

Saltash Waterfront

A possible future

introduced to you by

The Saltash Neighbourhood Plan Steering Group

in association with

The Coastal Community Team : Saltash

The Purpose of the Event

Community Inspired Development

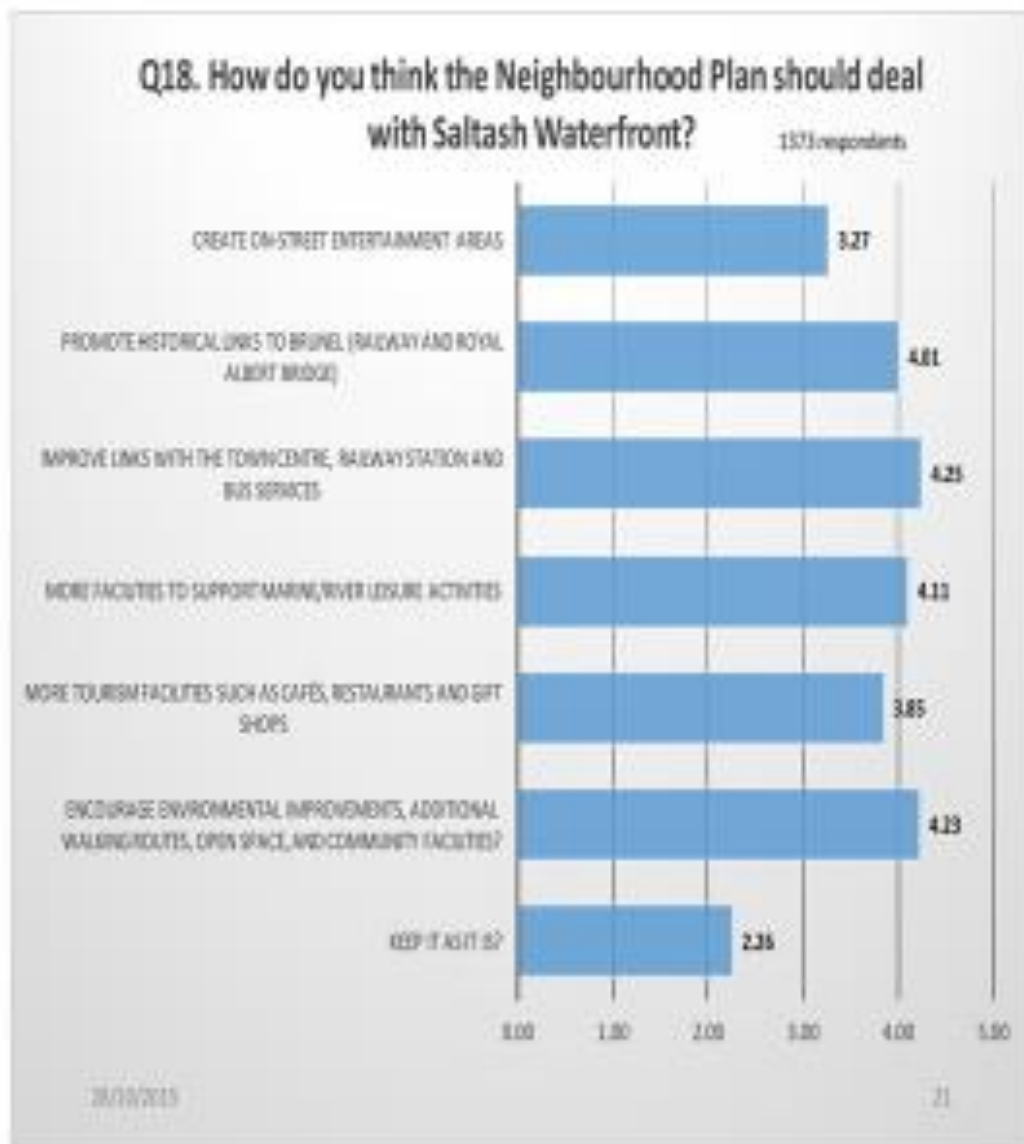
- An Alternative Approach to Planning and Development
- You can participate at the preliminary and formative stages
- You can help establish the Development Brief
- We provide information to you that needs to be considered.
- We present ideas based upon soundings and discussions
- We provide on-line and paper feedback forms
- You give us your thoughts and impressions
- We assimilate and report back to you.

Context

Results from the SNP questionnaire

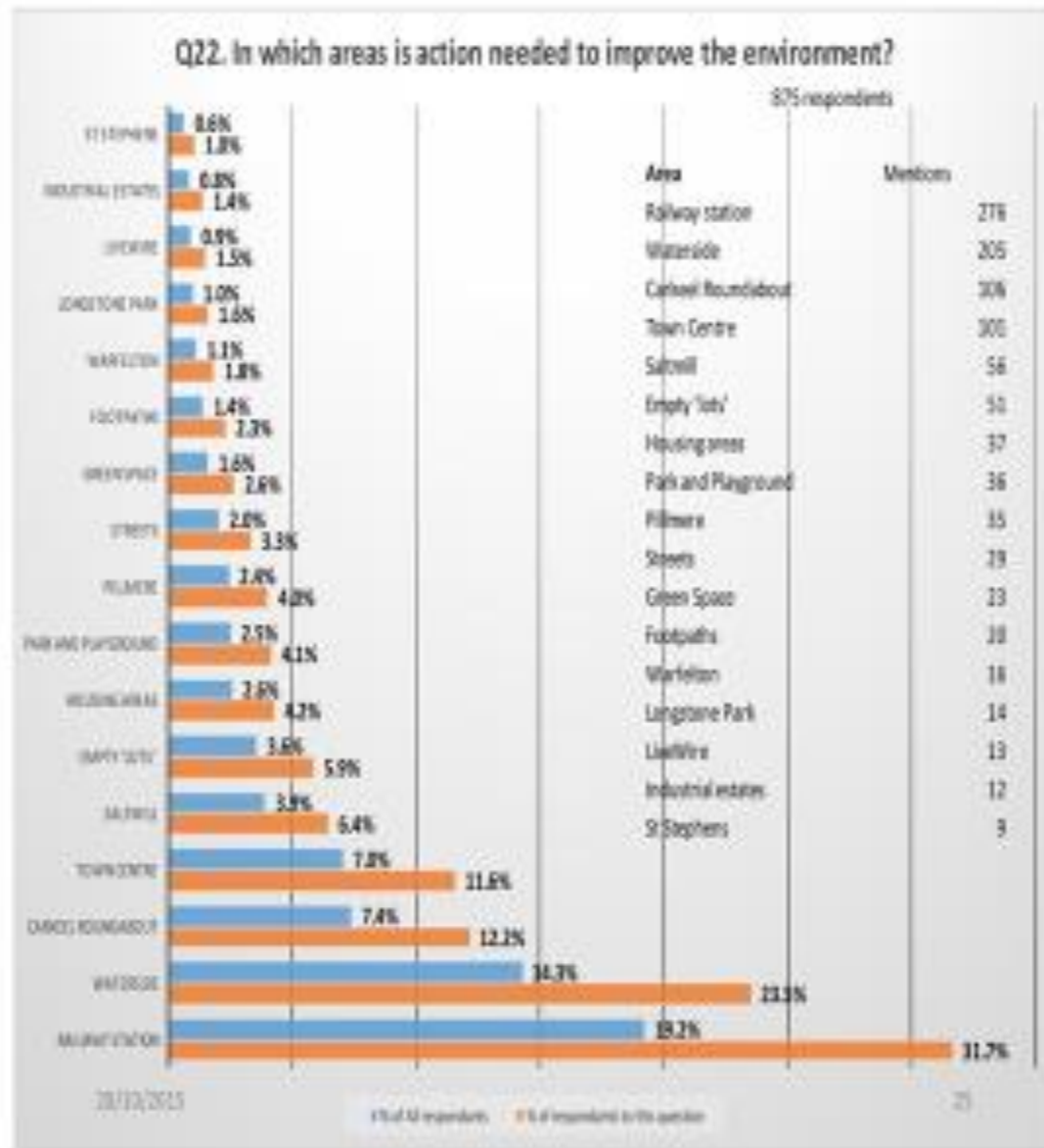
Highlights within the scope of this study:

- **More facilities for marine/leisure activity**
- **More tourism facilities such as cafes, restaurants and gift shops**
- **Environmental improvements and community facilities**
- **Keeping the waterfront as it is was one of the least favoured options**



Which areas is action needed to improve the environment

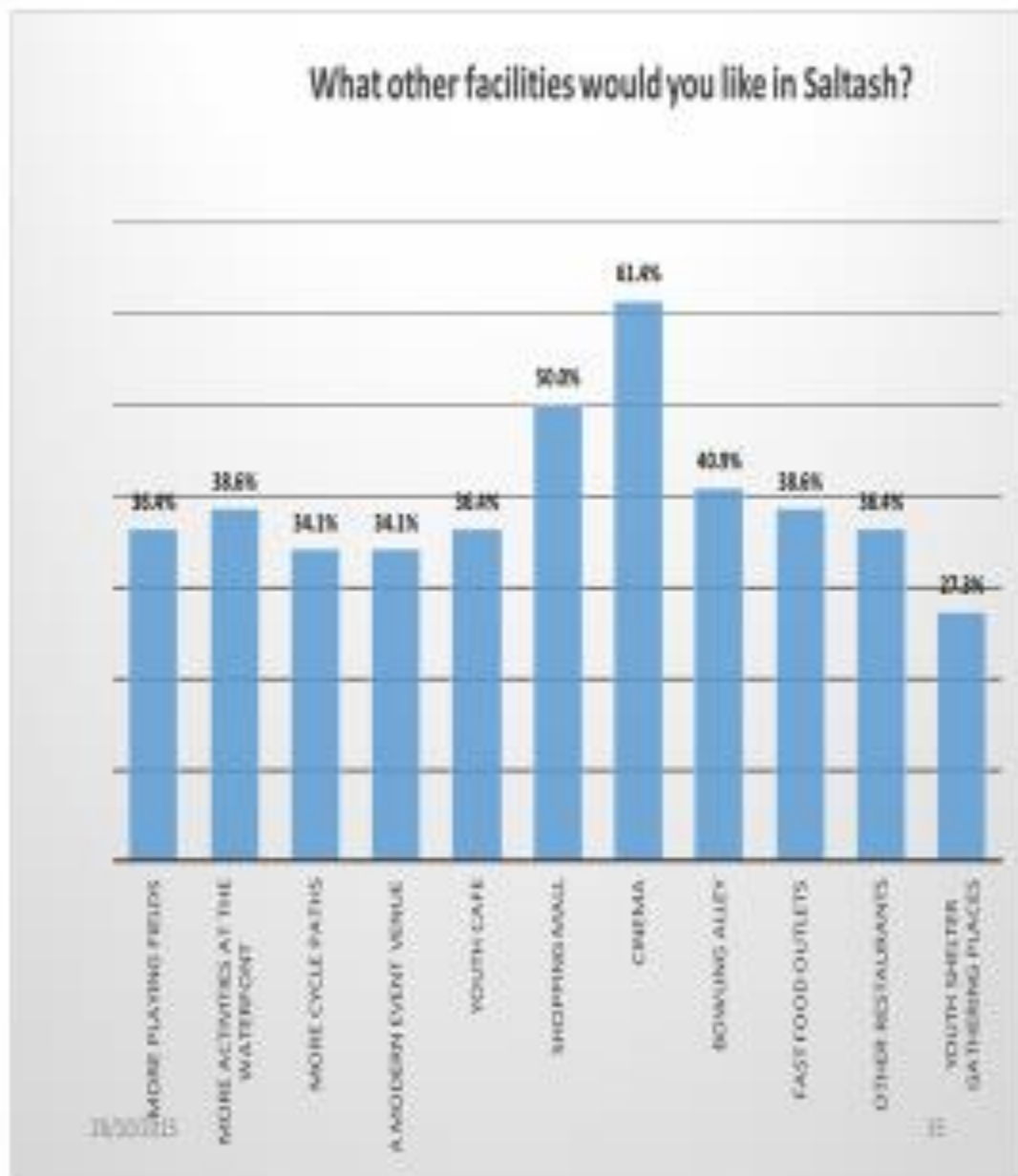
After the Railway Station the waterside was the single most popular area voted for to be improved



What other facilities would you like in Saltash

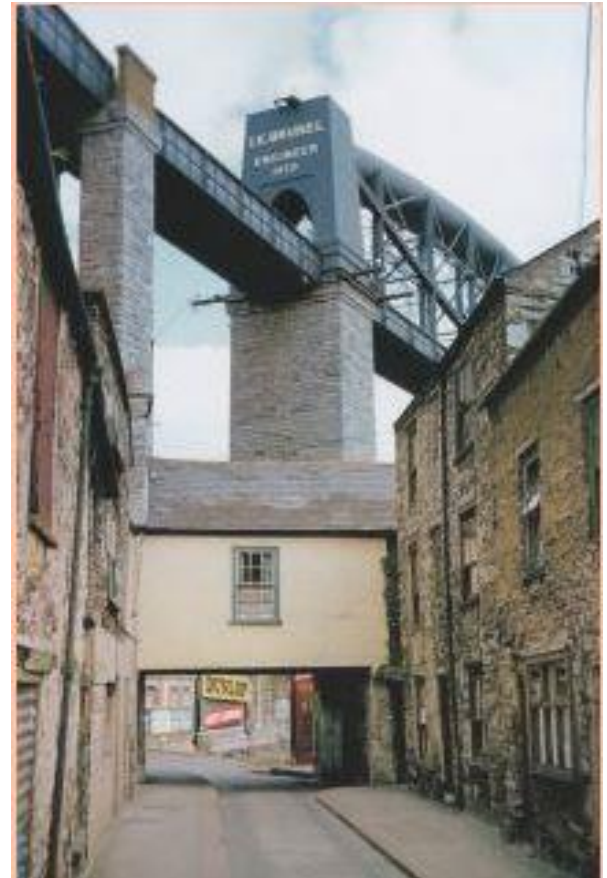
Highlights within the scope of this study

- Cinema 61.4%
- Fast food outlet 38.6%
- More activities at the waterfront 38.6%
- Youth café 36.4%
- Other restaurants 36.4%
- Youth gathering places 27.3%

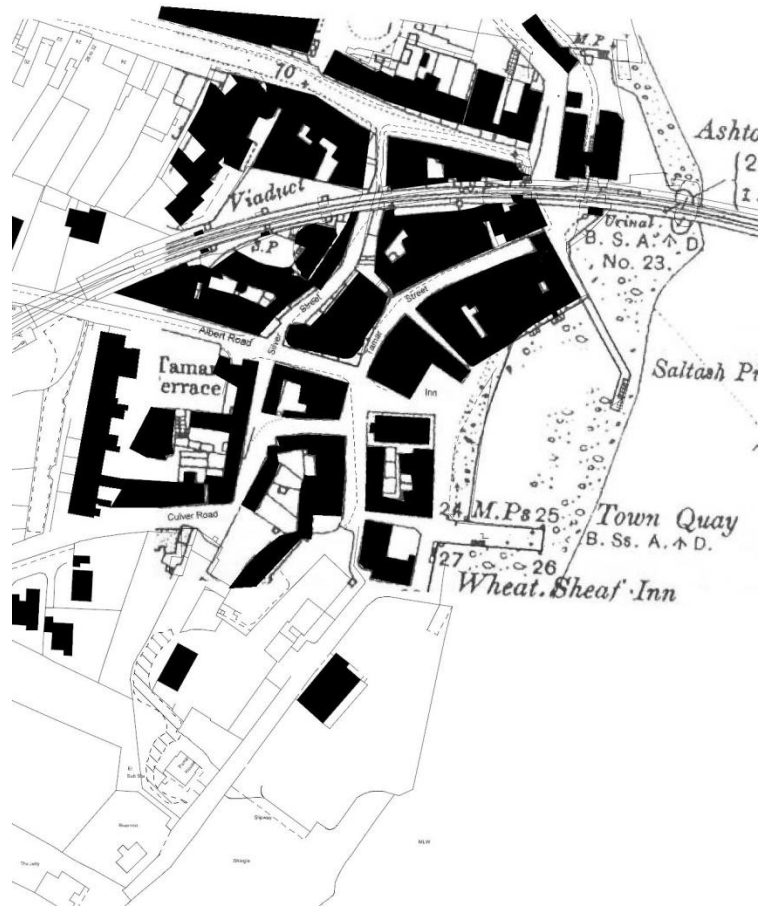


Old Tamar Street

Tight finely grained streets
dating back to medieval
times



Then and Now



Waterfront pre 20th Century

Waterfront today

Possible environmental problems with the waterfront at present

- Ramshackle boat parking?
- Poorly defined edge to waterfront
- Lack of defined public realm?
- Harsh frontages?
- Random car parking?
- Lack of focus?
- Poor quality urban architecture?



Possible environmental problems with the waterfront at present

- Shabby semi derelict building
- Lack of investment?
- Focal point is a small patch of grass
- Edge is defined by parking and a road
- Little seating for views
- No shelter
- Nothing else to do or see
- Flooding issues especially around Livewire, the Union and Just Be corner. This is one of the main arguments for change and flooding is guaranteed to get worse.



Positive elements with the waterfront at present

Present attractions:

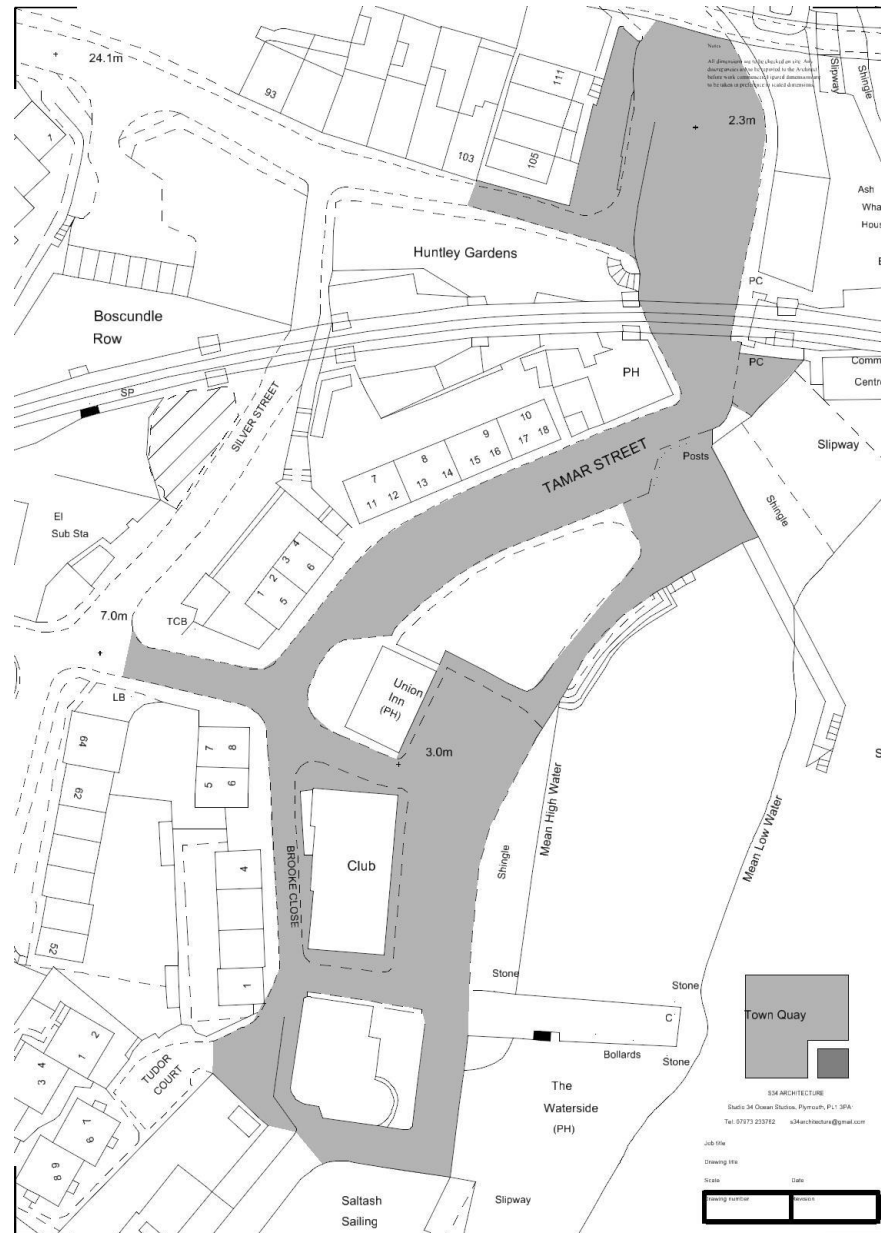
- The River and open space. The view from the green is obviously the main focal point and should be enhanced
- Union Inn - a pleasant and individual pub but poor quality outdoor space. This could become a visitor attraction
- Just Be – a popular and unique restaurant/bar
- Livewire – a great venue to attract the youth but an unattractive building and could be used for much more with investment.
- Not forgetting the bridges

These could all be improved with investment to create a better environment to attract more visitors



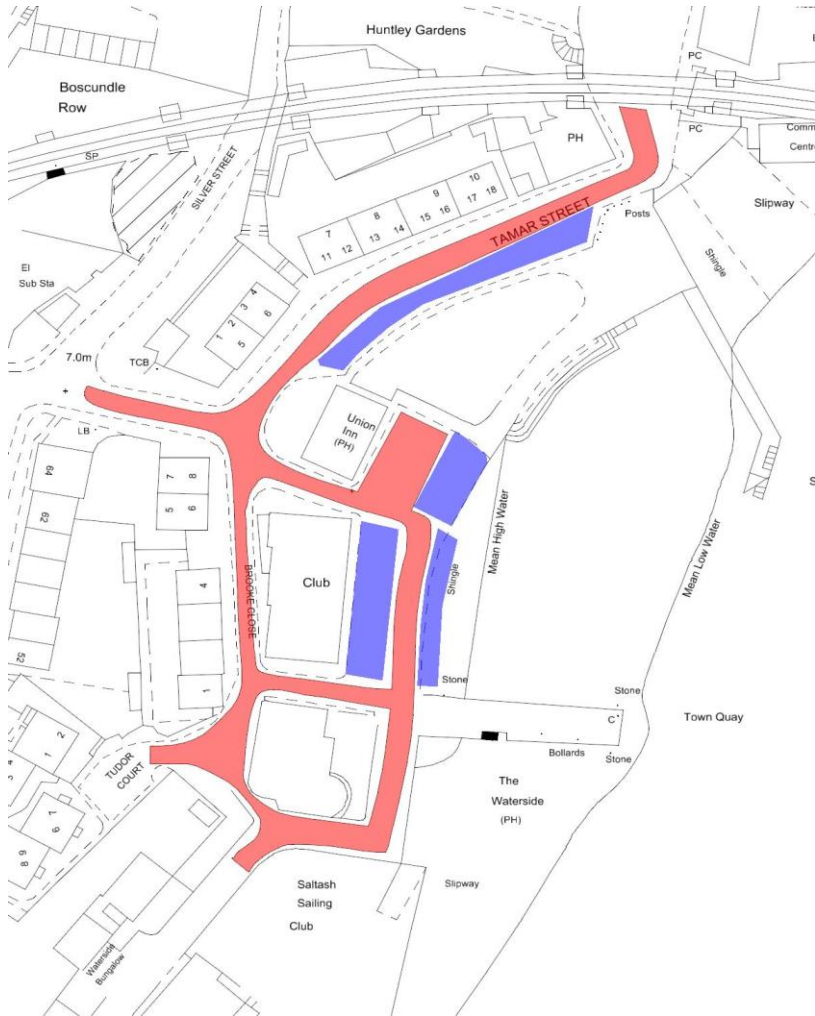
Current plan showing areas of Tarmac

Virtually the whole of the waterfront area is given over to Tarmac apart from a small area of grass

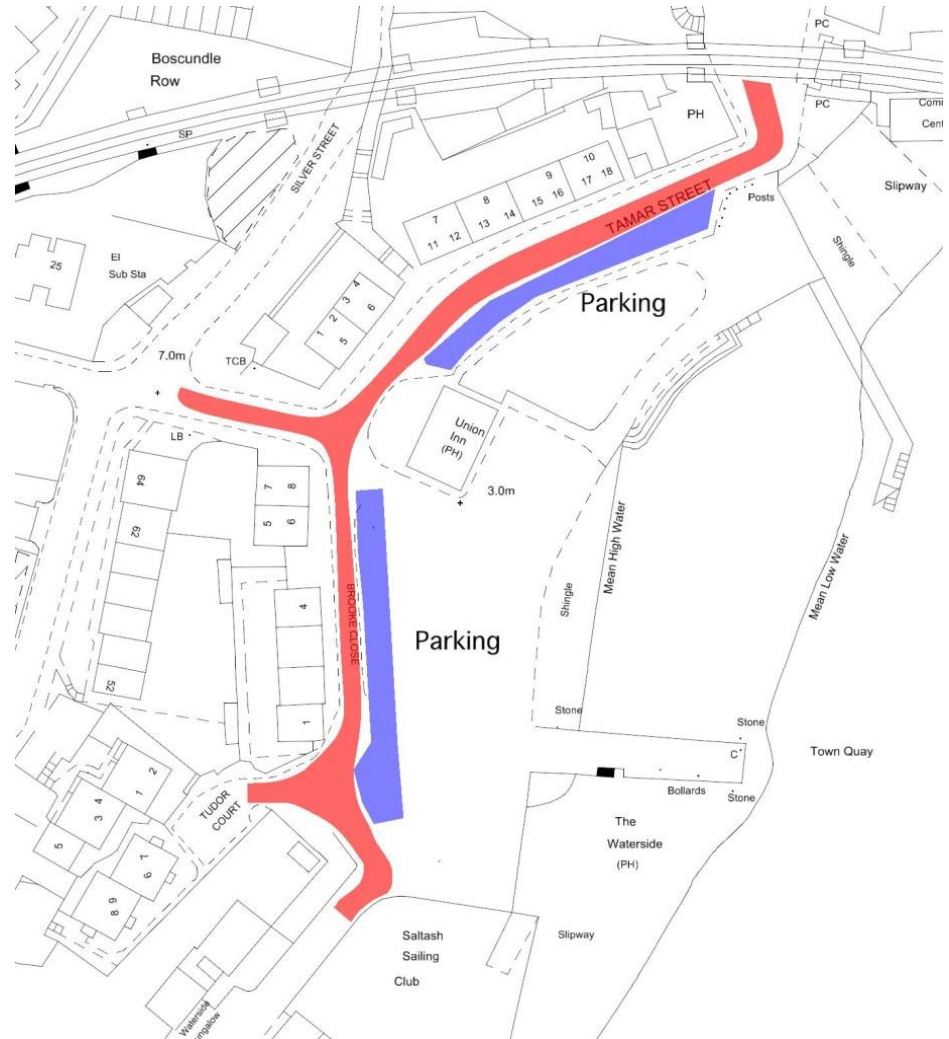


Vehicle routes and Parking

It has been identified that approx 38 cars park are parked in maximum occupancy. 37 spaces are proposed together with a coach bay for Livewire and other attractions



**Present vehicle routes
And parking**



**Proposed vehicle routes
and parking**

Sketch Proposals

Option 1

Do nothing and leave
it as it is.

Option 2

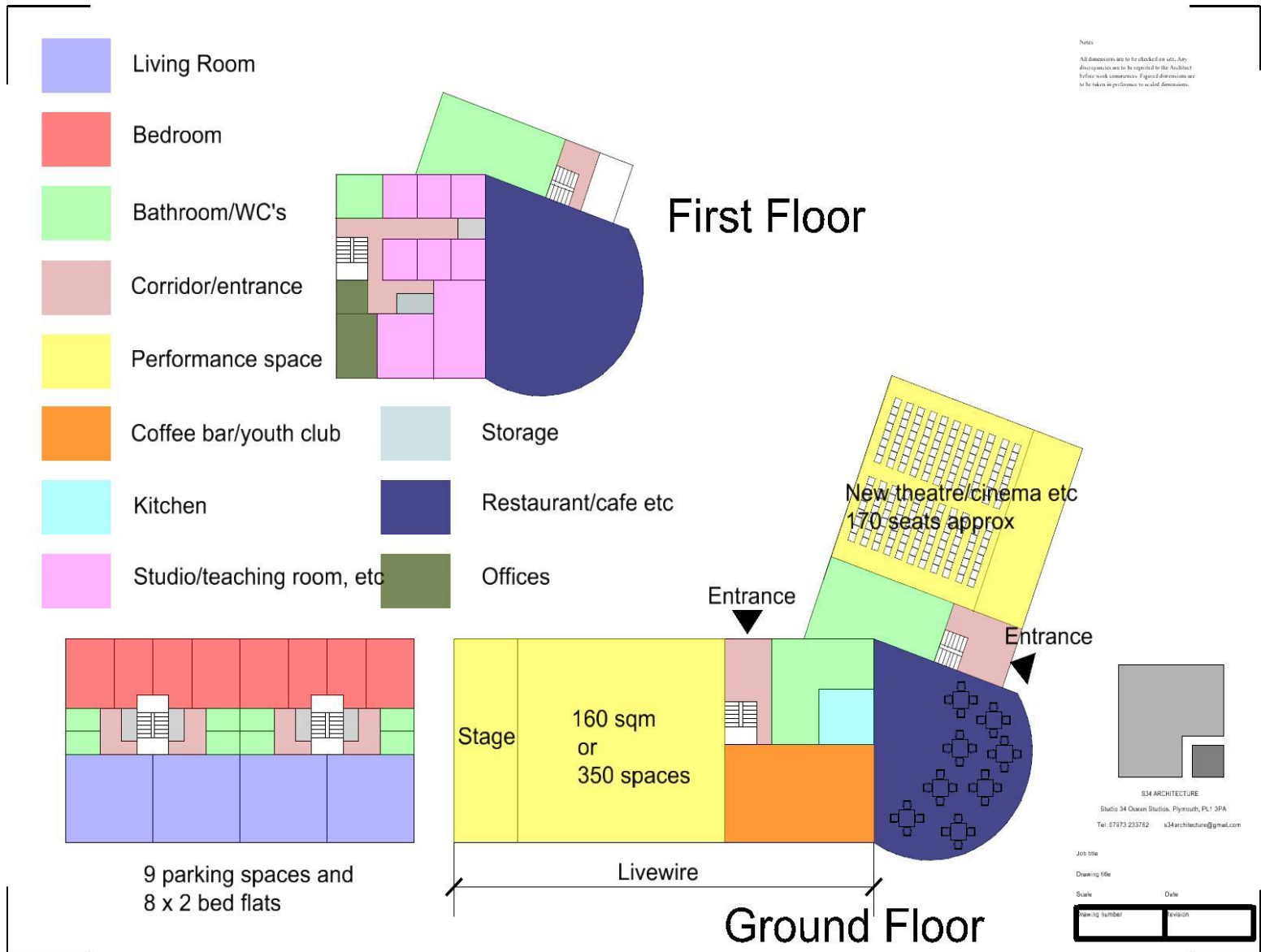
Livewire Rebuilt

- Demolishing Waterside PH and giving over to new flats. Owner gets equivalent area to build flats in development
- Rebuilding Livewire to create new attraction centre/cinema/youth café and new Livewire
- Creating a new pier large enough for public events with offshoot into river beyond low water for viewing, boat mooring
- Creating a new raised walkway for pedestrians and flood prevention
- Creating the event square
- Creating a focal point for the waterfront – use as performance space/youth café/restaurant etc. This will be based in the retained open space allowing river views, seating etc
- New deck for Ashtorre
- All vehicle routes and parking off waterfront area allowing total pedestrian access



Option 2

Floor Plans



Option 3

Livewire retained plus new structure

- Demolishing Waterside PH and giving over to new flats. Owner gets equivalent area to build flats in development
- Refurbishing Livewire only
- Creating a new cinema/theatre and internal street for events
- Creating a new raised walkway for pedestrians and flood prevention
- Creating the event square
- Creating a focal point for the waterfront – use as performance space/youth café/restaurant etc. This will be based in the retained open space allowing river views, seating etc
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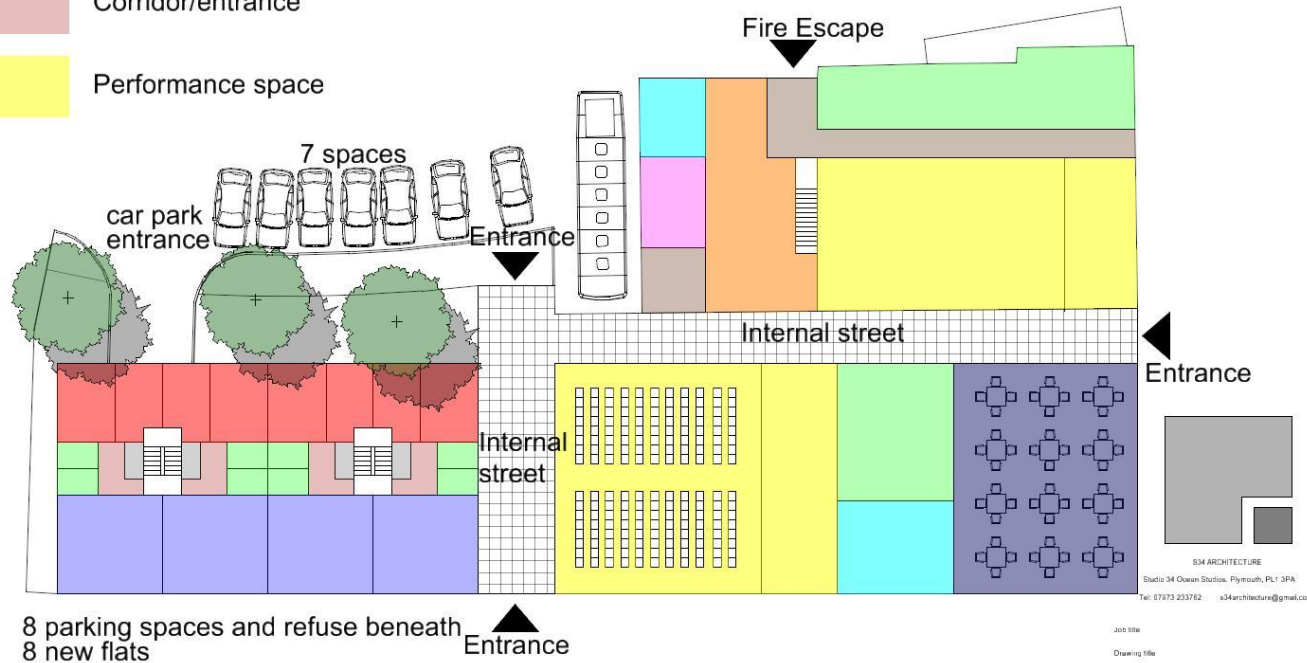


Option 3

Floor Plans

- | | | | | | |
|---|-------------------|---|---------------------------|---|---------------------|
|  | Living Room |  | Coffee bar/youth club |  | Storage |
|  | Bedroom |  | Kitchen |  | Restaurant/cafe etc |
|  | Bathroom/WC's |  | Studio/teaching room, etc |  | Offices |
|  | Corridor/entrance | | | | |
|  | Performance space | | | | |

Notes:
All dimensions are to be checked on site. Any discrepancies are to be reported to the Architect before work commences. Figures & dimensions are to be taken in preference to verbal dimensions.



8 parking spaces and refuse beneath 8 new flats

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Studio 34 Ocean Studios, Plymouth, PL1 3PA
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Job title	Date
Drawing title	Revision
Scale	
Drawing number	Revision

Option 4

Livewire retained plus new extension

- Demolishing Waterside PH and giving over to new flats. Owner gets equivalent area to build flats in development but more flats in this version for funding purposes
- Refurbishing Livewire and creating an extension to the performance space for shared use
- Creating a new raised walkway for pedestrians and flood prevention
- Creating the event square
- Creating a focal point for the waterfront – use as performance space/youth café/restaurant etc. This will be based in the retained open space allowing river views, seating etc
- New deck for Ashtorre
- All vehicle routes and parking off waterfront area allowing total pedestrian access

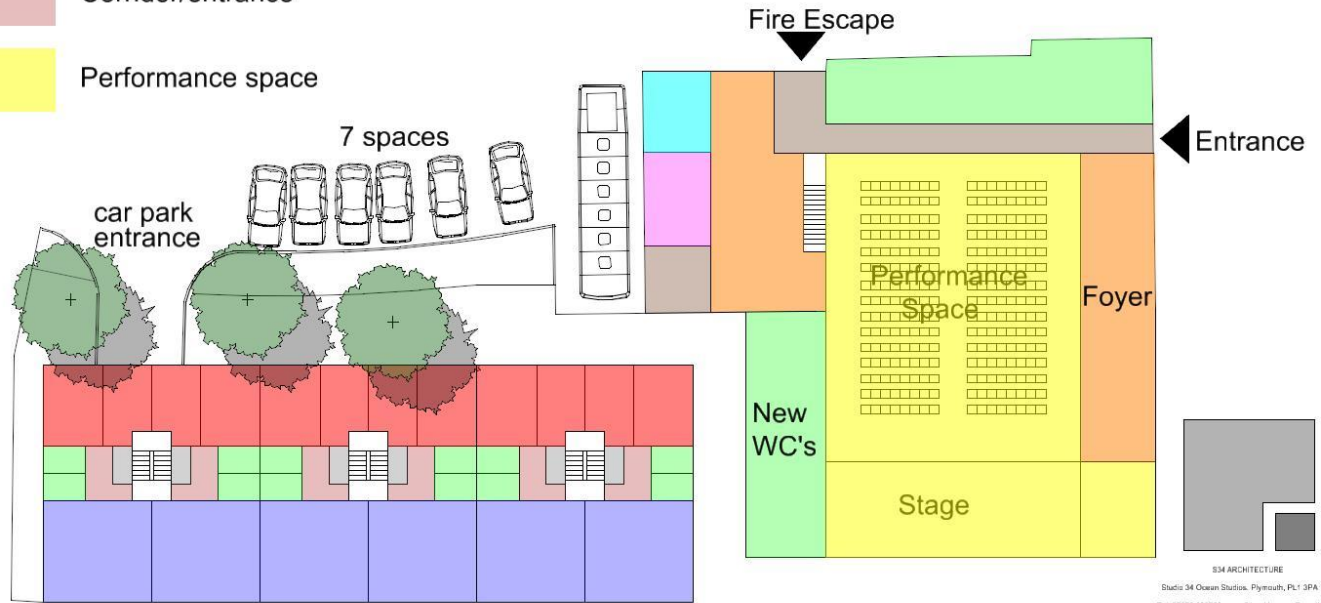


Option 4

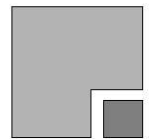
Floor Plans

- Living Room
- Coffee bar/youth club
- Storage
- Bedroom
- Kitchen
- Restaurant/cafe etc
- Bathroom/WC's
- Studio/teaching room, etc
- Offices
- Corridor/entrance
- Performance space

Notes:
All dimensions are to be checked on site. Any discrepancies are to be reported to the Architect before work commences. Figure dimensions are to be taken in preference to scaled dimensions.



12 parking spaces and refuse beneath
12 new flats



S34 ARCHITECTURE

Studio 34 Ocean Studios, Plymouth, PL1 3PA

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Job title

Drawing title

Scale

Date

Drawing number

Revision

Issues

- Agreeing a Scheme including Priorities and Phasing
- Project Team Leadership and Management
- Stakeholder Participation
- Legal including Landowner Agreements
- Highway including extinguishment
- Planning including Environment and Heritage
- Budget elements
- Funding and Financing
- Programming and Timeframes

Providing your Feedback

- Check out the sketch designs which are also available online at www.Plan4Saltash.co.uk the Saltash Neighbourhood Plan Website
- Preferably, fill out the on-line **Feedback Form** also available at www.Plan4Saltash.co.uk
- Or alternatively,
- Complete the paper **Feedback Form** available here and post in the box provided.

Thank You