

Business and Learning Centre, Looe

Pre-Planning Application



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Document Aims

This Pre-Planning Application Statement has been produced by space design to aid and support the Pre-application for a proposed Business and Learning Centre in Looe on the behalf of our client Looe Town Council.

We will lead you through the initial concepts and the positive effect the proposal will bring to its immediate and wider context .

Initial Project Brief

The initial project brief is to develop a high quality mixed use building for the business and learning sector.

It is envisaged that the proposed development will be two stories high, raised 1m from ground level for flood defence and to link with the existing library / Town Council building to provide associated facilities.

Key Objectives

- Develop high quality, flexible, commercial and retail units.
- Retain the existing street façade to maintain and enhance the street scene.
- To fully utilise the site and maximise the development proposals.
- To exploit through the design, the prominent nature and visibility of the site within the conservation area.



Introduction

(information provided by Looe Town Council)

The pandemic has highlighted how vulnerable the town is because of its reliance on tourism. There is no suggestion that we should discourage the tourism sector but the rationale for the project is to diversify the economy and focus on the knowledge economy and creative sectors and help provide resilience to businesses and new start-ups.

The building would provide high speed fibre connection to the Internet providing a safe and secure ICT environment. It could be pitched as a 'serviced' space to support science and ICT based jobs. There may also be an opportunity to leverage off the move towards green and environmental based technology and research.

The proposal is to develop a Learning and Business Hub on the land between the Looe Community Hub (Library) to the bottom of the Millpool slip road.

This approach is based on evidence gathered from the Looe Neighbourhood Plan evidence base and town surveys.

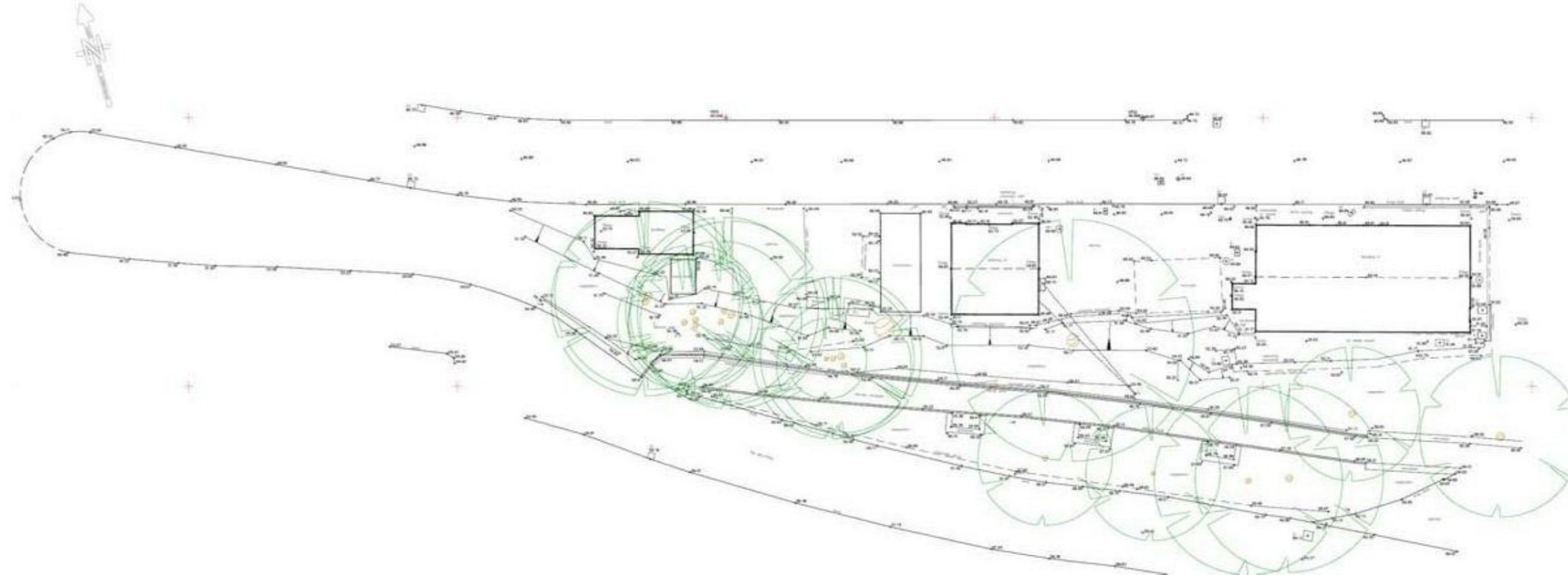
The learning hub concept is to provide a space to deliver learning and training opportunities that supports business and individuals. This could include entrepreneur start up support, getting back into work and developing business resilience.

The business hub concept is to provide office space with shared facilities for small businesses, start-ups or move on businesses who are working from home. The aim is to provide small office units with a shared conference room, kitchen and collaboration opportunities with links to the learning hub.

Although most employment is within the town and is tourism based, 39% of those in 'Financial, Real Estate, Professional and Administrative activities' worked mainly at or from home'.

The NDP residents and business surveys indicated that residents support the provision of offices, high tech, professional and scientific businesses. 24% of the business respondents supported improved commercial space and/or facilities to create employment opportunities.

Site Mapping



The Site

Existing Site Area 392 m².

The above images provide the location, ordnance plan, aerial view and topographical survey of the site. estuarial mud on the western side.

The Millpool is located adjacent to the interception of West Looe River to East Looe River. It was built to serve a tide mill built around 1600. The causeway which runs around the edge of the pool was also much larger at the time, but has eroded since.

On the far side of the river on the East Looe side, lies the train line which runs from Looe back to the Cornish town of Liskeard where it can join the Cornish Main Line.

Key features: The site is close proximity to the Looe Library, Millpool centre, and a large carpark surrounding the Millpool lake.

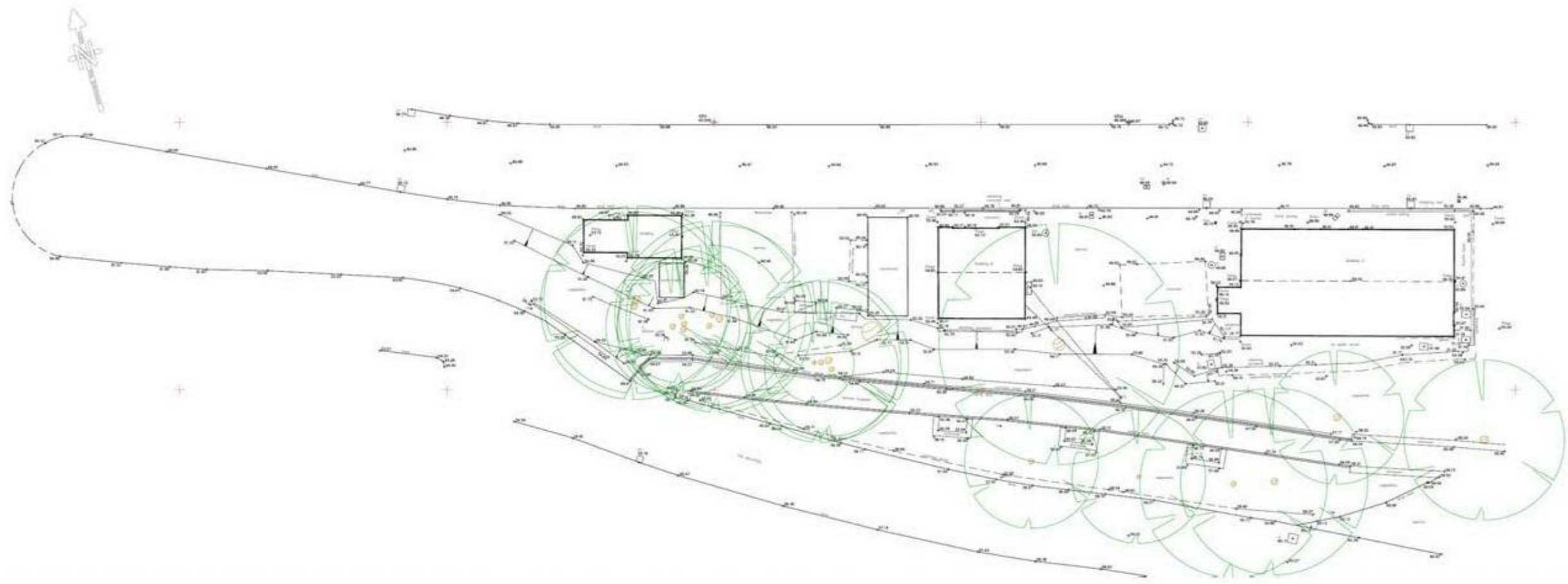
Current use:

There is currently a vet, a small council building and storage containers. There was previously a café which since been demolished. There are several large trees on the bank behind the site.

Constraints:

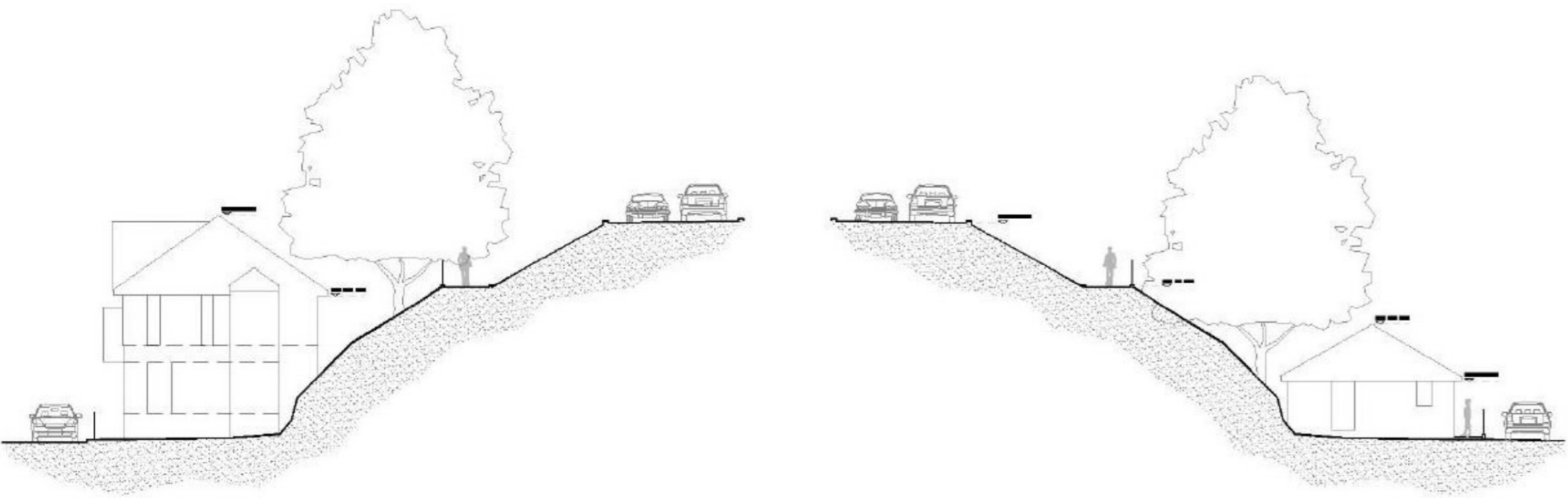
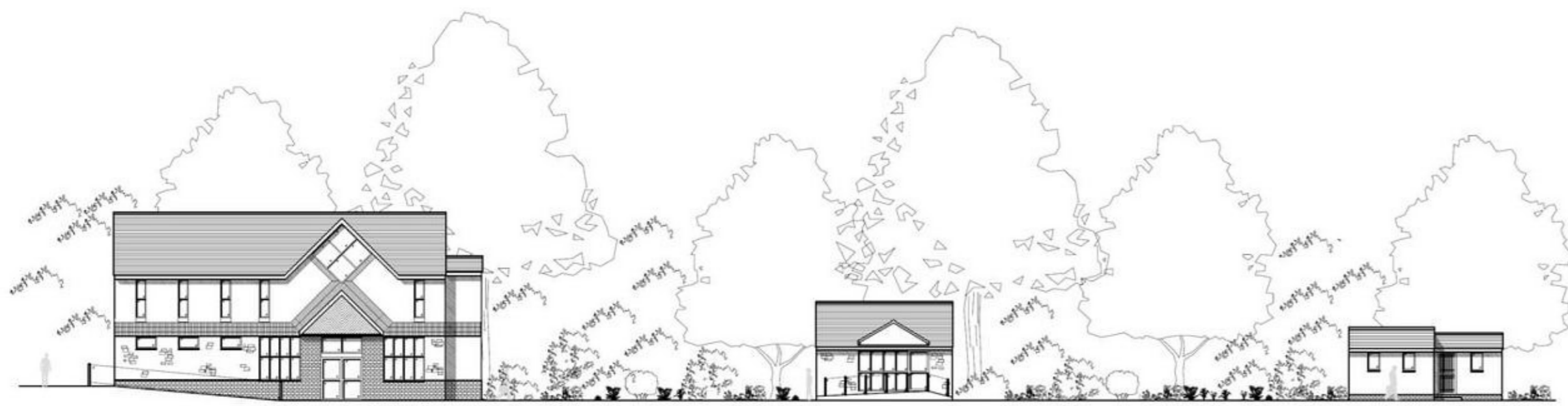
Due to trees and asloping bank, in order for the building to meet the required size and height as requested in the brief, unfortunately some of these trees need to be removed and a retaining wall constructed.

Site Analysis



The site faces North and tapers away to the West, away from the library. Above the site is a pedestrian footpath which links to the main access road to the Millpool car park.

There are a number of trees behind the site on the sloping bank, which unfortunately will require to be removed in order to accommodate the new proposed building. Please refer to the tree survey and proposed tree planting in aseparate planning application. .



Site Photographs



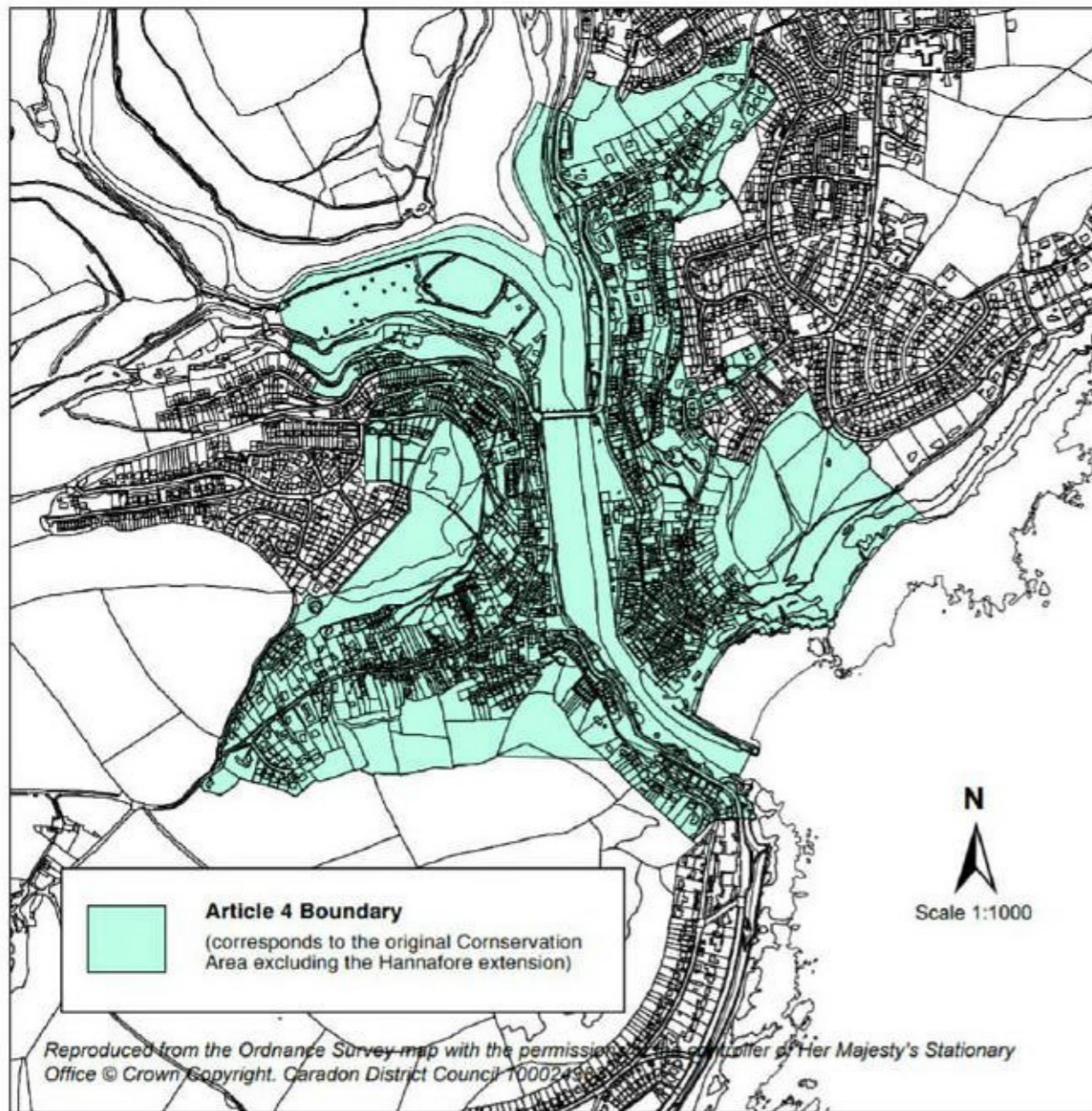
Design Concepts & Precedents



context - design concepts & precedents

Looe Conservation Area & Flood Risk

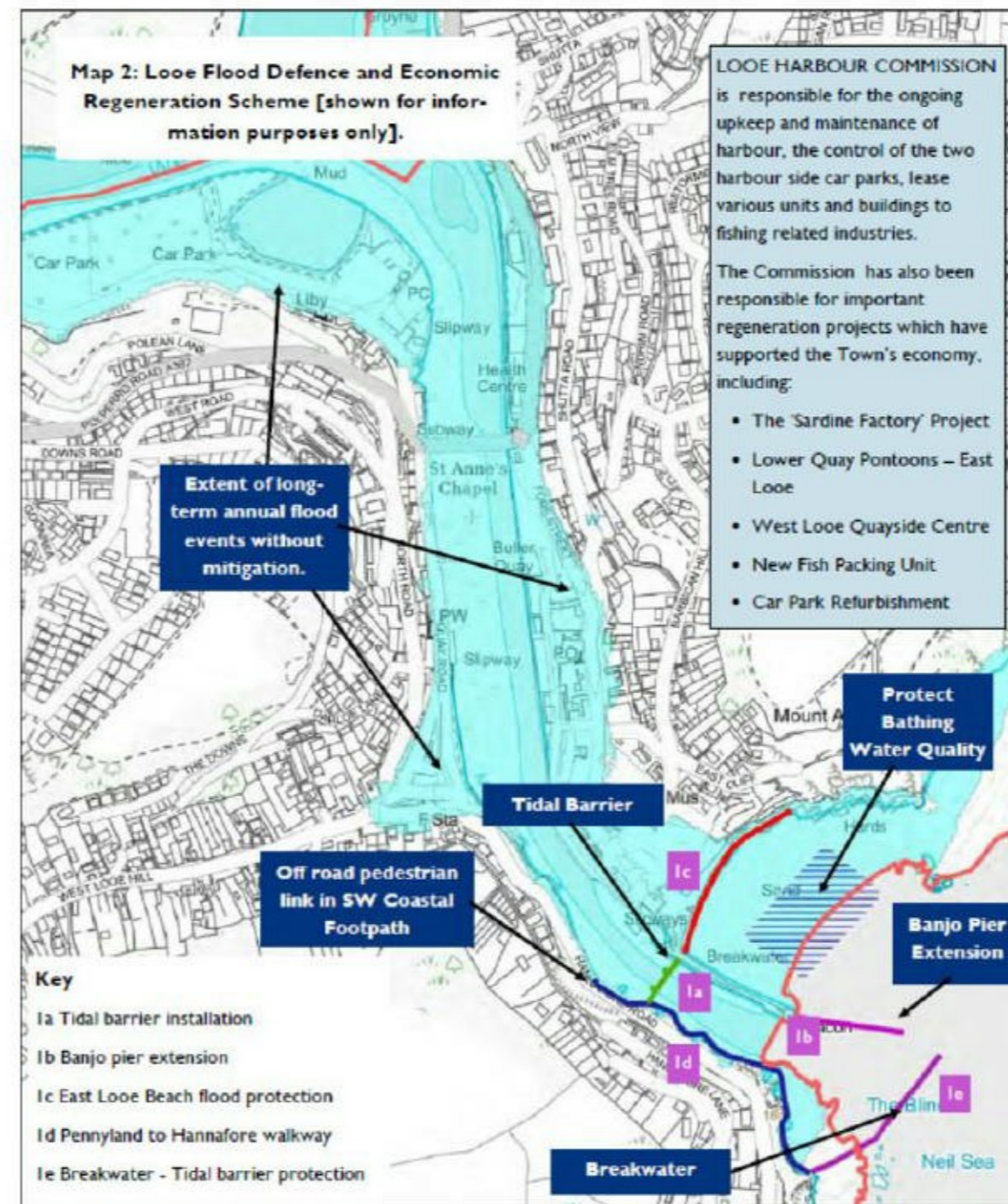
Looe Conservation Area



The site sits inside the Looe Conservation Area. Therefore, any development is to ensure the Conservation Area is enhanced and preserved whilst being compatible with the design values of the adjacent buildings.

Flood Risk

The site is technically in Flood Risk 1 but is adjacent to the road and car park which are Flood Risk 3. The Site is also within the Looe Flood Defence and Economic Regeneration Scheme. Therefore, the proposed building will be raised 1m above ground level.



Extent of flooding from rivers or the sea
 ● High ● Medium ● Low ● Very low ⊕ Location you selected



Flood map for planning

Your reference: looe
 Location (easting/northing): 225255/53713
 Created: 3 Feb 2021 15:25

Your selected location is in flood zone 1, an area with a low probability of flooding.



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Planning Policy Context



POLICY E 1 - MILLPOOL / POLEAN MASTER PLAN

1. Regeneration proposals for the Millpool/Polean brownfield land within the Millpool area will be supported if they include schemes which would contribute to the sustainable development objectives and delivery strategy of this NDP for the:

- a. Creation of an 'ECO business park' with the provision of small/medium size flexible commercial units which retain existing business and attract new small businesses.
- b. Enhancement of sustainable tourism in Looe through the inclusion of a Cycle Hub (See NDP Policy TOUR3)
- c. Provision for a Learning and Business Hub commercial development alongside the TC Office/Library Assist and support the release of regeneration opportunities elsewhere in the town centre and harbour area (See NDP Policy C 3).

2. Proposals for the Polean area should be guided by the NDP master plan for the area and:

- a. Draw out and preserves the economic, cultural and heritage values inherent in the area;
- b. Ensure that the extent of development, layouts, design solutions, scale and massing etc. are demonstrably responsive to and informed by the historic and landscape character of the site and an understanding of its setting and the wider context of any designated or undesignated historic environment assets nearby (in accordance with CLP Policies 12 and 24).
- c. Ensure that the setting and significance of the heritage assets present on and close to the area affected are protected and interpreted to a high standard.
- d. Include measures to protect wildlife habitats and preserve and enhance the character of the nearby ancient Kilminorth Woods;
- e. Make provision to ensure that any harm to existing biodiversity is adequately mitigated and measurable gains in biodiversity are delivered, that planting and other measures that contribute to the maintenance of the historic character of the wood are incorporated in the design, that there is no impact on wildlife habitats, and that the natural beauty of the woods or the estuary is not harmed.
- f. Take into account the environmental policies of this Neighbourhood Plan as set out in Section 6.

7.8 Eco Business - Developed on environmental sustainability principles, with all buildings constructed to at least BREEAM 'Excellent' standards in order to reduce greenhouse gas emissions by 50%. Eco Business Hubs provide small office and workshop spaces on flexible and low cost terms that are attractive to start up businesses. They may include a joint reception area, well equipped meeting and conference rooms, 'maker-space' for assembly of projects and orders, fully equipped communal kitchens and toilets/showers etc, superfast broadband and electric vehicle charging points from solar power. Often staffed to provide reception services, daily cleaning of all communal areas of the building, business advice, franking machine and photocopying service. Such facilities can be both environmentally sustainable and attractive to a wide range of small enterprises operating in growth markets whilst encouraging new and innovative approaches such as mutually supportive 'co-working' arrangements.

POLICY E 4 - SMALL SCALE WORKSHOP DEVELOPMENT - SUPPORTING VALUE ADDED ENTERPRISES AND EMPLOYMENT DIVERSIFICATION

1. The development of new, or adaptations to suitable existing buildings, renovations or re-use of farm buildings to provide, small scale workshop/office/research facilities which:

- i. assist the growth of value added enterprise arising as a result of the Harbour improvements, and/or
- ii. provide opportunities for start-up enterprises, and grow on space for previously home based enterprises, and/or
- iii. wish to cluster with similar enterprises

will be supported provided they are of an appropriate scale and are well integrated with the appearance and character of their immediate neighbourhood, have no significant detrimental impact on the amenities of adjoining residential areas in terms of noise, effluent or fumes, traffic generation; and do not add to difficulties with water supply, sewerage and sewage treatment and runoff water and the storage and safe containment of waste and recycled products.

The site is included in the Draft Looe Neighbourhood Plan which includes sustainable development objectives for the economy, as below (text provided by Looe Town Council):

- To encourage a range of diverse, decent quality, secure and well-paid year-round permanent employment in Looe that matches population expansion.
- For all economic development to be sustainable, of a scale that suits Looe's nature, enhancing its heritage character, appearance and natural assets, and makes best use of land.
- To attract and grow businesses that are not land hungry or transport dependent.
To use the opportunities for redevelopment at Millpool/Polean to support and enable the NDP's aspirations for sustainable economic/ employment development in this location.

Relevant Policies:

Policy E1 - Millpool / Polean Master Plan (abstract):

Regeneration proposals for the Millpool / Polean brownfield land will be supported if they include sustainable development objectives for the following:

- Creation of an Eco business park with the creation of mixed use commercial units
- Enhancement of sustainable tourism through the inclusion of a cycle hub
- Provision of a Learning and Business Hub adjacent to the library / Town Council offices

Policy 7.8 - Eco Business (abstract)

Developed on environmental sustainability principles, with all buildings constructed to at least BREEAM 'Excellent' standards. Small office and workshop spaces to be provided on flexible and low cost terms which includes a reception area, meeting and conference rooms, maker spaces, communal kitchens and toilets / showers, superfast broadband and electric charging points.

Policy E4 - Small Scale Workshop Development (abstract):

1. The development of new buildings to provide small scale workshop/office/research facilities which:
 - i. assist the growth of value added enterprise arising as a result of the Harbour improvements, and/or
 - ii. provide opportunities for start-up enterprises and grow on space for previously home based enterprises, and/or
 - iii. wish to cluster with similar enterprises
 will be supported provided they are of an appropriate scale and are well integrated with the appearance and character of their immediate neighbourhood, have no significant detrimental impact on the amenities of adjoining residential areas.

Planning History

(Previous 10 years of postcode PL13 2AF)

Looe Library and One Stop Shop

PA19/03060 Redevelopment of existing library to incorporate Looe Town Council offices. Approved with conditions 23/4/19.

Sonia's Café

PA18/11805 Prior notification of demolition of single storey rendered single skin block work with a corrugated sheet roof, in part timber frame and flat roof single storey. Prior approval not required 15/1/19.

Millpool Car Park

PA18/02185 5 day exception notice for middle aged prunus and sorbus species. Closed – advice given 17/8/18.

Footpath behind Looe Library and One Stop Shop

PA18/04366 The footpath is to be excavated and removed in its entirety then the slope is to be re-profiled to the top of the lower retaining wall below. Withdrawn 3/1/19.

Boatyard

PA13/11022 Re-roofing and partial rebuilding with extension to Pearn's Boat Building Workshop and sales/offices. Approved with conditions 16/1/14.

Calweton Veterinary Centre

PA13/04734 Extension to side of premises, internal alterations to provide waiting/reception area and formation of an additional parking space. Approved with conditions 2/10/13.

Atlantis

PA13/03297 Construction of maisonette on two floors above open car parking spaces. Withdrawn 11/6/13.

Cottage Gifts And Crafts

PA11/10243 Submission of details to discharge condition 6 in respect of decision notice PA11/07030. Approved 6/2/12.

Dogs and Doughnuts

PA11/07030 Change of use of café and takeaway with external alterations to residential with external staircase following planning consent reference PA10/06865. Approved with conditions 11/11/11.

Millpool Boatyard

PA11/02987 Change of use of part of workshop to sales (to include ancillary office and kitchen for staff), installation of new external door to north east elevation and alteration to window on south west elevation.

Provision of four 7 metre high flagpoles flying corporate flags. Approved unconditional 24/5/11.

Planning Policy

This pre-planning proposal recognises that the existing development plan policies seek to direct new development to land within defined development limits. The application site is located as shown on the submitted location plan.

The context for the application is within a planning system where the Government is pushing for all parties involved in the development process to approve without delay sustainable development.

Relevant planning policies have been identified, examined and taken into account in designing and submitting a development proposal on this piece of land, including;

National Planning Policy Framework 2012

Core planning principles - paragraph 17

Section 4: Promoting sustainable transport

Section 7: Requiring good design

Section 10: Meeting the challenges of climate change

Section 11: Land instability

Section 12: Conserving the historic environment.

Caradon Local Plan First Alteration 2007

ALT2 - General Design Principles

ALT3 - Sustainable Design

LO8 - Development Affecting Looe Conservation Area

'Looe Conservation area – development in or adjoining Looe conservation area will not be permitted unless it meets the following criteria:

- the use of building materials which respect Local building traditions and are in Sympathy with existing neighbouring properties;
- the height of the proposed building should have regard to the small scale local architectural character, should not normally exceed three storeys, and should follow existing building lines. the proportions of the proposed building should reflect the vertical emphasis of Existing buildings;
- new shop fronts should relate in scale and design to original shop fronts in adjacent properties;
- the gable ended pitched slate roof forms and barge boards typical of this area should not normally be broken by new development. Any new roofs should complement the existing roofscape;
- paved areas should be in a material that is sympathetic to the character of the area. Boundary walls should be in stone laid on bed or simple vertical pale fencing;
- extensions to period buildings should be in the style of the parent building. Replacement of a building in a period block or terrace should be in the same idiom as its neighbours'.

Caradon Local Plan 1999

CL9 - Area of Great Landscape Value

EV2 - Conservation Areas – preservation or enhancement; new development sympathetic to historic character;

"All proposals for development in conservation areas must pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

All development should be sympathetic in size, scale, height and materials to the historic character of the particular conservation area and the vernacular tradition of its architecture".

EV11 - Transport

EV13 - Car Parking

HAZ5 – Contamination and Unstable Land

LO10 Development of Steep Slopes (Looe)

"Proposals for the creation of new buildings or the extension of existing buildings on the steep slopes in the Conservation Area will be refused if such development is unneighbourly in scale or severely reduces the amenity of existing properties, or results in an undesirable reduction in open hillside, or would aggravate or cause traffic problems".

Cornwall Local Plan Strategic Policies 2010-2030

Of particular note is emerging Policy 24-Historic

Environment which aims to ensure development within designated Conservation Areas pays due regard to their significance and also the need to preserve and enhance the character of such designated heritage assets.

Others include:

Policy 1 In favour of sustainable development

Policy 2 Key targets and spatial strategy

Policy 3 Role and function of places

Policy 5 Jobs and skills

Policy 13 Design

Policy 14 Development standards

Policy 23 Natural environment

Policy 24-Historic Environment

Policy 27 Transport and accessibility

Cornwall Design Guide 2013

Draft Looe Conservation Area Management Plan

Draft Looe Neighbourhood Plan

Planning Statement

The application site (392 m²) is located within the settlement boundary of West Looe within the designated Conservation Area. It had previous uses of a café, storage and is currently occupied by a Vet and Council storage facility and is largely unused and untidy piece of vacant land.

This Planning Statement has been prepared to outline the development proposed and to illustrate that the proposals are fully in compliance with the development plan for the area.

The proposal is also considered to be acceptable 'sustainable development' within the meaning set out in the National Planning Policy Framework 2012 (NPPF).

Furthermore, it is considered that this supporting document provides the information requirements of Local Planning Authority in respect of a suitable building respecting the location of the site within the designated Conservation Area.

The planning history of the site has been stated previously and consists of a demolition to the former café and an extension to the current café. There has also been an application relating to the footpath and bank behind the site.

Due to the proposed seaside beach hut design theme we have assigned the name 'The Hut' to the building at this stage. This may not be the final name, as this will need to be confirmed by Looe Town Council.

Assessment

Principal of Development

In principal, the provision of a mixed use building in this location is deemed appropriate and acceptable given the mixed use of the area, as well as the future aspirations in the Draft Looe Neighbourhood Plan as well as other policies, illustrated previously.

This proposal seeks to make effective use of previously part developed land and ensure the continued active use of the area. It is also hoped the development will act as a catalyst for future development and investment within the immediate area.

Impact on Setting

When considering the impact of the proposal in relation to the site and planning policy, the initial proposed design ensures the principals are not challenged. In this early stage of design, the development massing and scale has been demonstrated to be acceptable and further details and use of materials will be developed during the planning process.

As the site tapers in to the West, it is proposed that the existing bank and trees planted on the bank are removed and in association with the footpath works, a new retaining wall is provided. There is a planting scheme in the appendix for the location of new trees in the area.

At pedestrian level, the building line will respect the adjacent library.

Design

The proposed building is of a suitable scale and mass to ensure that the existing character of the Conservation Area is respected, whilst introducing a quality contemporary architectural design. The proposal recognises the order and rhythm of the adjacent buildings existing fenestration and geometry, that will be recognised by the passing general public.

The roof height does not exceed the adjacent library and is of a similar form with the additional of gable ends to provide a beach hut theme in this seaside location.

The use of vernacular materials have been provided with the use of stone, render, cladding and natural slate.

Transport and Accessibility

The site is accessible by foot, bicycle, public transport and private vehicle. The site is considered sustainable in terms of location, occupying an accessible location by a number of transport routes including a train connected to the London main line and future occupants will be able walk or cycle rather than use a private motor vehicle.

Flood Risk

Due to the location of the proposed building adjacent to a flood risk zone, the building has been raised 1000mm from ground level. An accessible ramp has been provided to the entrance

Brief Analysis

Brief Provided by Looe Town Council (abstract):

Draft indicative proposal for Looe Learning and Business Hub

The pandemic has highlighted how vulnerable the town is because of its reliance on tourism. There is no suggestion that we should discourage the tourism sector but the rationale for the project is to diversify the economy and focus on the knowledge economy and creative sectors and help provide resilience to existing businesses and new start-ups.

The building would provide high speed fibre connection to the Internet providing a safe and secure ICT environment. It could be pitched as a 'serviced' space to support science and ICT based jobs. There may also be an opportunity to leverage off the move towards green and environmental based technology and research. The proposal is to develop a Learning and Business Hub on the land between the Looe Community Hub (Library) to the bottom of the Millpool slip road. This approach is based on evidence gathered from the Looe Neighbourhood Plan evidence base and town surveys.

Learning Hub

The concept is to provide a space to deliver learning and training opportunities that supports business and individuals. This could include entrepreneur start up support, getting back into work and developing business resilience.

Business Hub

The concept is to provide office space with shared facilities for small businesses, start-ups or move on businesses who are working from home. The aim is to provide small office units with a shared conference room, kitchen and collaboration opportunities with links to the learning hub.

The following should be taken into consideration:

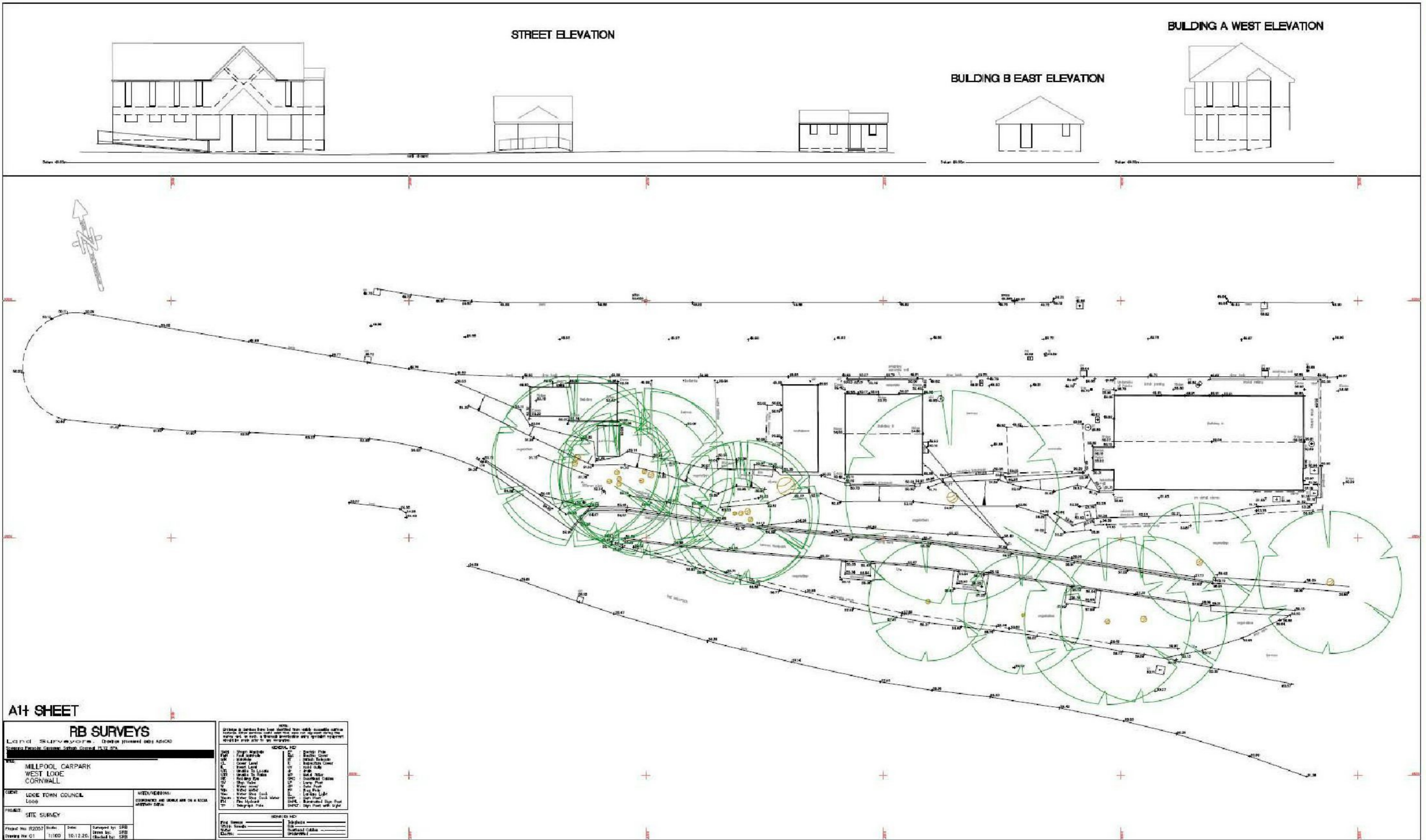
- The land is within the Looe Conservation Area
- Any building should take into account the existing buildings in the location and complement
 - Any building should have a low impact on the environment and have high environmental values

- The area is subject to sea flooding from time to time
- Policies within the draft Looe Neighbourhood plan
- Any building should be linked to the existing Looe Library/Community Hub
- The Learning and Building Hub should facilitate collaboration and cross fertilisation of businesses and learners, be a flexible space and allow for communal activities

In addition:

- Do not include any facilities for the existing Vet.
 - Site to extend beyond the existing council storage facility.
 - The bank behind will be stabilised.
 - Additional parking to be explored on the adjacent site.
 - Sustainability to be explored with the design.
 - Ridge line to be as library building.
 - Two stories preferred with storage in the roof space.
 - Spaces to be flexible – particularly on the first floor.
 - Part of library first floor could be re-purposed.
 - Consider income generation.
- First floor spaces to include:
 - Council Chamber for 18 people seated around a table with an additional 10 additional seats
 - Flexible workspaces / hub for Cornwall Council employees
 - 'Zoom' video meeting cubicles
 - Open offices with ability to create flexible workspaces
 - Potential for library to extend into a flexible space.
 - Potential conference room / space for hire
 - Ground floor spaces to include:
 - Review the possibility of a café with internal and external spaces.
 - Review a flexible retail space
 - Reception area for business & learning units

Topographical Survey



A1+ SHEET

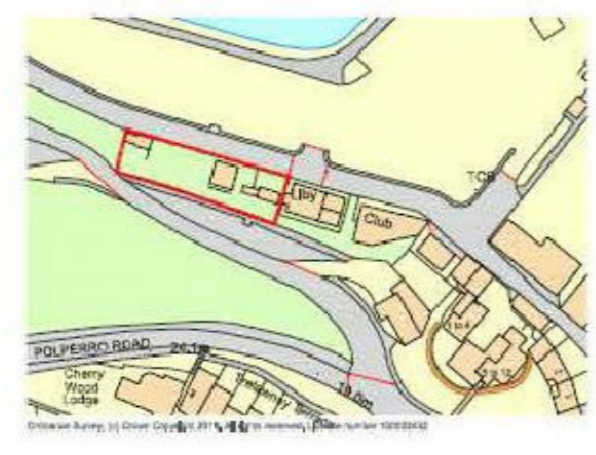
RB SURVEYS		NOTES	
Landscape Surveyors - Design (Incorporating 3D Modelling)		1. All elevations are based on the datum of 1985 Mean Sea Level.	
MILLPOOL CARPARK WEST LOOPE CORNWALL		2. The site is situated on a slope and the ground levels are subject to change.	
CLIENT: LOOPE TOWN COUNCIL	DATE: 16/12/20	3. The survey was carried out on 16/12/20.	
PROJECT: SITE SURVEY	DESIGNED BY: SRE	4. The survey was carried out by SRE.	
PROJECT NO: 01	DATE: 16/12/20	5. The survey was carried out by SRE.	

Existing Plans

DO NOT SCALE FROM DRAWING
 WORK TO FIGURED DIMENSIONS ONLY
 ALL DIMENSIONS TO BE CHECKED ON SITE
 DRAWING ON AUTOCAD LT
 LAYERS COMPLY WITH BS 1192



Site Plan 1:100



Location Plan 1:1250



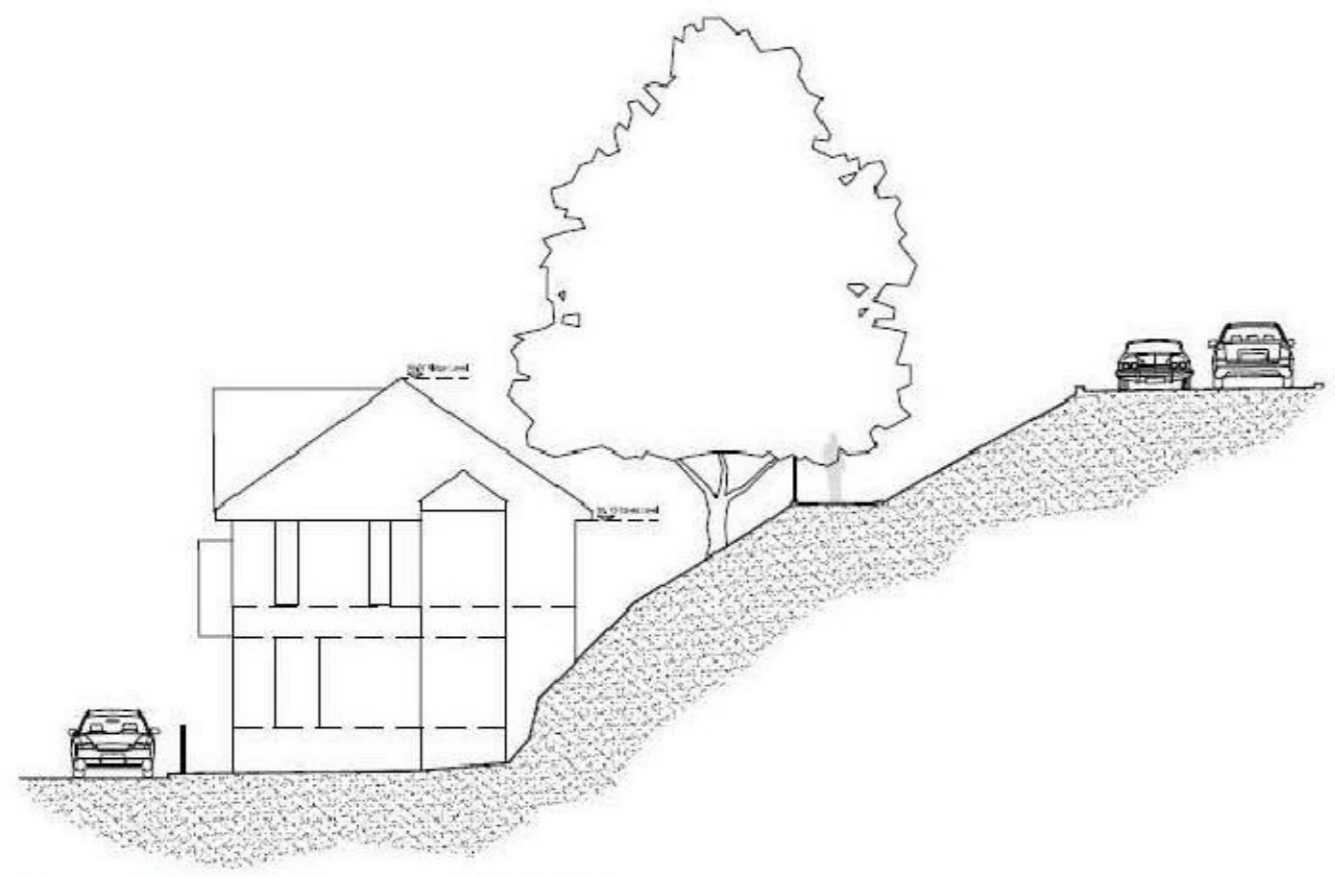
Block Plan 1:500



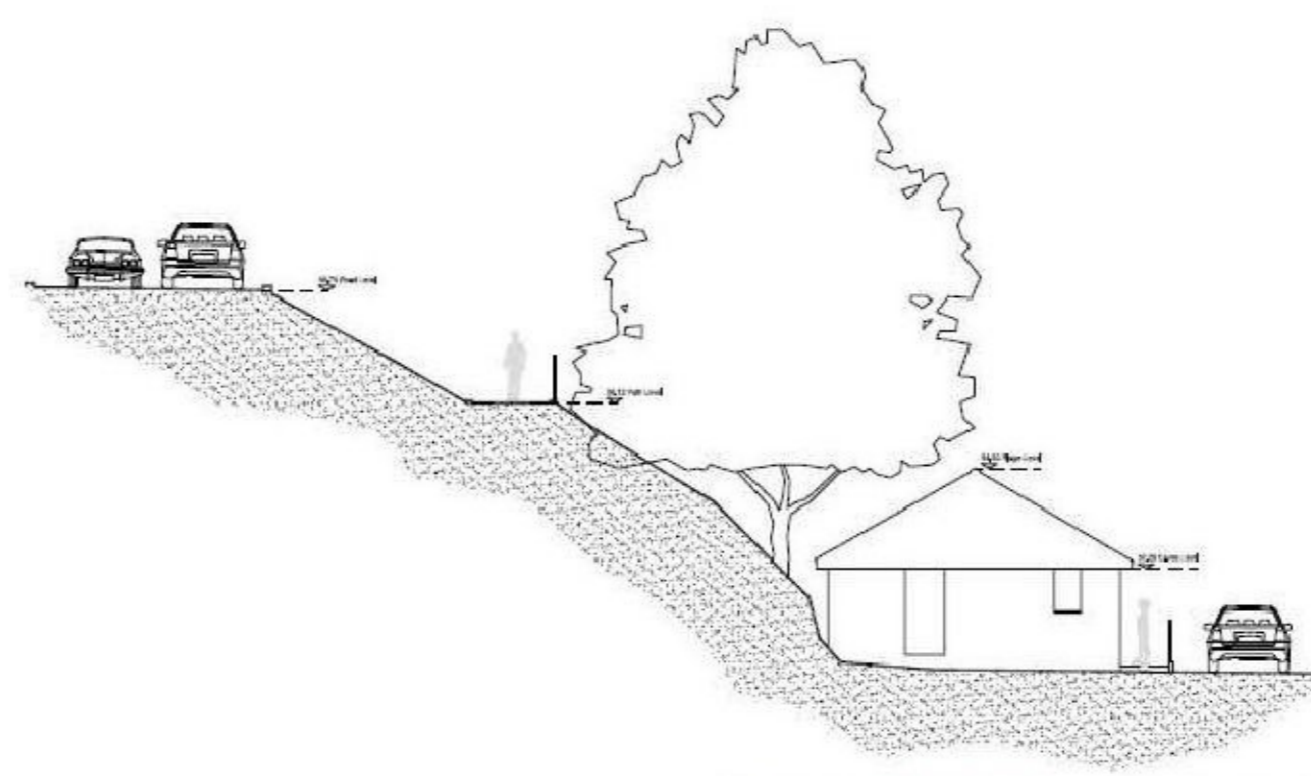
PRE-PLANNING APPLICATION	
space design architecture ltd	Sabah, Cornwall [Redacted]
Client Looe Town Council	Date January 2021
Project Business & Learning Centre, Looe	Scale As annotated
Drawing Existing Plans	Drawing Number 2021 / SK1
Drawn R.W.F.	Revised -

Existing Street Elevation & Longitudinal Sections

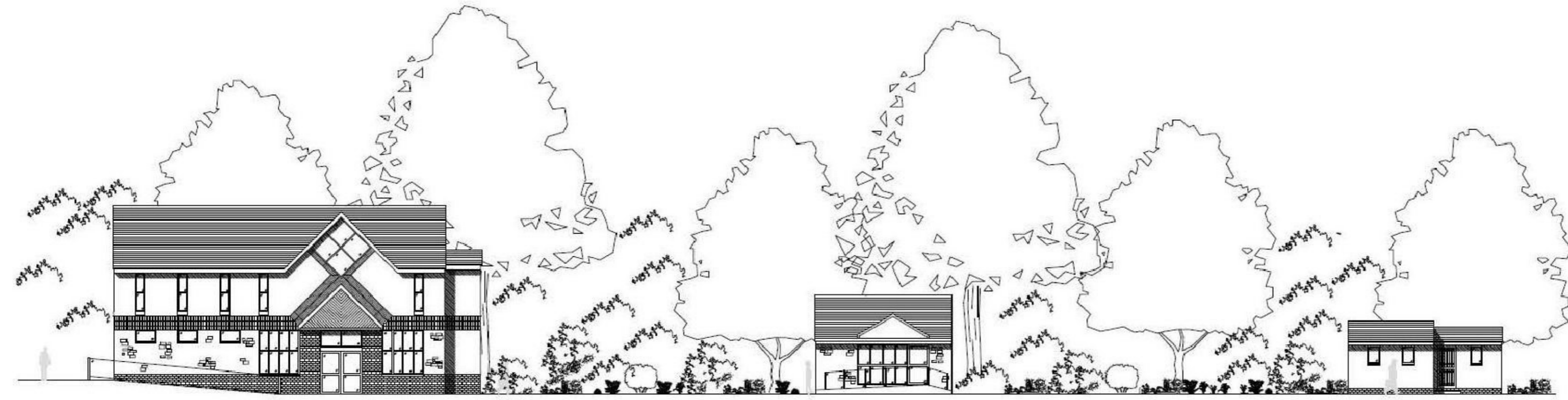
DO NOT SCALE FROM DRAWING
 WORK TO FIGURED DIMENSIONS ONLY
 ALL DIMENSIONS TO BE CHECKED ON SITE
 DRAWN ON AUTOCAD LT
 LAYERS COMPLY WITH BS 1192



Site Longitudinal Section towards East 1:100



Site Longitudinal Section towards West 1:100



Street Elevation of Site and adjacent Buildings 1:100

Rev	Date	Issue	Author / Check
PRE - PLANNING APPLICATION			
space design architects ltd		Selbach, Cornwall [Redacted]	
Client Looe Town Council		Date January 2021	
Project Business & Learning Centre, Looe		Scale As annotated	
Drawing Existing Elevations & Sections		Drawing Number 2021 / SK2	
Drawn R.W.F.		Revision *	

Design Solution - Schedule of Accommodation

The proposed schedule of accommodation consists of the following:

Ground Floor

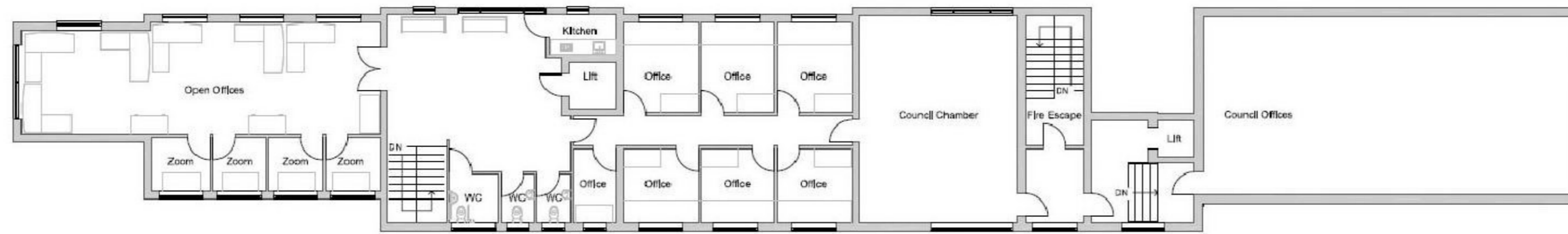
- 55m² Library Extension / Meeting Room
- 76m² Retail Unit
- 79m² Reception / Circulation
- 87m² Café

First Floor

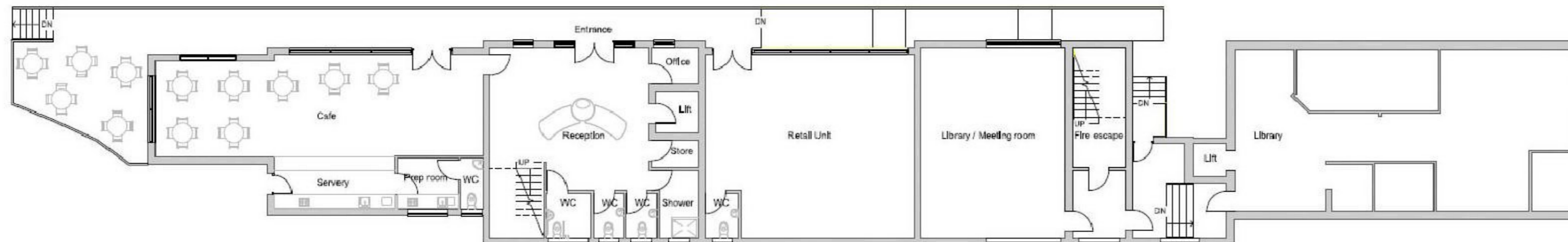
- 55m² Council Chamber
- 11.2m² x 3 Incubator Office Units
- 9.2m² x 3 Incubator Office Units
- 5.2m² x 1 Incubator Office Units
- 70m² Welfare / Circulation
- 87m² Open Offices with 4 x Zoom Rooms

Design Solution - Proposed Plans

DO NOT SCALE FROM DRAWING
WORK TO FEATURE DIMENSIONS ONLY
ALL DIMENSIONS TO BE CHECKED ON SITE
DRAWN ON AUTOCAD L1
LAYERS COMPLY WITH BS 1192



Proposed First Floor Plan 1:100



Proposed Ground Floor Plan 1:100

PRE-PLANNING APPLICATION	
space design architects ltd	Salase, Cornwall
Client Looe Town Council	Date January 2021
Project Business & Learning Centre, Looe	Scale As annotated
Drawing Proposed Plans	Drawing Number 2021 / SK3
Drawn R.W.F.	Revision 1

Design Solution - Proposed Site Plan



design solution - proposed site plan

Design Solution - Proposed Plans



Rendered First Floor Plan



Rendered Ground Floor Plan

Design Solution - Proposed Building in Context



Proposed Building in Context



Proposed Front Elevation

Design Solution - Rendered Perspectives



Design Solution - Rendered Perspectives

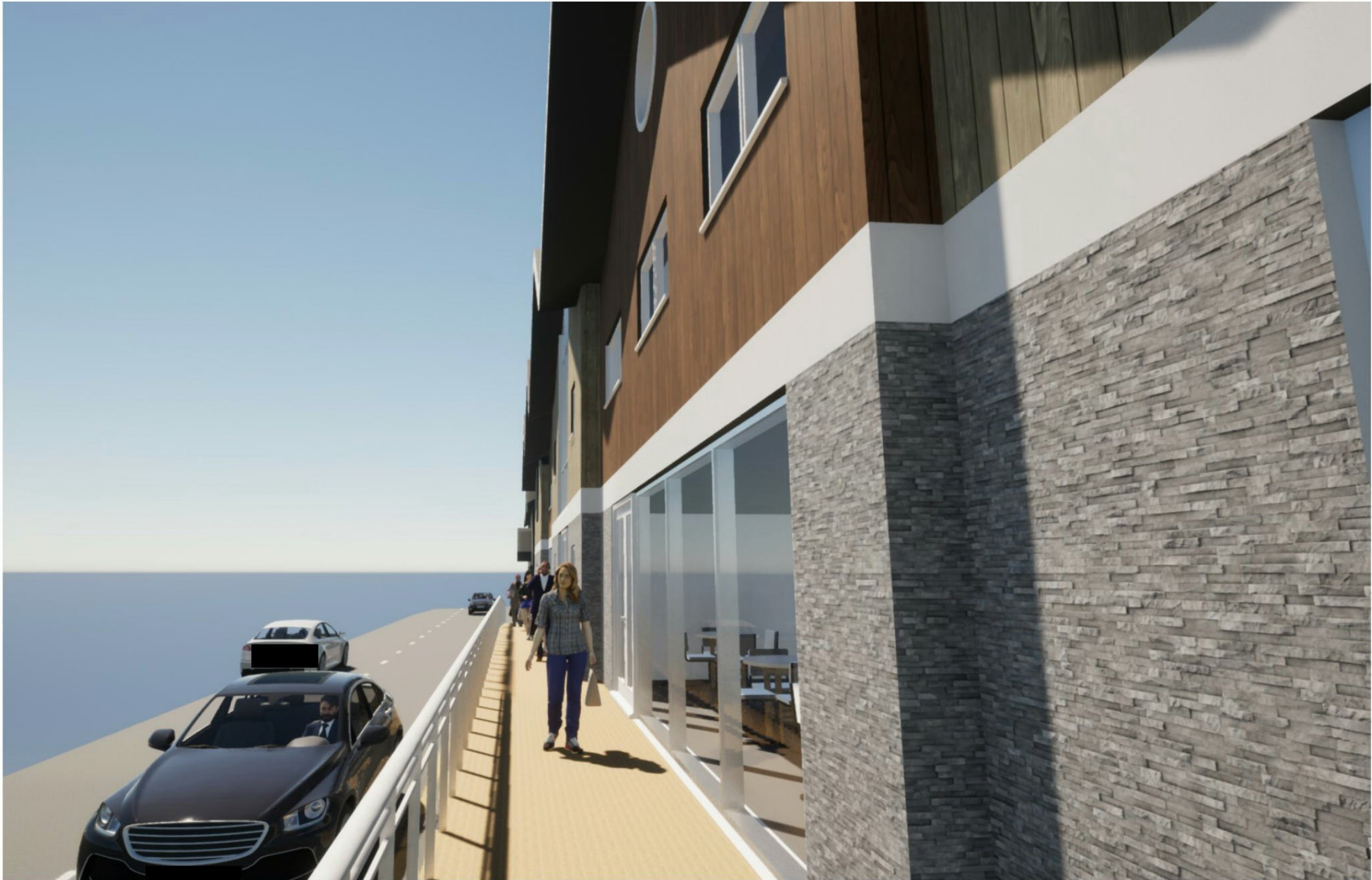


design solution - rendered perspectives

Design Solution - Rendered Perspectives



Design Solution - Rendered Perspectives



design solution - rendered perspectives

Design Solution - Rendered Perspectives



Robert Freer
space design architecture ltd
Saltash
Cornwall

