

Character Area 4: Industrial area

This sheet summarises the comprehensive assessments of character and regeneration opportunities in sections 5 and 6 of the report.

Character summary

Several dispersed areas retain an industrial character, mostly linked to the workings of the harbour and the mineral tramway but also to mining and municipal service provision.

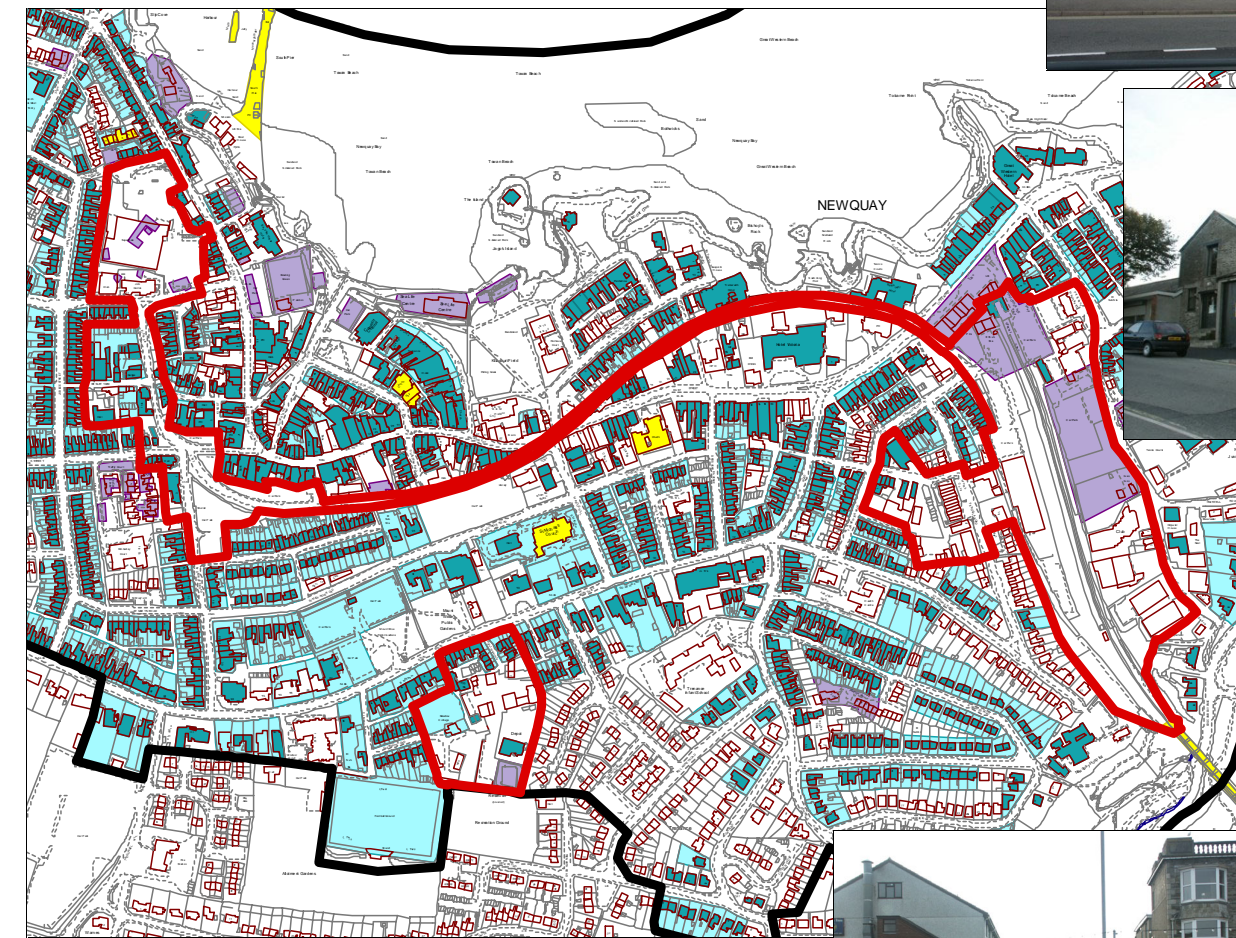
Characteristics of this area include large scale buildings and land plots. Surviving features relating to former industrial use include enclosed courtyards and upper floor loading doors.

Some areas have experienced erosion through demolition or underdevelopment, resulting in a substantial loss of urban grain.

The route of the mineral tramway continues to provide an important link between the town centre and the railway.

Regeneration opportunities

- **Reinstate character and quality**
Redevelopment of several brown field sites could usefully reinstate character, quality and urban grain to under-developed and under-enclosed areas of the town
- **Enhance the public realm**
- **Enhance the route of the former mineral tramway**
Manor Road and the pedestrianised length of the former mineral tramway have the potential to improve the town's connectivity offering an important alternative link between the east and the west sides of Newquay



Sensitive adaptation of former industrial buildings



Continue railway station enhancements

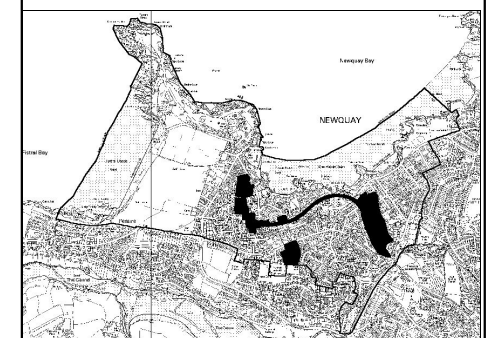


Promote the former mineral tramway as an important traffic free connection between the town centre and the railway area

Character area 4: Industrial area

Key

- Character Area boundary
- Scheduled Monument
- Listed Building
- Other Historic Building
- Historic Plot
- Other Historic Site



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