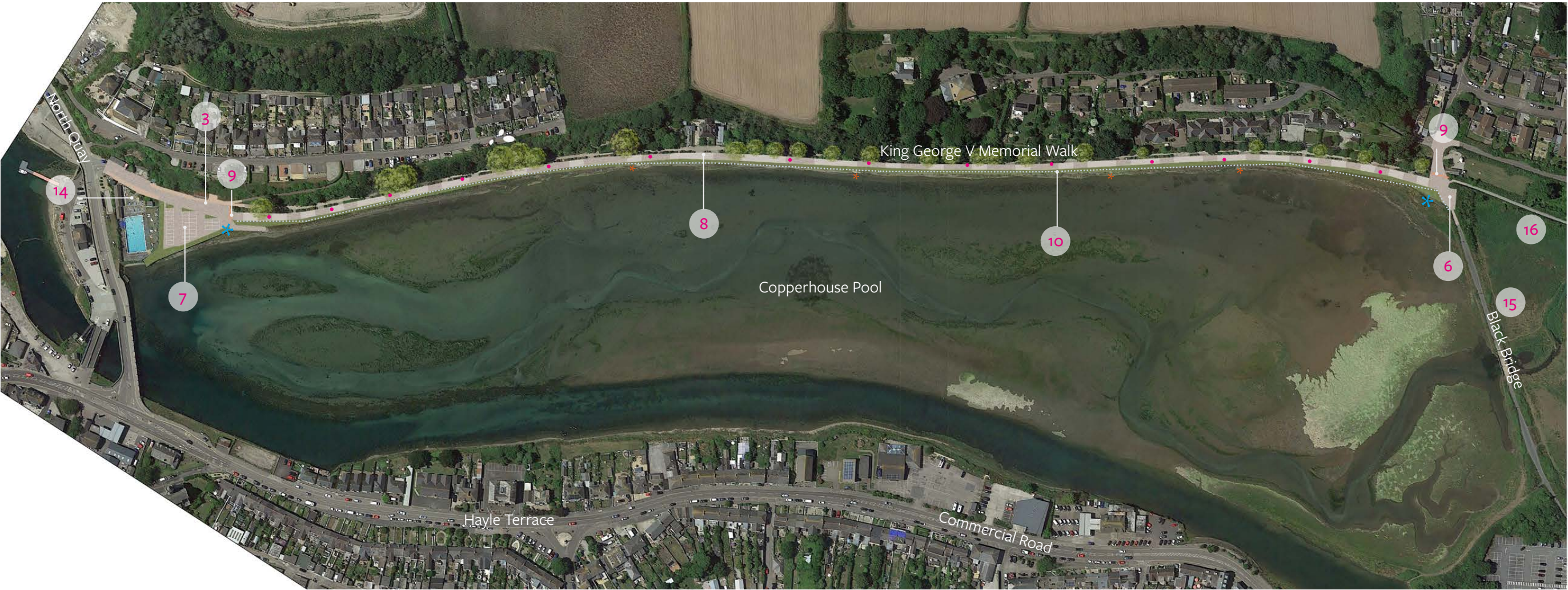
The existing road was formed on a former railway line that ran from Hayle Harbour, along Copperhouse Pool and eventually joined the main line at Gwinear Road Station. Because of this the existing road is relatively flat except for speed bumps but there are still accessibility issues within the gardens, e.g. gravel areas not suitable for wheelchair users. There is conflict between users traveling at different speeds and using different methods of travel. e.g if there

are cars traveling in both directions and a person in a mobility scooter or parent with a buggy are on the carriageway they cannot move out the way as the path is not wide enough and there are not consistent drop kerbs between the path and road. The proposals will improve access throughout the whole length of King George V Memorial Walk for all user groups.

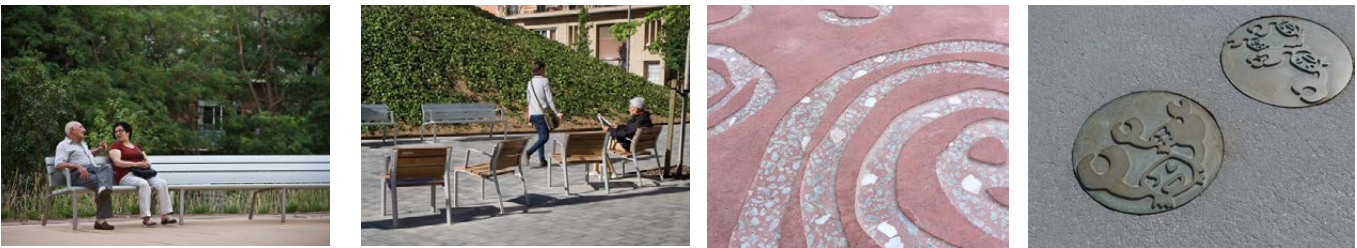
There are currently no public toilets within easy reach of King George V Memorial Walk, the toilets in the swimming pool are only open seasonally to pool users. A changing places toilet is proposed within the swimming pool facility.

The proposals will not affect the planting and gardens. The ambition is to close the carriageway to all vehicles except maintenance, residential access and

emergency services to make a car free space for walking, running, cycling and wheeling. The length of the space will be broken up with activity points to play, workout and actively move through town. Car parking should be formalised around the swimming pool and minimised to blue badge users only at the Black Bridge end.



- 1. Remove speed bumps
- 2. Resurface with textured concrete, resin bound gravel or coloured asphalt - consider playful surface design to break up distance, define pockets of activity and mark distance. Consider schools Input.
- 3. Maintain parking to hut for Hayle Town Council maintenance team
- 4. New benches - consider a bench that is low maintenance and durable to coastal environment
- 5. Sculptural play element / body weight gym / trim trail location
- 6. Blue Badge Parking only - Black Bridge
- 7. Rationalise parking- Hayle Lido
- 8. Resident parking for Riviere Villas
- 9. Barrier - access only for maintenance, emergency services
- 10. Textured warning strip between pathway and pool verge
- 11. Soft verge to Copperhouse Pool
- 12. Existing steps to Copperhouse Pool
- 13. Binocular / telescope location
- 14. Changing places toilet
- 15. Resurface existing path
- 16. Resurface existing path

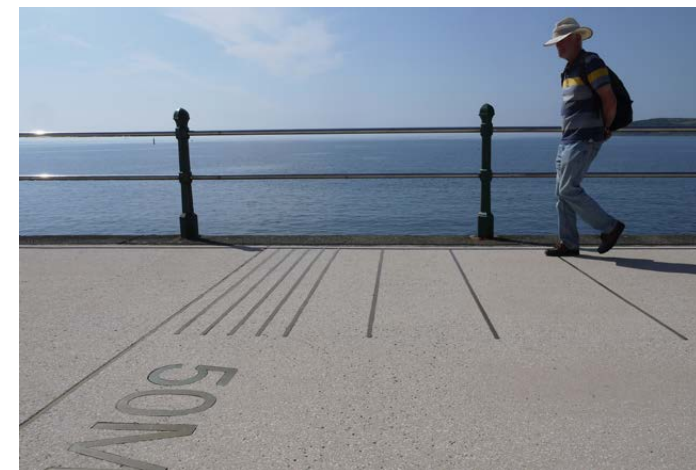


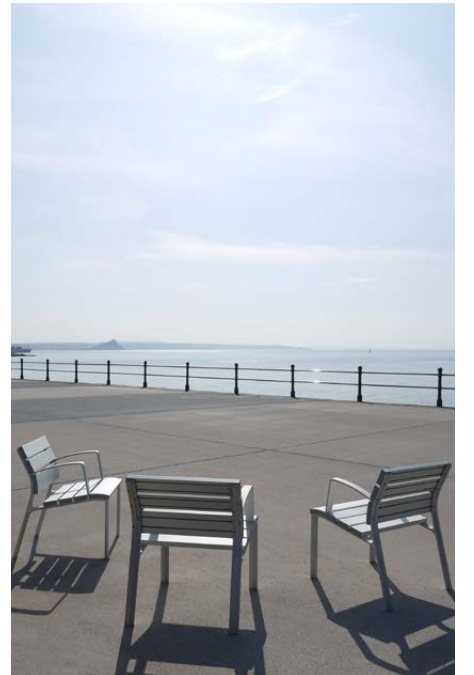
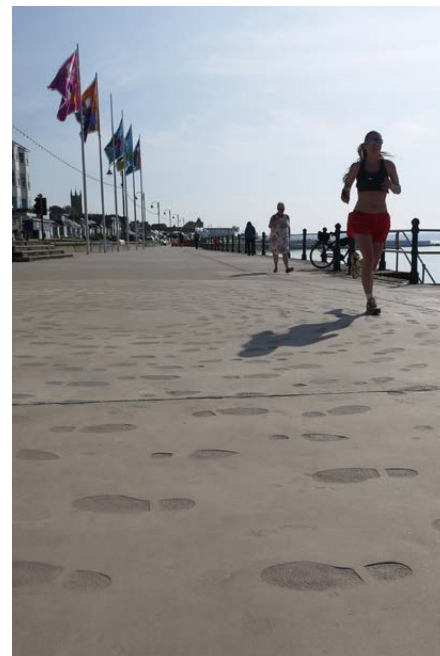
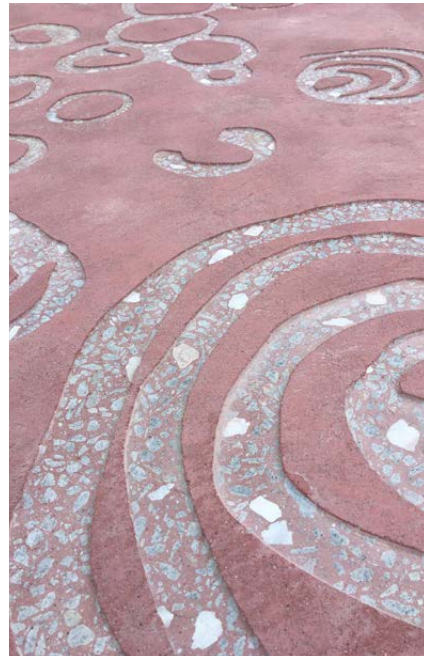
Benchmarking- Penzance Promenade



Penzance Promenade completed in 2020, reinvigorated the well-loved space to a clear, smooth surface that improves access and legibility. The space is used by pedestrians, all forms of wheels including wheelchairs, buggies, rollerskates, bikes and skateboards to name a few. The key points to compare with King George V Memorial Walk are:

- Simple clear surface
- Interpretation of historic uses of the promenade through graphic patterns in concrete surface (dancing feet, shoals of fish, swimmers, moon phases)
- Distance markers to break up the space and define areas
- Aluminium benches and seats positioned towards key views and encourage groups.
- Pebble sculptures by Ben Barrell - playful artwork and gathering spaces
- Brass markers with drawings from school children's consultation





Recreation Ground: Existing



Recreation Ground: Existing - Access and materials



East West Path through Park



2 public toilets



Mature Trees to Back of Playpark



Meadow and orchard planting



Parking Lethlean Lane



Crossing point Lethlean Lane



Entrance over crossing



Picnic Benches



Existing Memorial Gates- formal entrance



Tight footpath along Lethlean Lane



Traffic speed control area



Cafe building



Cafe outside space



Skatepark



Entrance - Copperhouse end of Lethlean Lane



Entrance off Copperhouse end of Lethlean Lane



Path along southern perimeter



Picnic Benches to southern perimeter



Picnic Benches beside play park



Park bench



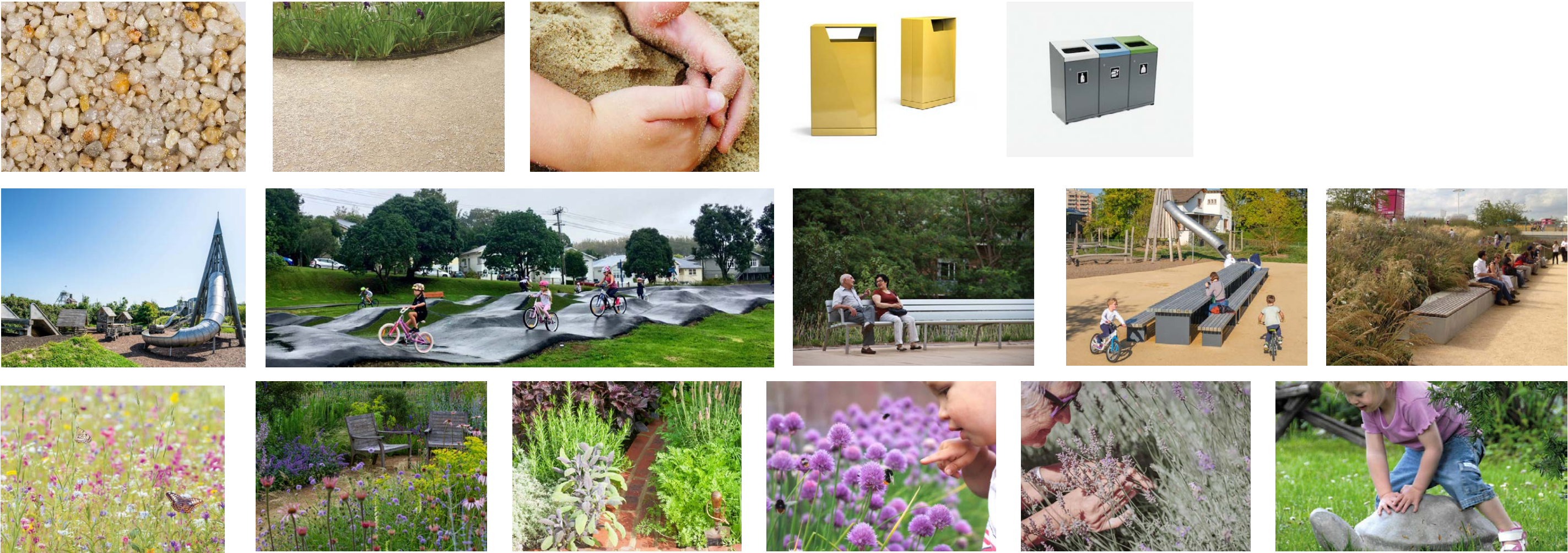
Teenager hangout area

Recreation Ground: Proposed



- 1. Sensory garden
- 2. Picnic area
- 3. Pavilion / covered area for gathering, events and shade during summer
- 4. Orchard trees
- 5. Upgraded play park
- 6. 5-a-side football pitch
- 7. Meadow planting
- 8. Trim trail and monkey bars
- 9. Existing basketball and tennis courts
- 10. New entrance
- 11. New bound gravel path
- 12. New main entrance gate and maintenance access
- 13. Existing cafe - improve connection to park and street
- 14. Existing skate park
- 15. Pump track
- 16. Seating / spectator steps
- 17. New avenue trees
- 18. New toilets- combine with cafe to make a full welfare facility in the heart of the park
- 19. Bin
- 20. Rationalise fenceline around perimeter so it is consistent and adheres to safety standards

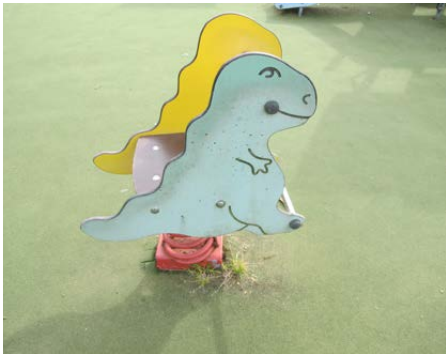
Recreation Ground: Proposed



Play park: Existing



Play park: Equipment Audit



Policy and documents referenced when developing play proposals:

- Homes England: Inclusive spaces and places for girls and young people An introduction for Local Government June 2023
- Cornwall Council: Easy Read Equality, Diversity and Inclusion Strategy 2022
- Queen Elizabeth Park, London Legacy Development Corporation: Inclusive Design Standards May 2019
- Play England: Quality in Play: Standards, assessment indicators and evidence — a manual 2016
- Cornwall Council: Open Space Strategy for Larger Towns in Cornwall Recommendations for future provision standards July 2014,

- Cornwall Council: Hayle Town Framework Open Space Strategy 2014
- Department for Children, Schools and Families & Department for Culture, Media and Sport: The Play Strategy 2008
- Play England - Playable Space, Quality Assessment Tool, October 2009
- Cornwall Council: Out to Play in Cornwall 2008
- Sports England: Uniting the Movement: A summary of our 10-year vision to transform lives and communities through sport and physical activity 2021

The 2008 Play Strategy would define the Recreation Ground as a Neighbourhood playable space:

A varied natural space with secluded and open areas, landscaping and equipment so that children aged 0 to 11 can play and be physically active and they and their carers can sit and talk, with some youth facilities for young people over 11.

The existing park is well loved by children and families who live in Hayle, visit from the wider county or holiday makers. It is a well used and well maintained space. It is in a great location between the town and the beach and provides a vital play space for the whole town. At the time of writing the 2021 census reports the population of children under the age of 17 in Hayle as 1,766.

The current park has a limited offer for very small children, teenagers and children with special educational needs and disabilities. The play time is very short / action focused which can lead to older children colliding with smaller / slower children. There is one accessible roundabout but otherwise there is little accomodation for disabled children.

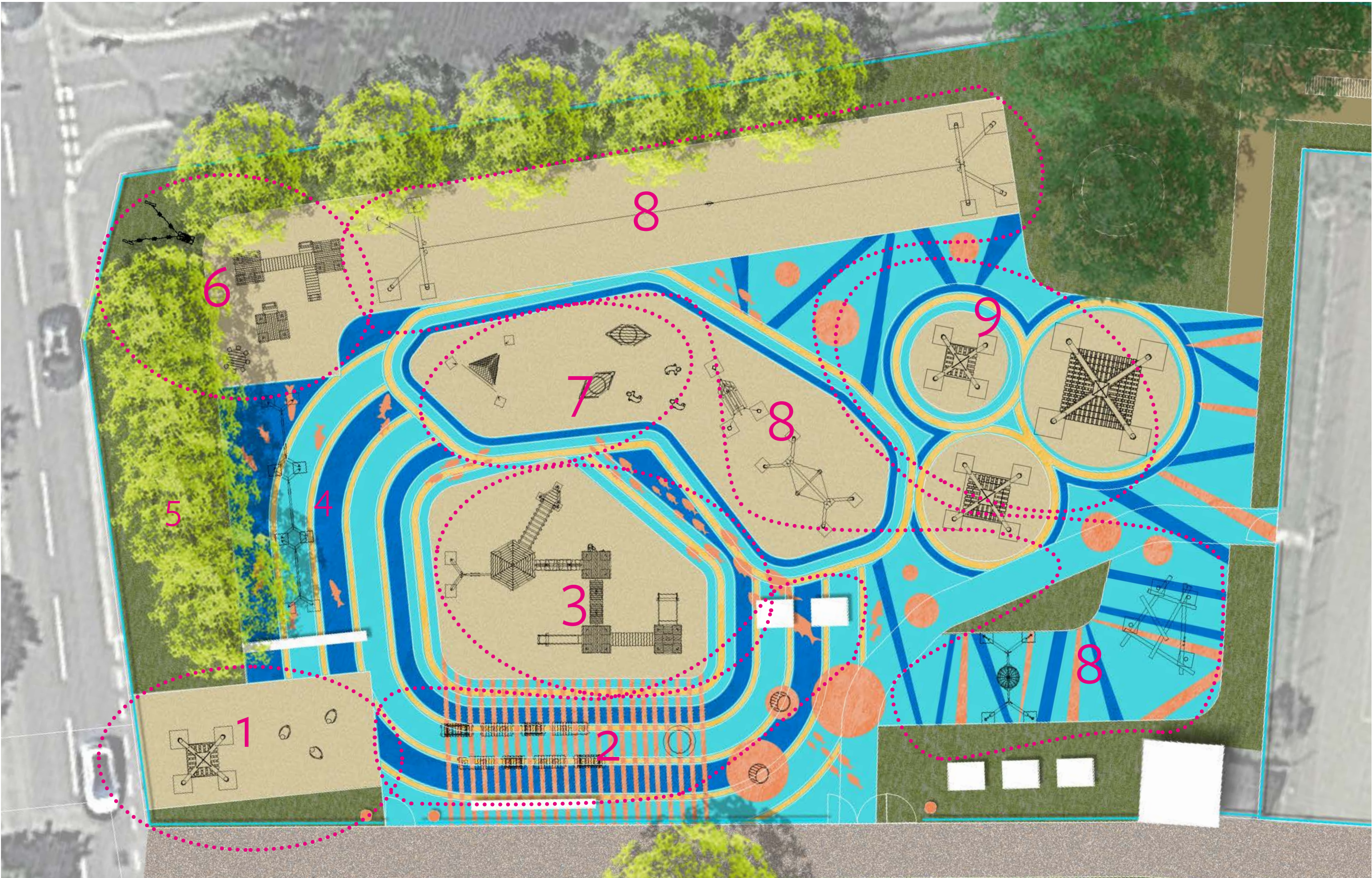
Queues often form around the swings and slower paced equipment and there are very few pieces of equipment that encourage children to play together. The park has prescriptive routes to move through and objects that offer problems to solve but there is little space for imaginative play and low linger time.

The play villages are made from laminated plywood and fibreglass sheets which provide large flat surfaces for vandalism. They also reduce visibility - making it hard to safely supervise small children who are learning to climb and create hangout spaces that can block other users from accessing the equipment.

The park has 4 swings and a basket swing - if there is one thing we learned from the school consultation is - we need more swings!

1. Baby/ toddler swings x 2
2. Dinosaur springer
3. Bee Springer
4. Baby/Toddler combination tower
(2 no. towers, steps & climbing wall, 2 no slides, 1 no. tunnel, 1 no. fireman's pole, 1 no. sound toy. 1 no. play house, 1. no seating box)
5. See-Saw
6. Child/teen combination tower
(2 no. towers, 1 no. tunnel slide, 1 no. large wide slide, 1. no rope tunnel, 2 no. play pods/tree house)
7. Zip-wire.
8. Rope pyramid.
9. Roundabout (suitable for wheelchair users)
10. Basket swing
11. Flat swings x 2
- A. Gate Access
- B. Picnic benches x 6 (max)
- C. Bins x 2

Play park: Proposed



Play park: Proposed

When defining a brief for the play park we considered the following guidance. Sports England Positive experiences for children and young people states *‘Every child has the right to play and to benefit from an active lifestyle in a safe, positive and trusted environment, and to have an equal chance to achieve their potential. If children have experiences that feel fun, positive and give them a sense of confidence, they’re more likely to want to be active in the future.’*

Russel Play mirror this with the following statement; *Inclusivity shouldn’t just be an option; it’s a must-have. Every child has the right to enjoy a safe and fun play area. The kit should be inclusive but so should the space, it is important that the surfacing in play areas is considered too.* A successful park should be; 1) Invisibly inclusive 2) Intergenerational spaces 3) Spaces that develop individuality 4) Social and group development

Out to Play in Cornwall suggests successful play spaces are; 1)Unique 2)Well located 3) Make use of natural elements 4) Provide a wide range of play experiences 5) Are designed to include users of all abilities and genders 6)Meet community needs 7) Allow children of all ages to play 8) Build on opportunities to experience risk and challenge 9)Are sustainable and appropriately maintained 10) Allow for change and evolution

ESTUARY

- 1. 1 x lookout tower, bird Spinner and bouncer

RAILWAY

- 2. 2 x trains, 1x wheelchair roundabout, 2 x wobble dish

FOUNDRY

- 3. toddler/child combination hut
- 4. Toddler swings x 6
- 5. Toddler round table

TOWAN HUTS

- 6. 1x Mother duck and babies, 3 x play hut village

HARBOUR

- 7. Sailing boat x 1, rowing boat x 2, seal stones x3


ROPE WALK


- 8. 1x Zip wire, 1x Net tree house, 1x see saw rope swings, 1x rope climbing structure, 1x basket swing

TOWAN CAMP

- 9. Giant Tipi Climbing frame- 2 no towers with connecting slides and rope bridges

BEACH

 Colourful softfall surface

 Hayle beach sand soft fall

WATER AND ENERGY

The proposals for the new park should take inspiration from the unique industrial heritage and beautiful natural environment that make Hayle special to create a destination play space that feels like it is part of the town and has come from this sense of place. The play equipment as pictured in the following pages picks up on the key areas of the town and Towans below.

The proposed equipment aims to encourages imaginative and playful interactions for children of all ages and abilities. It should provide the range of active play experiences that allow children to develop and grow in confidence. The park design and materials should reflect Hayle’s beautiful natural environment of the estuary, the Towans and the beach.

The park design should interpret Hayle’s unique industrial heritage of the foundry, the railway and the harbour.



MATERIALS AND MAINTENANCE

We propose the use of natural materials such as solid hardwood equipment and sand surfacing to reflect the location and withstand the coastal climate. Solid hardwood timber is naturally durable, can be easily sanded back and whole components can be replaced. It feels nicer to touch and never suffers from becoming too cold or hot.

Hayle Recreation Ground is within the estuary and less than a mile from the sea so is exposed to salty air and wind. Where metal components are specified they should be stainless steel and in the case of moving parts marine grade stainless steel to ensure they last a long time in this climate.

We have suggested using Hayle Beach sand as a play surface as it is a locally sourced product and creates a playable surface in its own right. The beach isn't always accessible to everyone so why not bring a bit of the beach into town? Colourful softfall provides a safety surface that is wheelable and accessible to users with reduced mobility.

When looking at play suppliers it is worth speaking to them directly to understand warranties associated with a coastal climate and how to specify, maintain and replace components as that are potentially vulnerable to salt and UV damage.

A reputable play supplier would take the concept designs from this document and translate them into a destination play environment of the highest quality, suitably designed for the needs of the local community, location, climate and maintenance.

A well maintained park should last longer than the warranty and a reputable play supplier should provide detailed maintenance guides for their equipment. A reputable supplier would have their park inspected by independent play safety advisors and provide an independent play safety inspection upon completion with a written play safety report being produced for the customer as standard.

All playground equipment should be designed and maintained to be play safety compliant. Designs should comply with The British and European Standard for playground equipment and surfacing is BS EN 1176.

Play safety standards change and evolve frequently so keeping up to date with best practice ensures the safety of the children who are using the park.

The longest warranty any manufacturer will give for even high quality materials is 30 years (this could potentially be reduced in a coastal setting). With this in mind we recommend that thought is put into establishing a fund that contributes to the future maintenance and potential replacement of the park over the next 30 years to ensure the longevity of the play space at the Recreation Ground.

Estuary



L3.20530-L3.20630-Transparent-Square-Towers



4.24286



4.2428

Railway



4.24100



6.27300-Wobble-Dish



6.32500-Small-Wheelchair-Carousel

Foundry



2.15000



4.64050-TurtleStone

Harbour



6.12020-6.12720-Toddlers-Swing



6.03200_SailingBoat



6.08000-Swaying-Ship



4.60110-SealStone



Towan Huts



4.10900-House-Group-C



4.24240



4.35050-ToddlerTable

Giant Tipi Climbing Frame



L3.41000-PyramidSm



Rope Walk



L6.01100Large Gated Cableway



6.51019 Climbing structure 19



L6.10200-Swing-Scales



4.19200



6.14520-Cradle-Nest-special

Benchmarking Par Pump Track

PAR PUMP TRACK

A place for kids with wheels of all sizes who love urban sports. Nine years in the making The Pump Track at Par is a free community space, part of Par Track which is run by the local community. The track is recommended for confident riders on BMX bikes, skateboards, scooters and wheelchair users.

The pump track replaces the old skate park and is an up-to-date larger-scale project which will provide a major new recreational facility for use by any wheeled sports equipment including skateboards, scooterists, BMX riders and even wheelchair users. It's a completely free 24 hour facility

The previous skate park was property of Cornwall Council but in June last year, Par Track Ltd was founded by a small group of volunteers who believed passionately in the park and its place in the community and they now lease the land from Cornwall Council.

Without this group of dedicated people, Par Track Ltd said the facility would have had an unpredictable future that would more than likely experience gradual decline.

The management committee members are all volunteers, are not allowed to financially benefit from their work and are involved because they want the best for Par Track and the surrounding area.

The initiative for the project was inspired in 2011 by local PCSOs who subscribe to research indicating that skate parks decrease youth crime and antisocial behaviour and recognised the need and value of such a facility in the PL24 postcode area comprising of Par, Tywardreath, St Blazey and surrounding hamlets, with a total population of around 10,000.

Contractor: Flashman Track N Trail



Benchmarking Heartlands

HEARTLANDS

The biggest free Adventure Playground in Cornwall sits in the middle of lush green parkland at Heartlands.

There are subterranean tunnels, a shipwrecked boat to climb and possibly declare mutiny upon, and funnel slides to hurtle down. Come rain or shine, it'll be hard to prise any child from 1 – 13yrs out of this playscape.

The Heartlands playground revels in Cornish folklore and boasts the top trumps of equipment, including a custom-made wooden climbing structure – The Giant's Trap – which lives up to the legend of the local giant 'BOLSTER' who fell head over his fifty foot heels for a St Agnes maid.

The playground also has an inland beach-of-sorts, complete with diggers, tunnels and a sand transportation system. Throw in a See-saw Carousel Swing, building site for future Bobs, pyramid tower wooden train and play huts.

The park is great destination play space that interprets the local history and natural environment. The play equipment encourages playing together and imaginative interactions. I

Lessons Learned;

- Specify a reputable play supplier that can advise on creating an inclusive and imaginative play environment
- Understand the lifespan of all materials, why you would specify them and the manufacturer's warranty
- Specify high quality products that are designed for salty coastal air and high UV levels. e.g marine grade stainless steel moving parts and solid hardwood timber.
- Ensure there is a fund set up that is continuously topped up to replace the whole park in 15-20 years time.
- Maintain the play park to the manufacturer's recommendations and factor in a contingency for replacement parts into any cost plan and projections.



Copperhouse Public Realm: Existing



Photos

Existing photos of the Foundry town centre.



Copperhouse Public Realm: Proposed



Copperhouse Public Realm: Proposed

Potential projects and interventions.

1. Table top traffic calming and pedestrian crossing point.
2. Potential start of the Copperhouse town centre 20mph speed limit zone.
3. Widened footpath to create an active travel route into Copperhouse town centre. Widened footpath to connect into existing footpaths / cycle path network. Road junction narrowed to aid in the reduction of vehicle speeds.
4. Blended junction across Pond Walk between Texaco garage and the Copper Estuary development.
5. Table top traffic calming and pedestrian crossing point. This is located where there is an existing paving build out.
6. Active travel route into Copperhouse. This footpath could become a shared pedestrian footpath and cycle path. Unused historic junction in this location to be removed and footpath to be made continuous.
7. Blended junction across the entrance road into Homes Bargains.
8. Table top traffic calming and pedestrian crossing point across Copperhouse Terrace.
9. Blended junction across Market Square road.
10. Blended junction across Market Square road.
11. Table top traffic calming and pedestrian crossing point across Fore Street.
12. Blended junction across Chapel Lane.
13. Blended junction across Lower Church Street and a table top traffic calming and pedestrian crossing point across Fore Street.
14. Blended junction across Lower Cross Street and a table top traffic calming and pedestrian crossing point across Fore Street / Commercial Road.
15. Widened footpath to create an active travel route between Copperhouse town centre and the Library, Community Centre and future Town Council facilities. The widened footpath would also allow space for additional soft landscaping in this area.
16. Blended junction across Sea Ln.
17. Retain and improve the signaled crossing point.
18. Retain and improve the signaled crossing point.
19. Improve the public realm along Fore Street. Improve the setting and pedestrian access and experience to all the commercial units in this area.
20. Provide location for loading bay to accommodate goods deliveries and pick up for Copperhouse businesses - precise location to be confirmed.

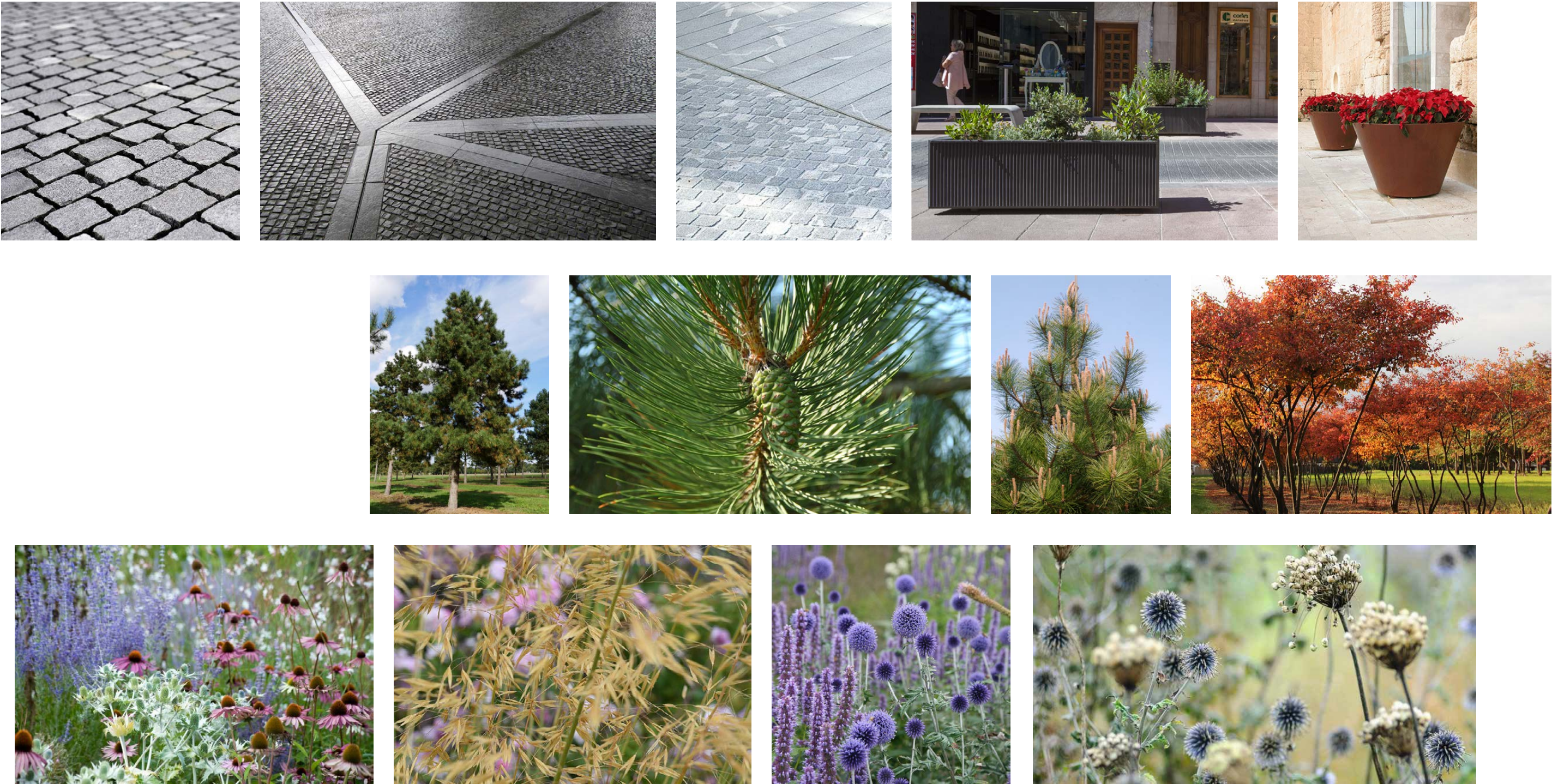


Copperhouse Public Realm: Proposed



Copperhouse / Foundry Public Realm: Proposed

Potential material palette.



Copperhouse / Foundry Public Realm: Proposed

Lighting Strategy

Catenary / wall mounted

In order to create a simplistic and clutter free street any lighting required along its length is to be suspended or wall mounted. This Catenary or wall mounted lighting would create a column free public realm.

At the gateway locations identified column lighting to be used. A vertical feature element will draw pedestrian to these gateway areas. All luminaires to be LED.



Catenary lighting



Wall mounted



Column mounted



Way-finding

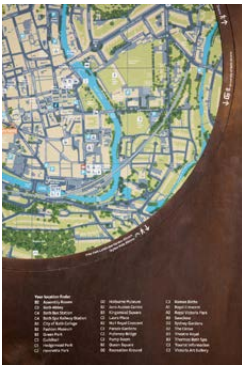
Monolith / finger post

Monolith / finger post way-finding could be located in the gateway spaces of Copperhouse and Foundry.

Monoliths to be constructed from materials that can withstand the coastal & urban environment. For example bronze acquires a naturally protective patina that would compliment the historic surroundings of Copperhouse and Foundry.



Monolith



Finger post

In-ground way-finding and interpretation

In order to create a simplistic and clutter free street any way-finding or interpretation could be included in the ground plane. These could be included at the key spaces or outside historic buildings in Copperhouse and Foundry.

Information / text could be carved into the natural stones surface or by applying differing textures to the stone's surface.

Decorative metal inlays / metal way-finding could be used to draw people's focus to key destination along the footpath in and between the Copperhouse and Foundry town centres.



Surface finish to natural stone



Metal way-finding inlays



Decorative metal inlays

Copperhouse / Foundry Public Realm: Proposed

Example of a town centre transformation.



Landscape precedent images, Wokingham - **before**



Landscape precedent images, Wokingham - **after**

Foundry Public Realm: Existing



Photos

Existing photos of the Foundry town centre.



Foundry Public Realm: Proposed

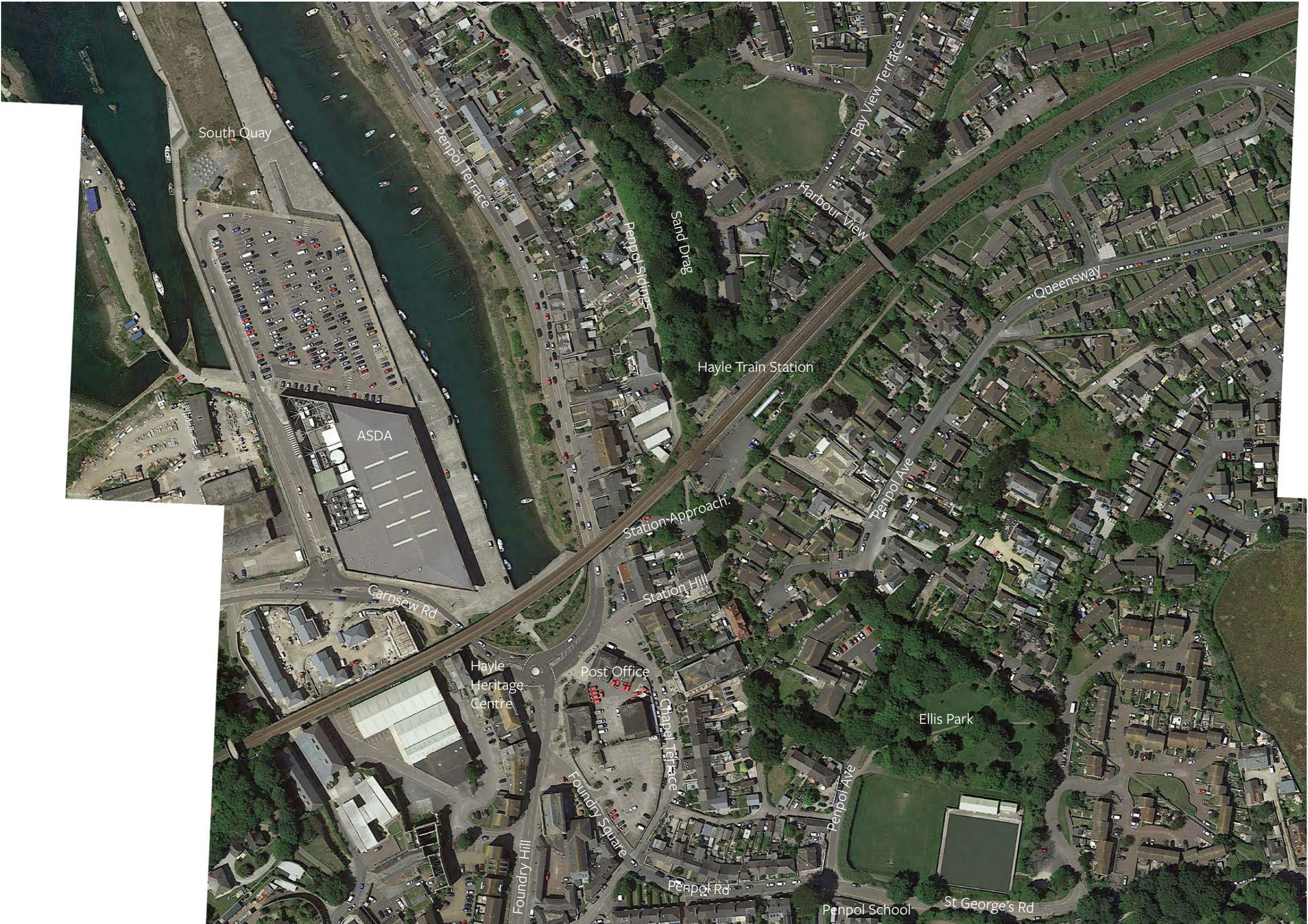


Potential projects and interventions.

1. Table top traffic calming and pedestrian crossing point across Penpol Terrace.
2. Proposed active travel path for pedestrians, wheeled users and cyclists. The aim of this route is to connect Foundry town centre to North Quay and the walk.
3. Table top traffic calming and pedestrian crossing point across Penpol Terrace.
4. Blended junction across Station Approach. The intention here is improve the pedestrian movement across Station Approach and create a new gateway feel as the road leads up to the train station. Currently cars parked in this area block pedestrian movements and the functioning of the existing junction.
5. Improve the public realm outside of the Spar. Improve the setting and pedestrian access and experience to all the commercial units in this area.
6. Table top traffic calming and pedestrian crossing point across Station Hill and Chapel Terrace.
7. Table top traffic calming and pedestrian crossing points at the existing Foundry roundabout. Excessive road width at the roundabout narrowed in order to create shorter crossing distances for pedestrians.
8. Table top traffic calming and pedestrian crossing point across the B3302.
9. Potential start of the Foundry town centre 20mph speed limit zone. This could extend the entire length of Penpol Terrace, capture Penpol School area and out towards the Mill Pond.
10. Promote the use of the existing car park. This space could also be used for town events, markets etc.
11. For the train station area refer to Hayle railway improvements page later in the document.
12. Additional cycle parking in the Foundry town centre.
13. Blended junction across Chapel Terrace.
14. Blended junction at the carpark entrance.
15. Retain and improve the signalled crossing point.
16. Connect the active travel route around to North Quay and the Memorial Walk.
17. Table top traffic calming and pedestrian crossing point across Chapel Terrace.



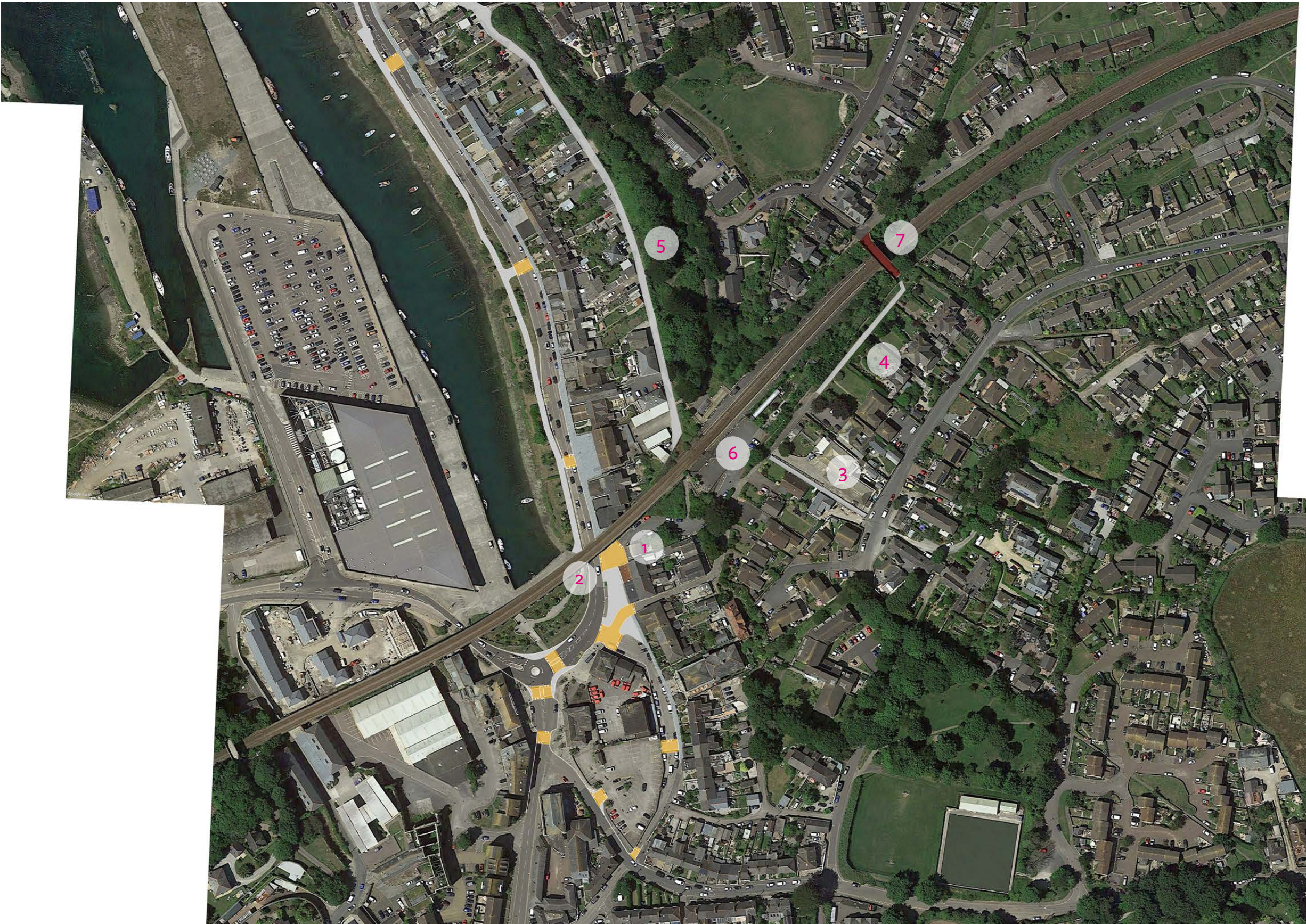
Hayle Railway Station: Existing



Photos



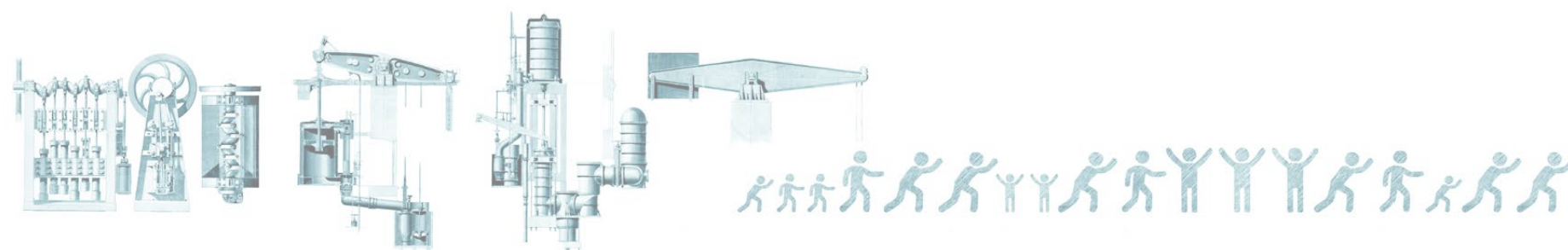
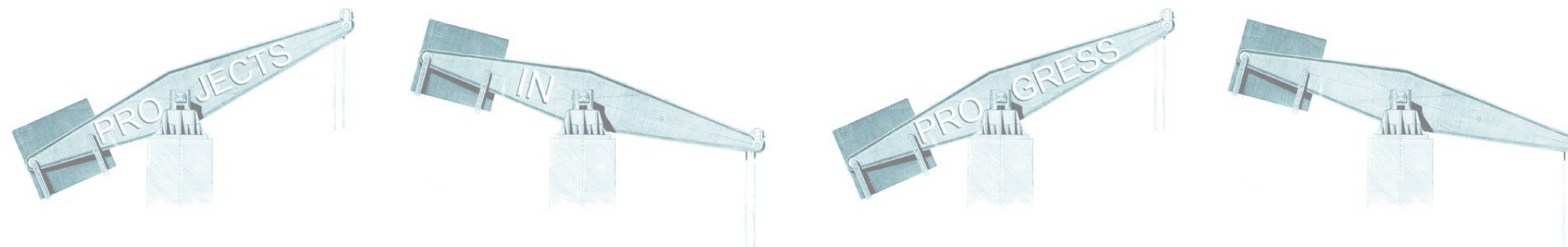
Hayle Railway Station: Proposed



Potential projects and interventions.

1. Blended junction across Station Approach. The intention here is improve the pedestrian movement across Station Approach and create a new gateway feel as the road leads up to the train station. Currently cars parked in this area block pedestrian movements and the functioning of the existing junction.
2. A new large metal Hayle Station sign could be introduced onto one of the railway bridge columns. This could be used to signal the presence of the station in the heart of Hayle and the Foundry town centre. This large letter sign should be designed as a clear marker for the station that that could be made from brass or another metal that reflects the history of the area. The material and finish should be sensitive to the location within a world heritage site.
3. Improve the lighting down the narrow footpath that connects the station with Penpol Avenue.
4. The unsurfaced section of Station Hill road could be resurfaced to improve the pedestrian access to the station. Currently the existing footpath that runs parallel to the road is narrow and prone to becoming overgrown. At night the narrow footpath is not always the preferred route for many users and the wider road is preferred.
5. The unsurfaced section of Penpol Sidings could be resurfaced to improve the pedestrian / wheeled users access to the station.
6. Possibility for additional covered cycle storage located on the east bound section of the car park. Cycle lockers could also be provided to make available more secure cycle parking.
7. Restore the existing railway bridge. There is also an opportunity to introduce an artwork to the side of the bridge that face the pedestrian crossing.





REVISIONS

No.	Status	Date	Issued by
Rev_00	Draft Issued	21/07/2023	NM
Rev_01	Draft Issued	06/09/2023	NM
Rev_02	Final revision		
	Issued	28/09/2023	NM
Rev_03	Final revision		
	Issued	01/11/2023	NM

