

# St Lawrence Hospital: From brownfield to a parkland community

Redevelopment of publicly owned brownfield land is a priority for the UK Government. LDA Design has played a major role in bringing the site of Bodmin's former St Lawrence Hospital back into use.

LDA Design's proposals, for Homes England's predecessor, promoted a high-quality, mixed-use neighbourhood that makes best use of the site's assets.

Respect for long distance views to the wider Cornish landscape and retention of the hospital's parkland features, including mature trees, areas of open grassland, footpaths, and stone, hedge and rail boundaries, were key to connecting people with place. All serve to create a distinctive identity for the new neighbourhood.

The scheme safeguarded land for 3,600sqm of employment space and 175 new homes, with landscape and access strategies that optimised existing infrastructure. It means that the new community here will be an enterprising one.

LDA Design secured outline planning consent and development is now underway.



**Client**  
Homes England/Homes and Communities Agency

**Location**  
Bodmin, Cornwall

**Partners**  
Parsons Brinkerhoff, GVA Grimley, Sumo Services,  
Aspect Tree Consultancy

**Services**  
Planning, Masterplanning, Environmental Planning

**Area**  
10 ha

**Schedule**  
2013-2016

1 Illustrative Masterplan



<sup>1,2</sup> Visualisation of the consented scheme

<sup>3</sup> Part of the historic site