



Proposed Redevelopment of Polvellan House, West Looe

Design & Access Statement in support of a Full Planning Application for the redevelopment of Polvellan House (retaining the original house) and the creation of age restricted retirement dwellings with associated landscape works

For Coast 2 Coast Developments Ltd
February 2021

KEY POINTS

- Follow recommendations from the HAPPI Report, Cornwall Design Guide & Building For Life
- Create 'homely spaces' within a secure setting
- Retain and enhance the existing house
- Retain and enhance ecological features
- Manage and enhance woodland areas



Existing house, north elevation

- D06 Proposed Existing House Floor Plans
- D07 Proposed Existing House Elevations and D07col
- D08 Proposed Central Site Ground Floor Plan
- D09 Proposed Central Site First Floor Plan
- D10 Proposed Central Site Upper First Floor Plan
- D11 Proposed Central Elevations 1
- D12 Proposed Central Elevations 2
- D13 Proposed Central Sections
- D15 Proposed Plans, Sections and Elevations Pavilion Building and D15col

Supporting documentation:

- Design & Access Statement
- Planning Statement
- Landscape Visual Impact Assessment (LVIA) and landscape design strategy
- Transport Statement & Travel Plan
- Heritage Impact Assessment & Archeological Report
- Flood Risk Assessment
- Land Contamination Report
- Ecology Report & Bat Survey

I.1 INTRODUCTION

This document contains the relevant Design and Access information in support of a Full Planning Application (portal ref. PP-07123273) for the development of the existing Polvellan House site in West Looe, PL13 2AH.

The application is for a new development, which 'wraps around' the original hotel building, which is to be retained and converted into apartments. Overall, the scheme includes 26 two-bedroom apartments. The site also includes associated parking, landscaped areas and a scheme for the existing woodland area.

The purpose of this report is to support the drawings and other documentation submitted as part of this application and it should be read in conjunction with planning drawings and other supporting documentation:

Existing drawings:

- EX01 Site Location & Block Plan
- EX02 Existing House Floor Plans
- EX03 Existing House Elevations & Section
- EX04 Existing Site Survey & Trees
- EX05 Existing Site Sections 1
- EX06 Existing Site Sections 2

Proposed drawings:

- D01 Proposed Site Plan
- D02 Block Plan & Location Plan
- D03 Proposed Site Sections 1
- D04 Proposed Site Sections 2
- D05 Proposed Site Sections 3

I.2 THE VISION FOR POLVELLAN HOUSE & GROUNDS

The architectural intention is that the scheme will take inspiration from local vernacular, with particular emphasis on natural materials and integration into its environment.

It is hoped that through good design residents will have a sense of place and a feeling of ownership. The developer and design team aim to create a site with its own identity and make it a special place to live.

I.3 THE TEAM

- Coast 2 Coast Developments Ltd
- Architects/Project Management - RLT Architects
- Meiloci Landscape Architects
- Transport Consultant - Jon Pearson
- Land & Heritage (Ecology & Arboriculturists)
- Southwest Archaeology

The design and subsequent application have been formulated through a close working relationship between RLT, Meiloci and Land & Heritage. The scheme has been presented to the Cornwall Design Review Panel. Comments and considerations provided during this process have informed the design.

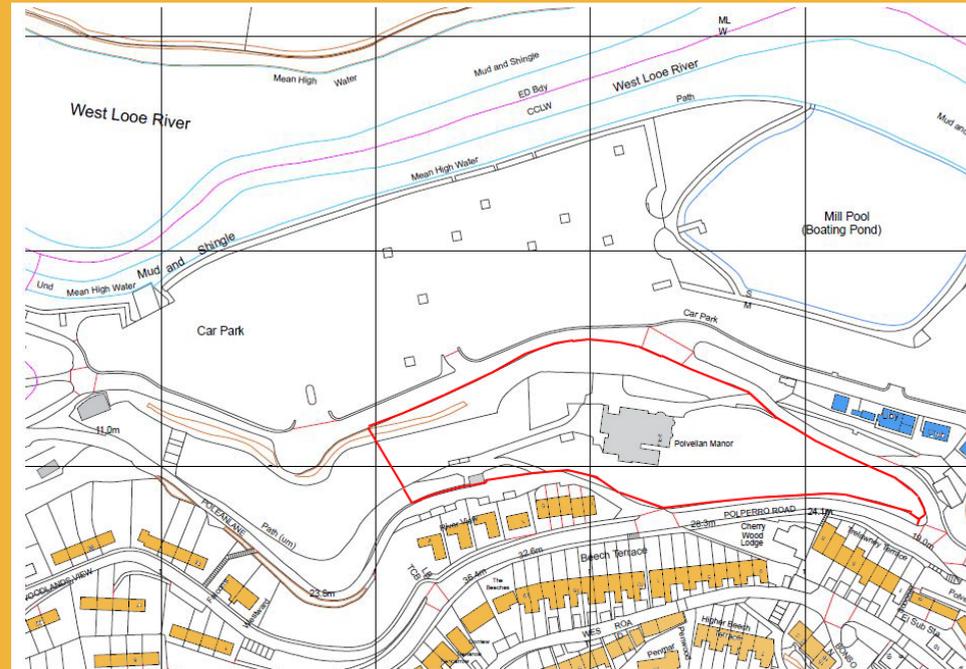
I.4 THE PROPOSED

FULL PLANNING APPLICATION FOR 26 RETIREMENT APARTMENTS, INCLUDING THE RENOVATION OF THE EXISTING HOUSE, HISTORIC GARDENS AND IMPROVEMENTS TO THE WOODLAND THROUGH A MANAGEMENT PLAN.

2. Background & Context

KEY POINTS

- The site is located on the northern hillside of West Looe overlooking Millpool.
- Principally a residential area
- Adjacent to the main visitor's car park
- Looe is an expanding, busy lively town which is developing in line with the needs of the community. The proposals intend to enhance this.



OS map showing the site outlined in red

2.1 INTRODUCTION

The site is located on the northern hillside of West Looe overlooking Millpool. The site is of local historic importance. The proposals intend to renovate and convert the existing building and provide 20 further apartments within the grounds.

Looe is an expanding, busy lively town which is developing in line with the needs of the community. The proposals intend to enhance this.

RLT Architects have been commissioned to review a previous residential scheme and develop revised proposals to meet our clients brief.

The previous Design Team carried out extensive pre-application consultation for conversion of the existing house into apartments, 'Courtyard apartments' in the middle of the site, boathouses to the West, a 'Woodland house' centrally & a 'Round house' to the eastern of the site. They also entered into a PPA with Cornwall Council and attended two Design Review Panels.

The findings of these various consultations and reports have in part been used to move the project forward to meet our clients brief.

• **Why This Site?**

The site is located on the outskirts of Looe and is well appointed for amenities and the town centre. It is on the edge of principally a residential area and has good amenity spaces on site. It is also adjacent to the main visitors Car Park with beautiful views of the Looe Rivers and Estuary and their wooded banks.

2.2 PLANNING POLICY CONTEXT

Please refer to the submitted Planning Statement for all detailed information on planning policies and community engagement.

A design review panel presentation took place in June 2018 with generally positive feedback:

'The proposals are clearly at an early stage of development, but we are generally supportive of the revised approach within the formerly agreed strategy and wish the project well.'

2. Background & Context

2.3 JUSTIFICATION FOR DEVELOPMENT

RLT Architects have been commissioned to review the previous scheme and develop revised proposals. The previous Design Team carried out extensive pre-application consultation for the conversion of the existing house into apartments, 'Courtyard apartments' in the middle of the site, boathouses to the West, a 'Woodland house' centrally & a 'Round house' to the eastern of the site.

The proposed development meets the criteria set out in the Cornwall Councils Local Plan as outlined in the accompanying Planning Statement.

The principle of residential development is extant on the site and accepted by the LPA and the site lies within the defined limits of Looe town.

The site is located within Looe Conservation Area.

The existing house is in a derelict state and in need of considerable renovation and conservation. These requirements have been explored through substantial study and reporting, the findings of which are included in the Heritage Statement and have been integrated into the design.

- **Changing population demographic and need for Senior Care**

Cornwall's population has been growing steadily since the 1960's and has consistently grown quicker than the rest of the South West. The population growth is expected to continue, which will be further boosted by an increase in employment. The number of households in Cornwall has been growing steadily, being one of the fastest growing in the UK, but household size is decreasing, creating a demand for new homes. This together with a requirement from an ageing population to a more organic approach to care (i.e., access to care, but in a 'homely' setting) is creating a strong need for housing for the older generation.

2.4 THE CONCEPT/ BRIEF

The scheme proposes the retention of the existing 'core' of Polvellan House with contemporary additions to its fabric. The remainder of the proposed is set apart from the original building to allow the original house to be viewed independently.

The scheme for 26, 2-bedroom retirement apartments sitting within an integrated landscape scheme and parking for all the apartments.

- Develop a scheme with reduced impact through careful interaction between the architecture, landscape and the existing natural environment.
- Develop 'state of the art' apartments following the HAPPI report and Building For Life recommendations.
- Work with the constraints and topography of the site and use any opportunities in a positive way.
- Develop an environment which would be pleasant to live in.
- Use local materials and vernacular forms
- To step down with in contours of the site, integrate into the landscape setting. Use of 'living roofs' and landscaping important

Retirement Apartments (new build)

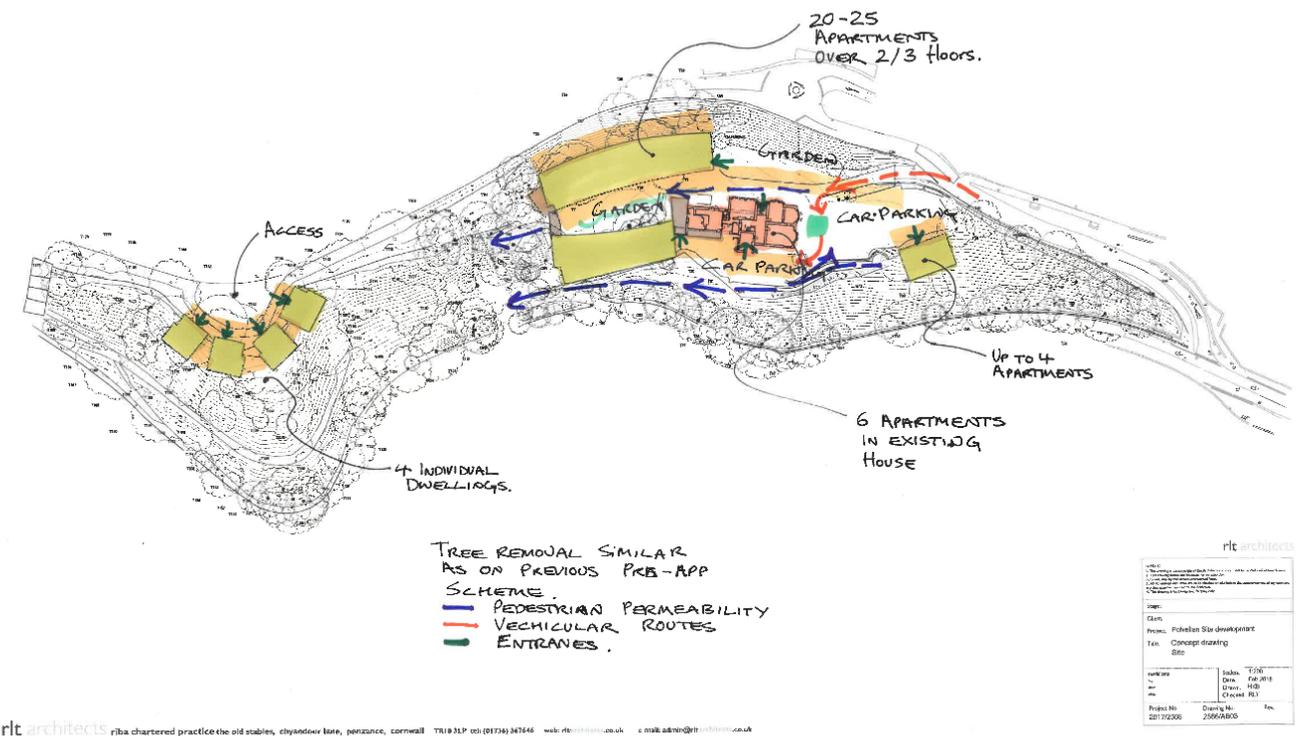
- 2-bedroom apartments with individually designed layouts to suit position on the site
- All with own balconies and views across the Estuary
- Enabled for 'Lifetime' homes standards

Retirement Apartments (existing house)

- 2-bedroom apartments with individually designed layouts to suit
- Use of buildings existing layout and features where possible
- New contemporary elements to edge of building

Pavilion House

- Large 2 -bedroom dwelling, over two storeys
- Provide flexibility. Homes For Life principle
- Separate approach and front door



Concept drawing from evolving brief



3. Public Consultation

KEY POINTS

- Held on 21st June 2018 at Millpool Centre, West Looe
- Well received
- A variety of comments were received from members of the public
- Mix use
- Woodland Management
- Highways & pedestrian routes
- Existing house & site



Photographs of public exhibition, Millpool Centre



Public comments noted on board

3.1 INTRODUCTION

• Presentation to Looe Town Council

A presentation to Looe Town Council took place on 1st May 2018 at 7pm at Looe Town Hall. The presentation was given to inform the Town Council members on the progress of the sketch proposals.

The Council showed an interest in the design intentions and welcomed the fact that development on the site was being explored and that the intention was it be landscape led.

Members of the public were present, but not permitted to ask questions.

• Public Consultation

A Public Consultation took place on 21st June 2018, from 4 – 6.30pm, at the Millpool Centre, West Looe.

Verbal feedback was received at the exhibition and feedback forms were returned after the exhibition.

3.2 FEEDBACK & RESPONSE

Refer to the Planning Statement for further information.

The opportunity to create a new retirement facility for the area was well received with 90% of respondents being supportive. Respondents were also supportive of the ecological, setting and retention of the wooded areas. 100% of respondents supported the retention of the existing house and bring the derelict site back into use.

3.3 USE & MIX

Local residents liked the intention to create dwellings for older people and the intention to convert the existing house.

3.4 WOODLAND MANAGEMENT

Local residents were eager to see woodland management as several trees on the site are becoming unsafe.

3.5 HIGHWAYS AND PEDESTRIAN ROUTES

Looe town council raised the issue of the disused pedestrian path which runs from the opposite side of the Looe Car Park access road to the town. This is currently block off as its unsafe. They would like to see the proposals try to address this in some way.

3. Public Consultation

3.6 EXHIBITION

Exhibition boards are displayed on this page

POLVELLAN HOUSE REDEVELOPMENT

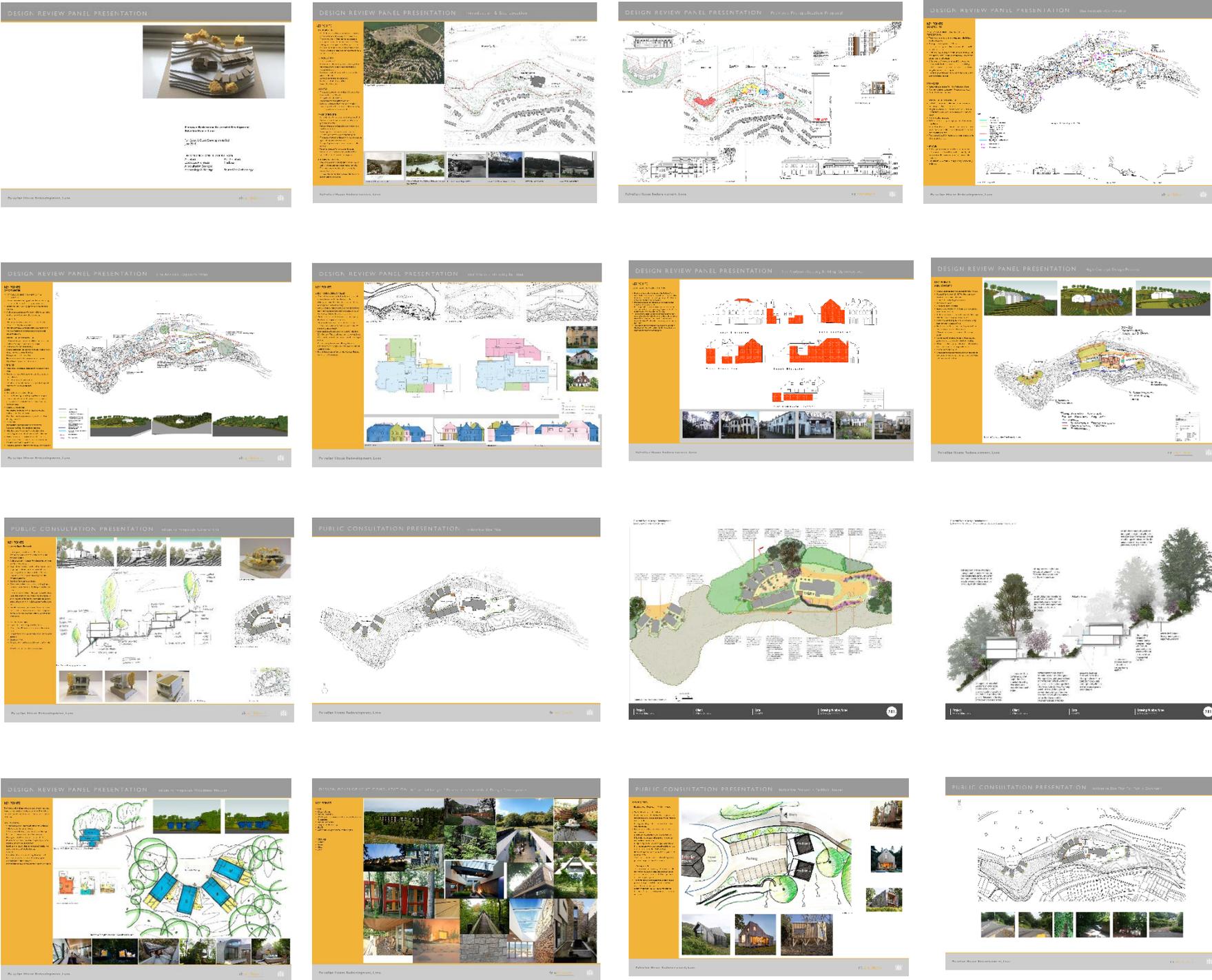


PUBLIC CONSULTATION
Thursday 21st June 2018
4:00pm - 6:30pm
MILLPOOL CENTRE
WEST LOOE

for more information look at RLT Architects facebook page

rlt architects

Poster published for the Public Consultation



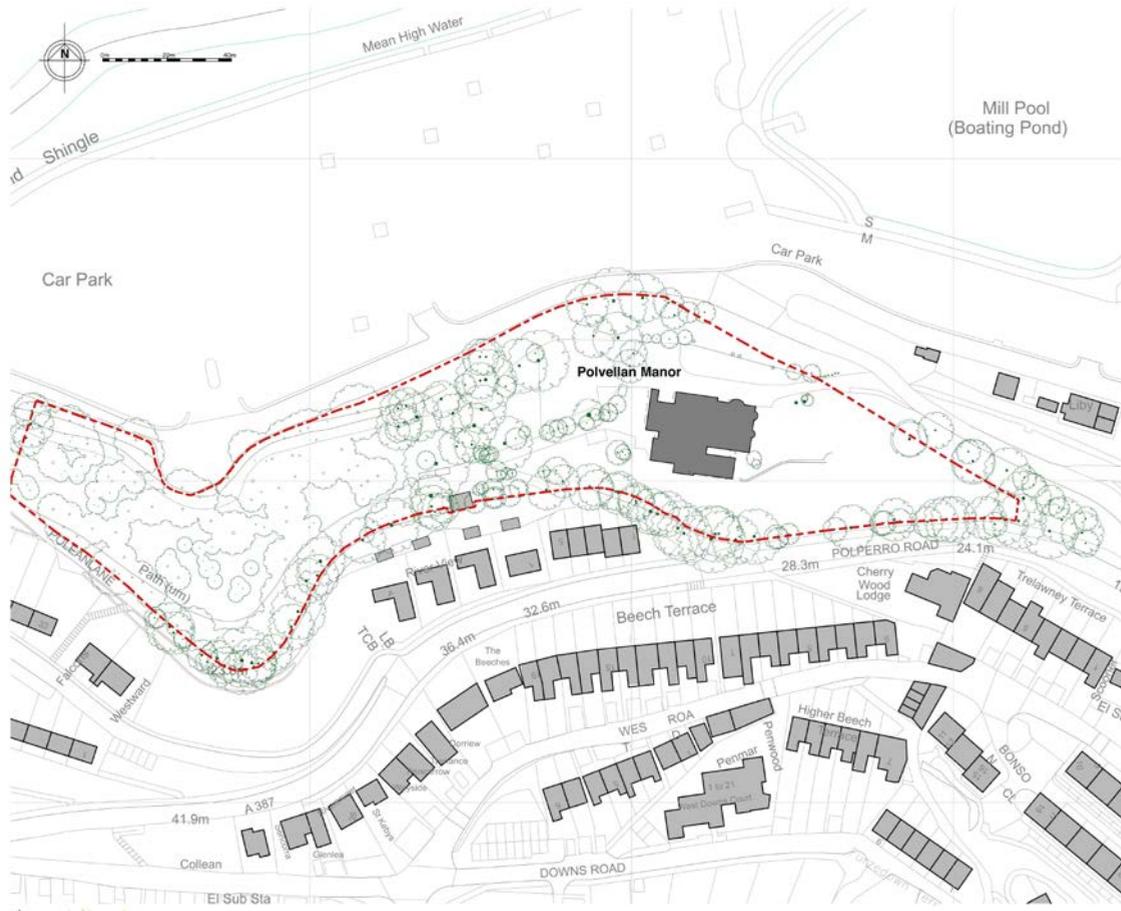
4. Site Analysis

KEY POINTS

- West Looe, Cornwall
- On the outskirts of the settlement
- Adjacent to the Millpool & car park
- Within the Conservation Area
- Well appointed for amenities and town centre
- Historically important site to Looe



Google Earth view of the site and surrounding area



Existing Site Plan

4.1 INTRODUCTION

The site is in Looe, an expanding, busy lively town which is developing in line with the needs of the community. The proposals intend to enhance this.

The site is located on the northern hillside of West Looe overlooking Millpool and the Looe Rivers, Its location is of importance for the setting on the town,

4.2 SITE DESCRIPTION

Polvellan House (erroneously called Manor) site on a sloping wooded site overlooking Millpool. It is set within the Looe Conservation Area and an area of great landscape value.

The House is not listed but it is an historic and visual asset to Looe. The house is in a derelict state after being undeveloped for many years. The wooded landscape which is unmanaged is aging and requires extensive works. The historical garden mentioned in records is no longer evident.

The site is well appointed for amenities and the town centre and transport links locally and nationally are good.

The site has extant residential use.

4.3 LAND USE

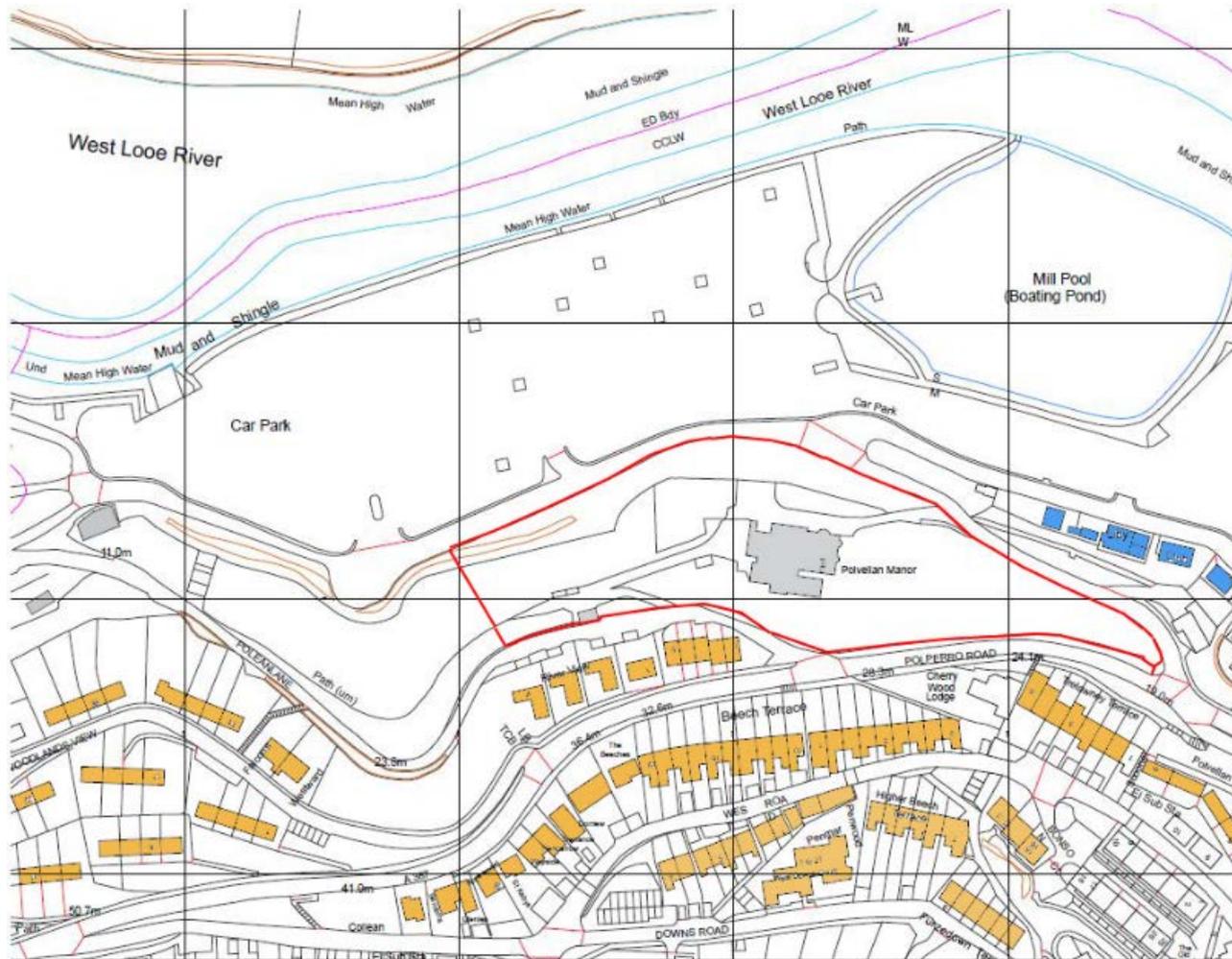
The site is generally derelict with a residential flat maintained. In the past the site has had several other uses including, a maternity hospital, nursing home and a hotel. There was an application made for permission to convert the house into apartments, this has been materially started and is Extant.

4.4 EXISTING BUILDINGS

- **The Existing House**
Polvellan House is a 2-storey 18th Century House with significant extensions from various periods.
- **Garage outbuilding**
There is a small garage outbuilding from the early 20th Century. There is evidence if an older gate structure to the rear of the building. Refer to the Heritage Assessment for further information.
- **Height, Form & Massing**
The existing house is of a large domestic scale typically 2 storeys with a dormer element on the south elevation. The current house presents a 'predominately flat' frontage facing north over the Millpool. The Western section of the building is smaller in scale and gives the appearance of being subservient to the main house. The entrance elevation, to the East is currently made up of two distinct elements, the bayed section of the 19th Century house and a modern addition to the South.

The woodland has hidden/ destroyed the landscape garden features if once had.

4. Site Analysis



OS Map with building use shown

4.5 ADJACENT SITES/ AREA CHARACTER

There are residential dwellings to the South & West. Millpool Car Park to the North. To the East of the site is the car park access road and the town beyond.

Refer to attached diagram for building uses in the vicinity of the site.

- **Height, Form & Massing**

The existing house is predominately 2-storeys high. There are some areas where the attic space has been used in the past, but not currently. Dwellings around the site are mostly two storeys with some dwellings 3-storey.

Building forms of terraces of houses or individual dwellings within medium plots.

- **Local Materials**

Looe is historically a stone-built town using the local grey slate and country stone, some with limestone wash. Some of the buildings were timber frame and some slate hung.

The predominate appearance of Looe is now of painted render. There is some use of brick from the 19th century. Slate roofs are still prominent.

4.6 ARCHITECTURAL LANGUAGE/ PATTERNS

The surrounding area has mix of mostly domestic scale architecture. The architectural language is made up predominately of the following types:

- **19th Century Housing**

There are a few small granite cottages in the vicinity of the site.

- **Mid to late twentieth century bungalows & Houses:**

Locally these are often rendered and painted in light colours. Generally, the houses in the vicinity are larger, semi or detached properties.

- **Contemporary dwellings**

Good examples of well considered contemporary houses are dotted around the site. These use a range of traditional materials often in a contemporary manner.



Photos of existing house

4. Site Analysis

4.7 VEGETATION/ EXISTING LANDSCAPE/TOPOGRAPHY

The site forms part of a sylvan landscape around the east & west Looe rivers. The site and surrounding landscape slopes steeply from South to North.

The site has a car park area to the south west with the remainder of the site laid to lawn with pathways making their way down the slope.

4.8 DRAINAGE

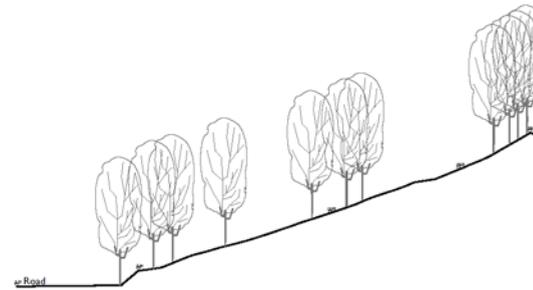
Sloping topography towards Millpool. The topography of the site is a downward slope generally from north to south following the natural contours. There is a plateau formed centrally by the existing house.

The site slopes quite steeply between the 'original' building and the bottom of the site. Design development of the scheme aims to retain the existing topography as much as practical and integrate the built form into the site slope. This will minimise its impact visually from outside the site.

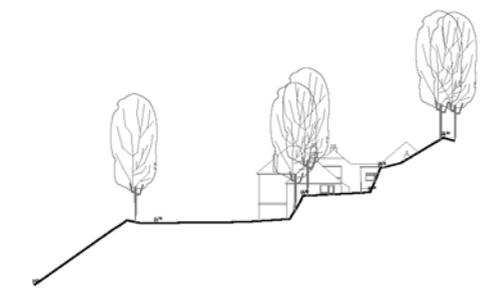
The site lies within Flood Zone 1 (Low Risk). A Flood Risk Assessment has been completed by Nijhuis (H2 OK) and forms part of this application.



Section d-d



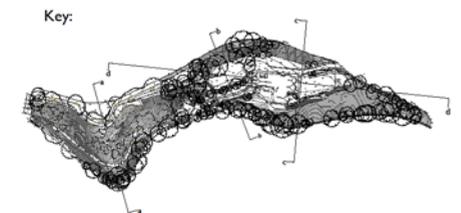
Section a-a



Section b-b



Section c-c



Key:

rlt architects riba chartered architects, the old stables, chyandour lane, penzance, cornwall TR18 3LP tel: (01752) 547444 web: www.rltarchitects.co.uk e mail: admin@rltarchitects.co.uk

rlt architects	
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Stage:	Planning
Client:	Coast 2 Coast Development Ltd
Project:	Polvellan Manor, West Looe, PL13 2BA
Type:	Existing Site Sections
Drawn:	1:200/201
By:	Feb 2021
Check:	AD
Checked:	RLT
Project No:	201702566
Drawing No:	201702566/005
Rev:	

Existing Site Sections



View of Millpool - not dated



View of Millpool with Polvellan House in the background around 1900



Historic view of Millpool 1960



View from Millpool towards House



View from Looe Station



View from Looe Station

4. Site Analysis

4.9 HERITAGE, HISTORIC LANDSCAPE

Looe as a setting

East & West Looe were rival medieval planning towns. West Looe (Polvean) was created in the Manor of Portlooe in Talland. In the 18th & 19th Century Looe's trade was mostly fishing and coastal trading. The proximity of expanding towns around Plymouth Sound kept Looe's economy good and it was an attractive residential area for gentry and naval officers.

It proposed following the Napoleonic wars and developed as a recreational town and a fashionable 'bathing' destination for wealthy families from local cities.

The early 19th century the town did not recover trade after the Napoleonic wars and the navy in the area was scaled down. The Looe and Liskeard Canal provide some economic revival and this continued with the revival of the coastal trade, shipbuilding and trade in granite and copper.

The Buller family recognised that changes were needed to capitalise on growing industries of east Cornwall. By the mid 1800's the Liskeard and Caradon Railway had been built to serve mines and quarries, running to the Looe Canal at Moorswater near Liskeard. Looe became the principal port for the Caradon industrial base. By 1878 passenger services were running to Looe.

Post 1946 employment within the fishing industry had declined substantially, but value had increased. Looe is now the second largest fishing port in Cornwall and there is now no appreciable export trade.

Tourism is the main industry in the town now. The millpond was turned into a car park in the late 60's and most of the large warehouses have been converted into other uses.

Looe is now a popular tourist and re-location destination..

Heritage/ History

A Heritage Impact Assessment has been undertaken by South West Archaeology. which reports on the original building culturally and historically to the town, along with its setting in the landscape.

Analysis of the existing building has been undertaken using information gathered from site visits, review of the heritage plan and historical assessment.

Little of consequence was built in the 18th or early 19th centuries apart from a few villas including Polvellan, Waterloo Villa (Klymiarven) and Havenford. Although not listed, Polvellan House is one of Looe's most significant historic buildings.

The original house footprint can be dated from the 18th Century, with further additions in the late 19th and early 20th Century's. Later smaller additions were then added in the late 20th Century. These additions have had varying levels of success in terms of their integration with the original building.

Architecturally, it is supposed through historical references that the original house followed a style called 'Cottage Orne'. Further details can be found in the Heritage Plan and the Historical Assessment.

Historic Landscape

Looe has a wonderful natural setting where wooded landscape meets the sea. The surrounding countryside is defined by pasture fields and wooded valleys. The slopes of the valleys above the town are heavily wooded and houses seem to be set in a green tress filled landscape. West Looe has a feeling of an open semi rural backdrop which is important to the setting of both east & west Looe.

The conservation report refers to Polvellan as 'landscaped grounds of outstanding importance', which should be protected and enhanced. Although there is little evidence of landscaping now.

The historic maps and images available show how the property developed and expanded over time.



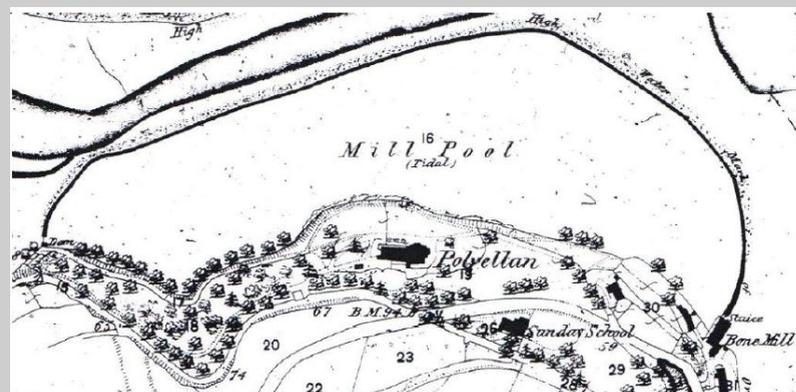
Historic view of Millpool 1960



View of Millpool - not dated



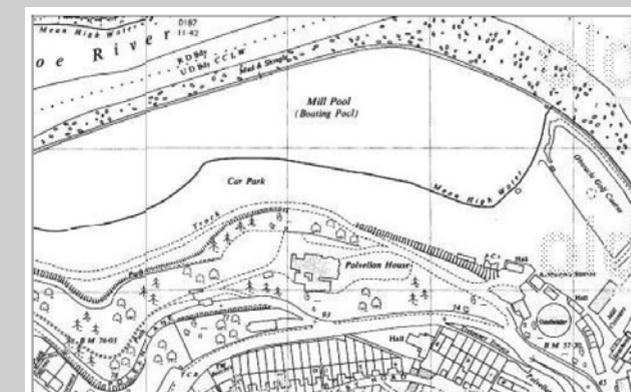
View of Millpool with Polvellan House in the background 1900



1882 OS



1907 OS



1969 OS

4. Site Analysis

4.10 EXISTING BUILDING ANALYSIS

Existing Building Analysis

A Heritage Impact Assessment has been undertaken, which reports on the original building culturally and historically to the town, along with its setting in the landscape.

The historic value of the existing building has been fully explored.

The brief for the existing building is to restore and convert the existing house where possible.

Although not listed Polvellan House is one of Looe's most significant historic buildings.

Analysis of the existing building has been undertaken using information gathered from site visits, review of the Heritage plan and historical assessment.

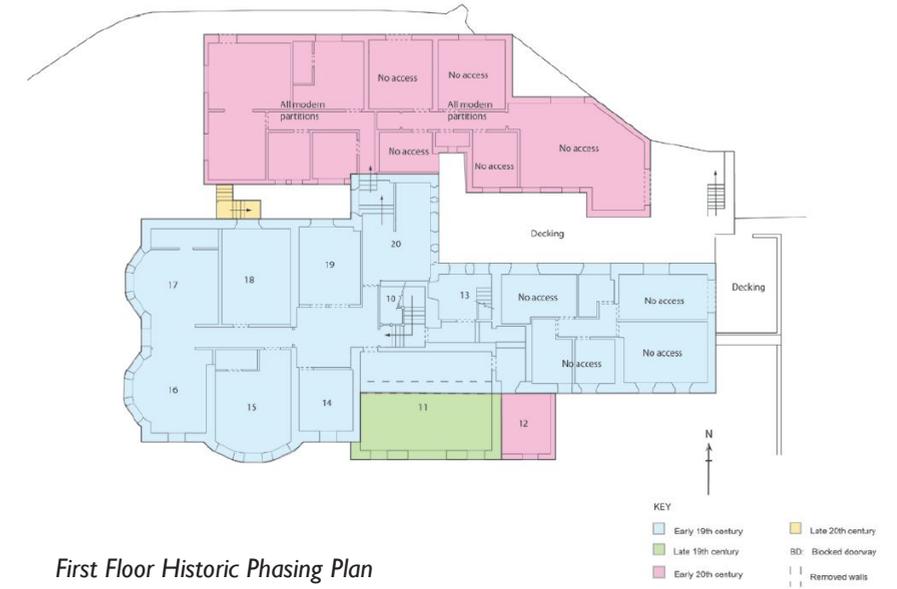
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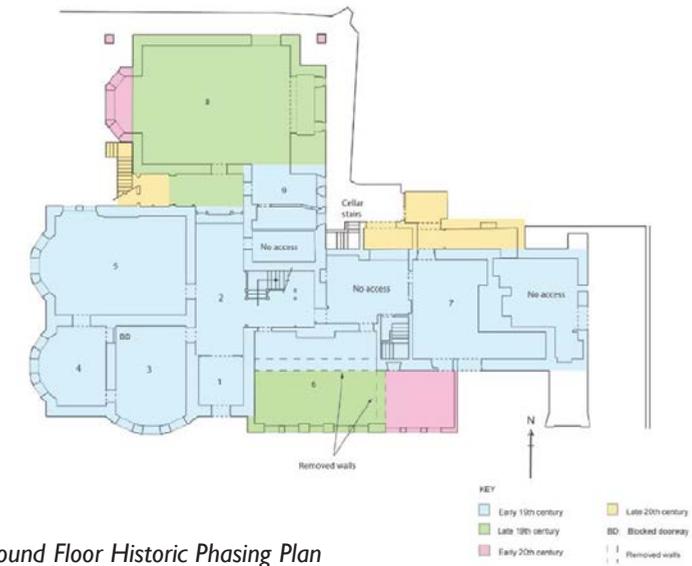
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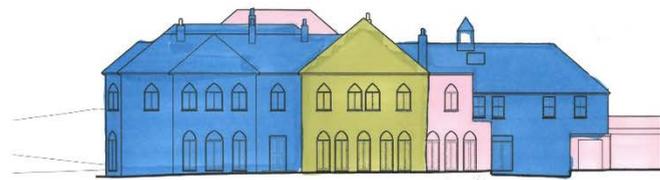
Further details can be found in the Heritage Plan and the Historical Assessment.



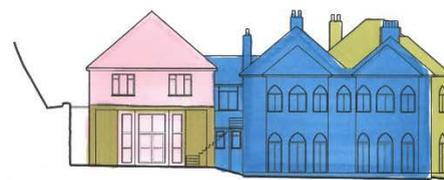
First Floor Historic Phasing Plan



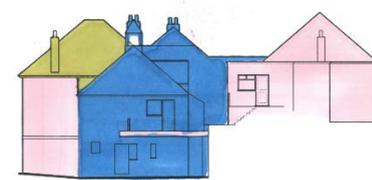
Ground Floor Historic Phasing Plan



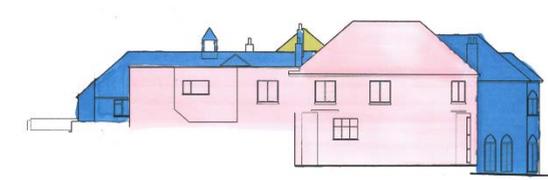
North Elevation



East Elevation



West Elevation



South Elevation

Elevations showing the Historic Phasing Plan



4. Site Analysis

4.11 ECOLOGY

An ecological assessment of the site has been carried out. Various species have been identified. Mitigation/ enhancement measures have been made in Consultants reports and will be incorporated into the design.

Highly wooded landscape.

Will be under a management programme & subject to a Tree Report.

Some elements of a previous landscaped scheme remain, most notably the southern wall and lookout to the east of the existing building.

This it is suggested formed part of a route along a series of landscaped terraces.

Mitigation/ enhancement measures have been made in Consultants reports and will be incorporated into the design.

4.12 SITE OPPORTUNITIES AND CONSTRAINTS

- **Use of local distinction**

The existing streetscapes and architectural language adjacent and in the vicinity of the site are not specifically relevant for the type of scheme proposed. However, the use of local materials such as granite and timber will help to define the building distinctiveness and refer to existing hotel building.

- **Visual integration**

In terms of visual impact, there was a distinct opportunity to use an architectural typology which integrates the built form into the landscape, through form and materials.

The existing topography of the site will be used to site the scheme into the existing landscape. Any new landscaping and finishes will be used to minimise the impact of overall massing.

This approach will help celebrate the original building as more independent in the landscape than its current form.

- **Use of landscape Opportunities and Constraints**

The location of the building is constrained by the existing topography of the site and the existing building footprint dictates the best location for any proposed redevelopment. Other areas of the site can then be left to integrate with the existing landscape.

Refer to Constraints & Opportunity diagrams on next pages.

5. Site Analysis - Constraints

KEY POINTS

5.1 POSITION WITHIN THE LANDSCAPE & TOPOGRAPHY

- The site is within a prominent location overlooking Looe.
- Sloping topography towards Millpool
- Forms part of a sylvan landscape around the East & West Looe rivers

5.2 SITE ACCESS

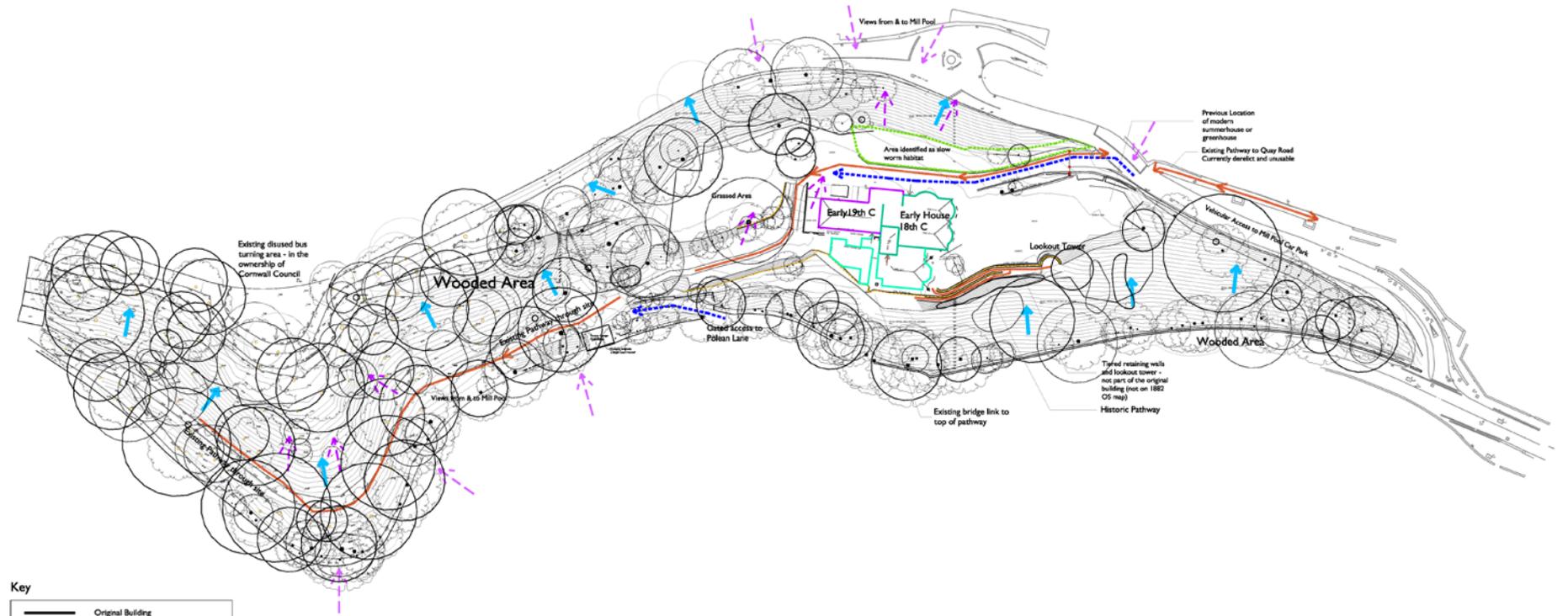
- Gated vehicular access from car park access road.
- Separate vehicular access from Polean Lane (unused)
- Pedestrian access the same.

5.3 ECOLOGICAL AND LANDSCAPE

- Ecological assessment of the site has been carried out. Various species have been identified.
- Mitigation/ enhancement measures have been made in Consultants reports and will be incorporated into the design.
- Highly wooded landscape.
- Will be under a management programme & subject to a Tree Report.
- Some elements of a previous landscaped scheme remain, most notably the southern wall and lookout to the east of the existing building.
- This it is suggested formed part of a route along a series of landscaped terraces

5.4 HERITAGE

- A Heritage Impact Assessment has been undertaken. which reports on the original building culturally and historically to the town, along with its setting in the landscape.
- The historic value of the existing building has been fully explored.



Key

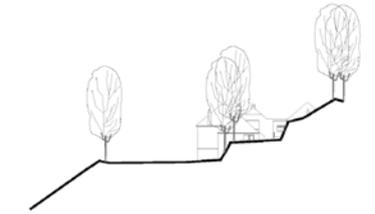
	Original Building
	Later Extensions
	Potential area for development
	Existing 'native rich' Cornish Hedges / Trees to be retained
	Existing pedestrian route through site
	Possible new pedestrian cycle route through site
	Existing vehicular and cycle route through site
	Natural Site Drainage, Flood Zone 3/ Attenuation
	Views onto the Site
	Views from the Site



Section D-D looking South



Section C-C



Section B-B



6. Site Analysis - Opportunities

KEY POINTS

6.1 POSITION WITHIN THE LANDSCAPE & TOPOGRAPHY

- Use existing natural topography and historic terracing to create architectural 'terracing' opportunities
- Identify and utilise viewing opportunities to and from the site.
- Architecture typography of the central site needs to respond to the sylvan setting

6.2 SITE ACCESS

- Maintain pedestrian permeability through the site. Maintain & improve vehicular routes around and into the site. Restore and improve existing public path opposite entrance

6.3 ECOLOGICAL AND LANDSCAPE

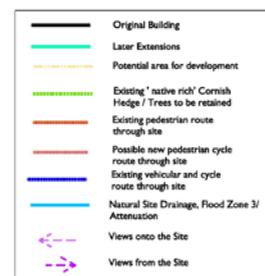
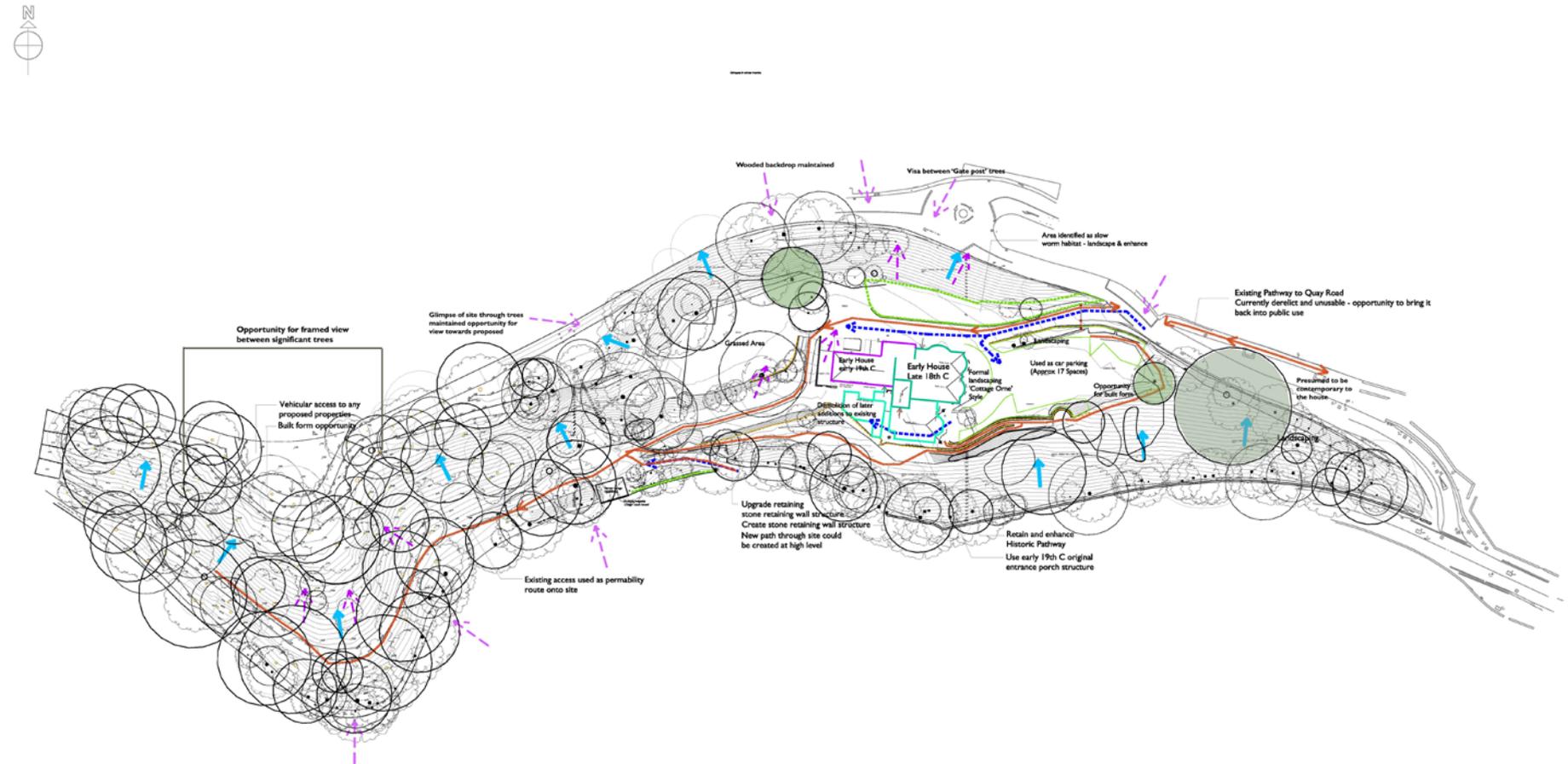
- Follow and integrate recommendations in the various landscape/ecology reports into the design.
- Enhance elements of landscaping; Create route from lookout point around southern edge of site, link to proposed dwellings
- Management plan for woodland
- Reinstate/ create landscape at entrance/ approach Open 'lawned' space to front of house

6.4 HERITAGE

- Respond to the positive elements of the existing built form.
- Enable the original building to remain a focal point in the landscape.
- New elements to be subservient.
- Take down later additions to the original building and renovate for use as apartments.

6.5 DESIGN

- Existing house as centre of design.
- Enhance its setting through appropriate landscaping.
- Central site (adjacent to house); create a subservient architecture which allows the house to be the dominant form.
- Architectural typography which sits in a wooded setting rather than dominates it.
- Eastern site: Architectural approach could be more formal use as car parking - but needs to integrate
- Make best use of views out from the site, while respecting important visual references into the site
- Restrain material palette (use of natural materials)
- Create buffer between 'semi' urban environment and wooded nature of the western site.
- Landscape approach reflects architectural type adjacent



7. Design Development – Site Layout

7.1 FIRST CONCEPTS AND APPROACH

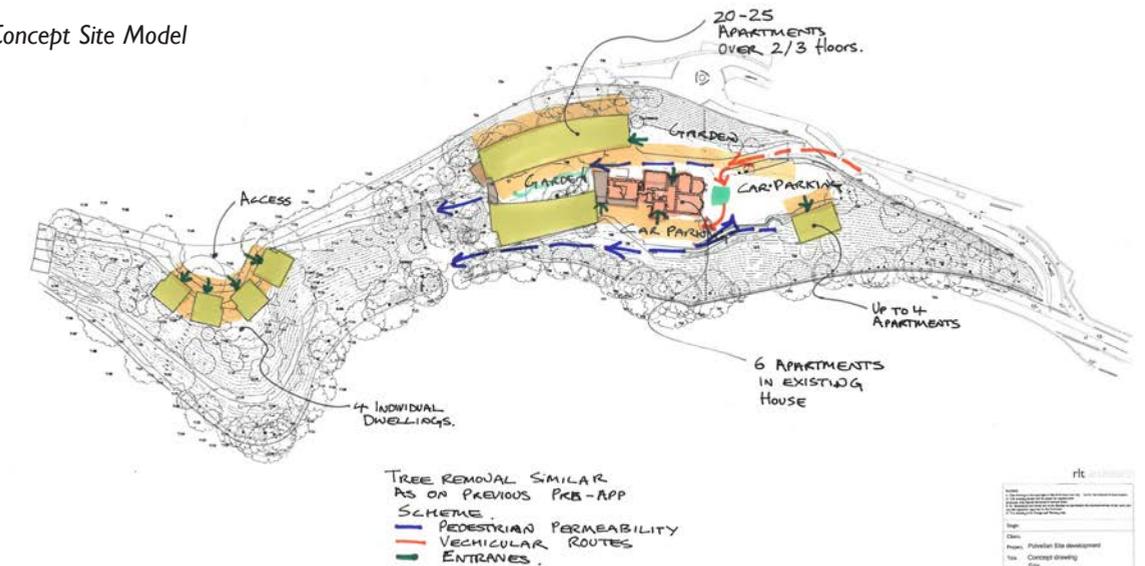
- Create 6 apartments in the existing Polvellan House
- Potential for between 20 -25 2-Bedroom apartments on the centre of the site
- Up to 4 Mews, dwellings/ apartments
- 4 no. Woodland Houses
- An organic, creative design
- Integrate architecture within landscape by stepping form down the slope
- Architectural forms to respond to wooded landscape
- Make best use of views out from the site.
- Retain view of existing house as an individual entity from key points outside of site
- Retain key tree clusters and allow key views of the sylvan landscape to retain that essence
- Allow views of proposed from specific managed points
- Use of natural materials, granite, timber, slate, and glazed elements to allow for visual connectivity
- Allow formal landscaping to the front of the existing house and between the proposed scheme.
- Distinct permeable routes
- Create appropriate permeability through the site for user group without compromising natural land forms and inert natural qualities
- The 'Woodland Houses' towards the west of the site have been omitted for the final design proposal.

7.2 PROPOSALS

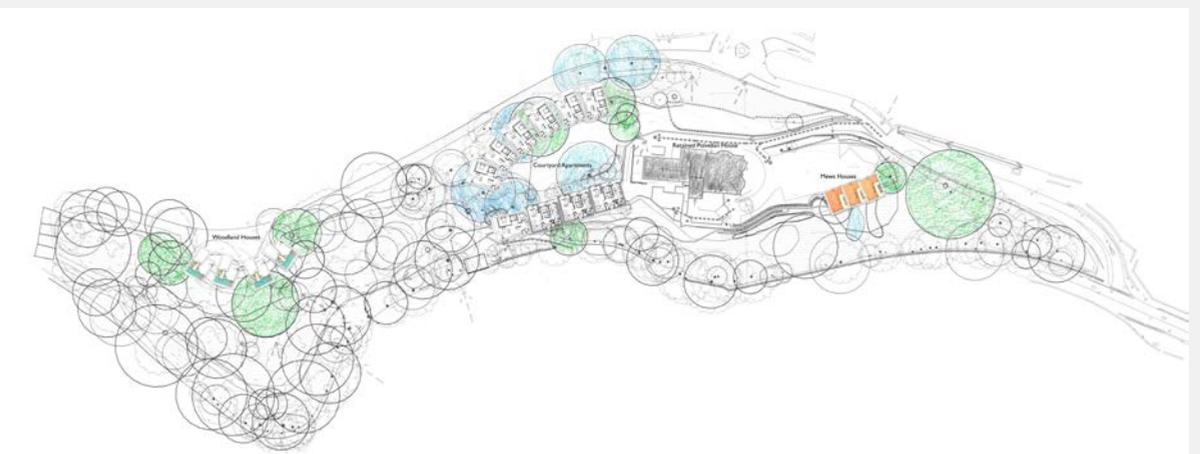
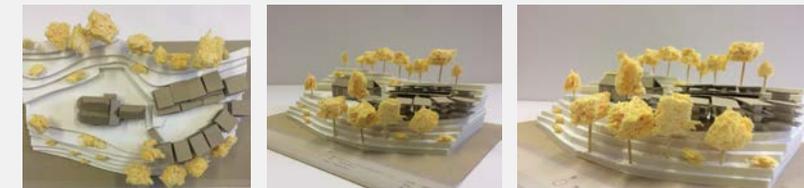
- Central proposals adjacent to Polvellan House to have distinct style and form which relates to the woodland setting
- Architecture aims to maintain Polvellan House as the dominate built form on the site
- Proposals subservient in scale and architectural style
- Simple approach with minimum material palette, principally of timber, stone and glass. Materials should assist the proposed to 'merge' into the wooded backdrop.
- Step built form within landscape
- Allow view out from the site by providing glimpses between the architecture, like the glimpses between trees
- Retain natural woodland setting with formal 'Cottage Orne' landscaping to the front of the existing house and a 'natural' contemporary approach between the proposed scheme which celebrates its woodland setting
- Provide views from the site over the estuary for end users whilst maintaining important local viewpoints of Polvellan House, from the station, Looe Pool and West Looe.
- The 'Woodland Houses' towards the west of the site have been omitted for the final design proposal.



Concept Site Model

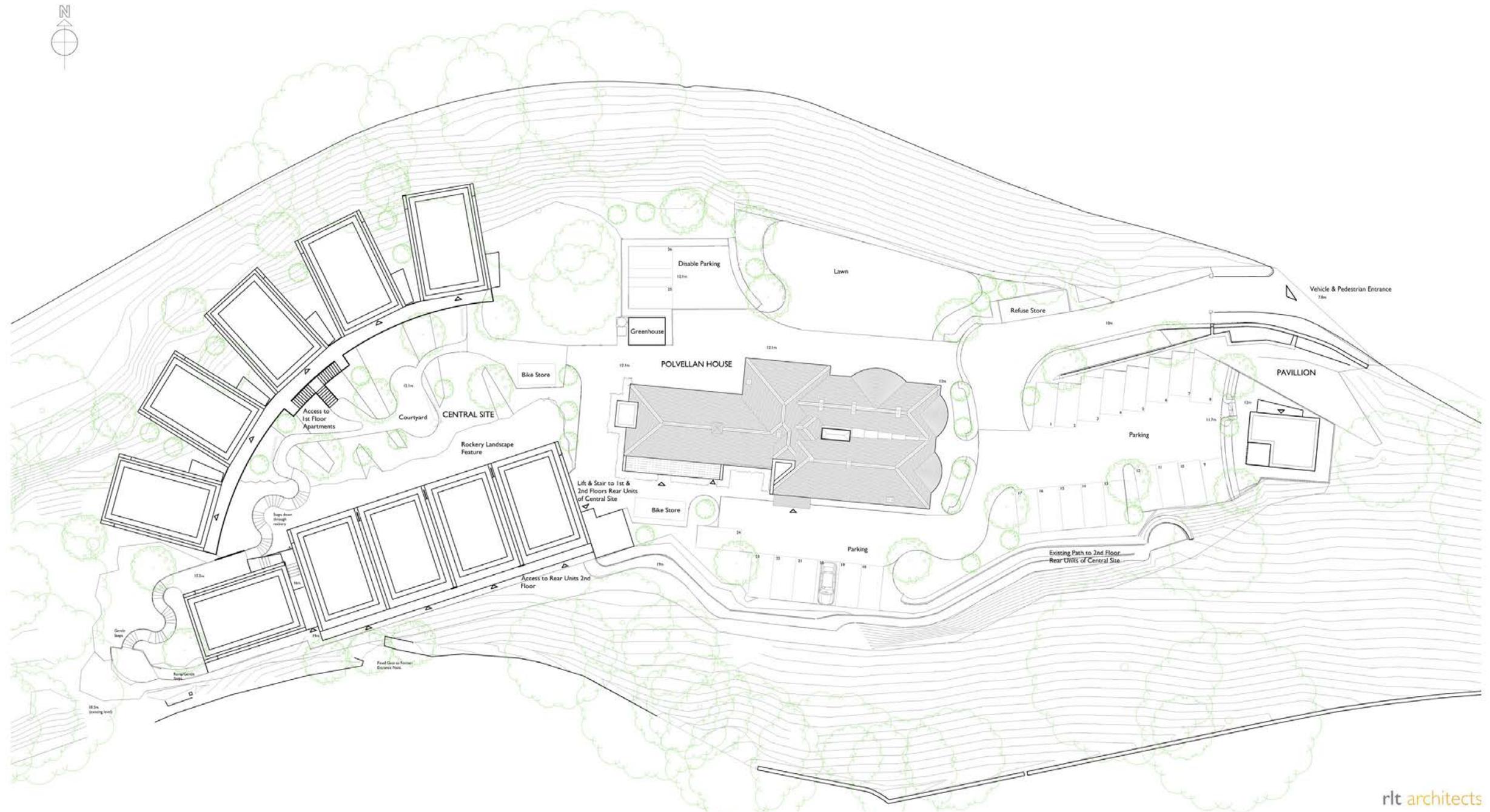


Concept Site Plan with indication of locations of proposed buildings on the site



Design Development Site Plan and images of physical model

7. Design Development – Site Layout



rlt architects

Proposed Final Site Plan



8. Design Statement

8.1 ACCESS, LAYOUT AND ORIENTATION

The main vehicular and pedestrian access is off the road towards Millpool off the A387 Polperro Road.

Car Parking

The current car park is located to the front of the existing house and is a prominent feature when viewing the house from the Mill Pool and East Looe, this is unfortunate and detracts from the house. The proposed car park and vehicular routes into the site have been positioned as much as possible to be hidden by the trees, woodland and the house. The car park is to the East and South of the existing house which allows for direct access to the existing house without interrupting views.

Residential Layouts & Overlooking

All apartment across the site are 2-bedroom, with a separate lounge/kitchen/dining space. Aside from the apartments on the first floor (southern courtyard) all the new apartments have front doors directly accessible from the outside.

The new build apartments and the Pavilion have their own private external space, most with either balconies or terrace areas. The two proposed 'houses' in the existing building will have a small terrace area to the south with direct access from the living rooms. The apartments in the existing house can make use of the shared garden facilities, both in the courtyard and the lawned area to the south.

8.2 MASSING, AMOUNT AND SCALE

By breaking up the mass of the proposed apartments into individual blocks in-between the trees allows the buildings to become recessive.

The proposed 2- storey Central site buildings step up the contours of the site and integrate into the landscape. Please refer to accommodation schedule in 10.4 for apartment sizes and floor plans for location.

8.3 MATERIALS

It is proposed to use a mix of natural materials like timber and slate cladding to blend in the sylvan surroundings.

8.4 ACCOMMODATION SCHEDULE

SCHEDULE OF ACCOMMODATION

2566 - Polvellan House Looe

Date: February 2021

2 Bedroom Apartments			Balcony/Terrace ft ²
	GIA m ²	GIA ft ²	
Apartment 1	96.5	1039	
Apartment 2	60.6	652	
Apartment 3	75.5	813	140
Apartment 4 (2b 3p)	79.0	850	127
Apartment 5	103.5	1114	
Apartment 6	66.5	716	
Visitor/ Carer Room	15.4	166	
Apartment 7	65.3	703	126
Apartment 8	65.3	703	126
Apartment 9	65.3	703	126
Apartment 10	65.3	703	126
Apartment 11	65.3	703	126
Apartment 12	68.4	736	126
Apartment 13	68.4	736	126
Apartment 14	68.4	736	126
Apartment 15	68.4	736	126
Apartment 16	68.4	736	126
Apartment 17	75.2	809	93
Apartment 18	75.2	809	97
Apartment 19	75.2	809	97
Apartment 20	69.0	743	130
Apartment 21	71.0	764	125
Apartment 22	68.2	734	120
Apartment 23	68.2	734	120
Apartment 24	68.2	734	120
Apartment 25	69.0	743	130
Pavilion	68.0	732	63
TOTAL GIA	1872.7	20158	2622

9. Design Development – Polvellan House

9.1 EXISTING BUILDING INTENTIONS FOR POLVELLAN HOUSE

Having reviewed the evolution of the building from (what is thought to be) its original footprint, we undertook some initial internal space planning. This identified areas for retention and demolition.

The elements identified to be demolished have been selected as they do little to enhance the architecture of the original and subsequent 19th century additions. In some cases they actually overbear, in particular the late 19th & early 20th century additions to the south.

Proposed areas to be retained will be restored and converted into apartments. A small extension intended on the south elevation will facilitate space planning of the apartments and a new bay window projection to the west end elevation provides a focal point to an elevation that has seen substantial alteration from its original treatment which has left it bare of notable architectural features.

Architecturally these extensions have been designed to be viewed as a contemporary additions to the building and make use of timber cladding mirroring the predominate materials used on the Central and Pavilion areas.

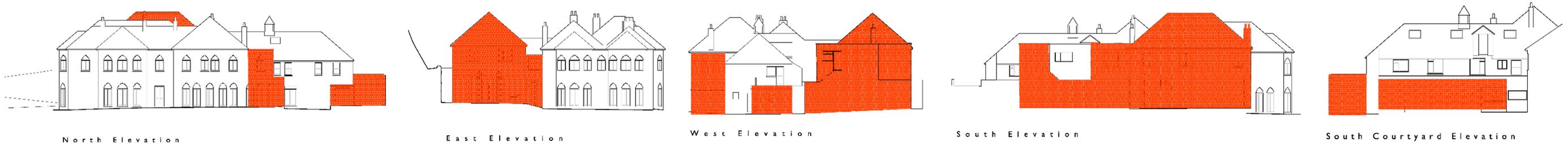
The proposals also include the restoration of a southerly approach to the dwelling (original entrance to the house), through a new simple columned portico.

The setting of the proposed new buildings will allow the retained house to remain the dominate focus on approach and from across Mill Pool.

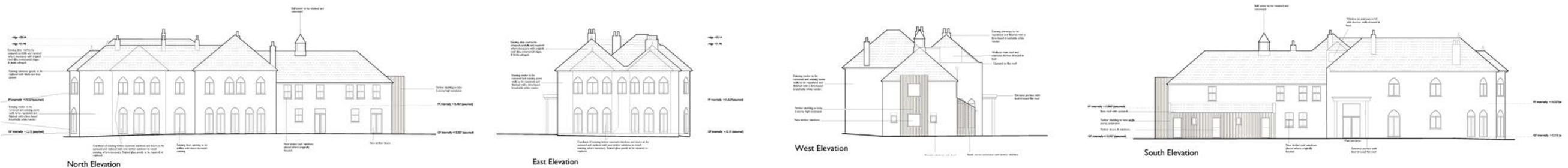
The Heritage Report concludes that;

‘The proposals seek to retain as much of the layout as possible, minimising the loss of historic fabric and reducing intervention in the structure. This should allow for the restoration of most of the internal decorative schemes and ensure their survival.’

‘The intuitive response from the architects towards the historic building and the anticipated programme of associated mitigation, negates significant concern for the conversion of the main building’.

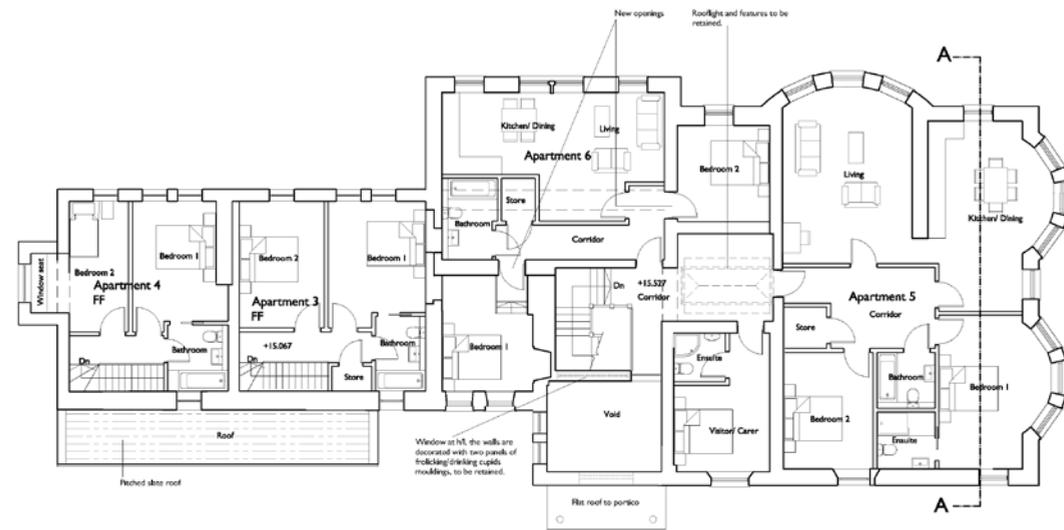


Existing elevations with area of demolition shown in red

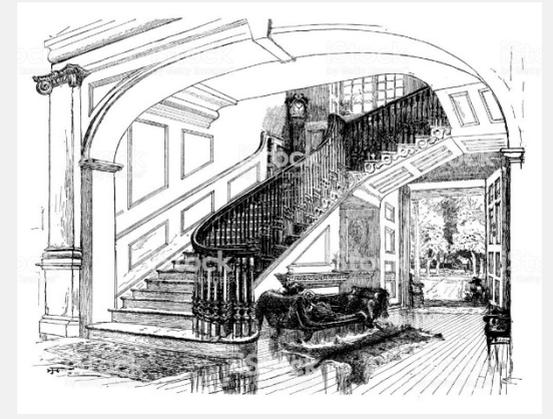


Proposed elevations

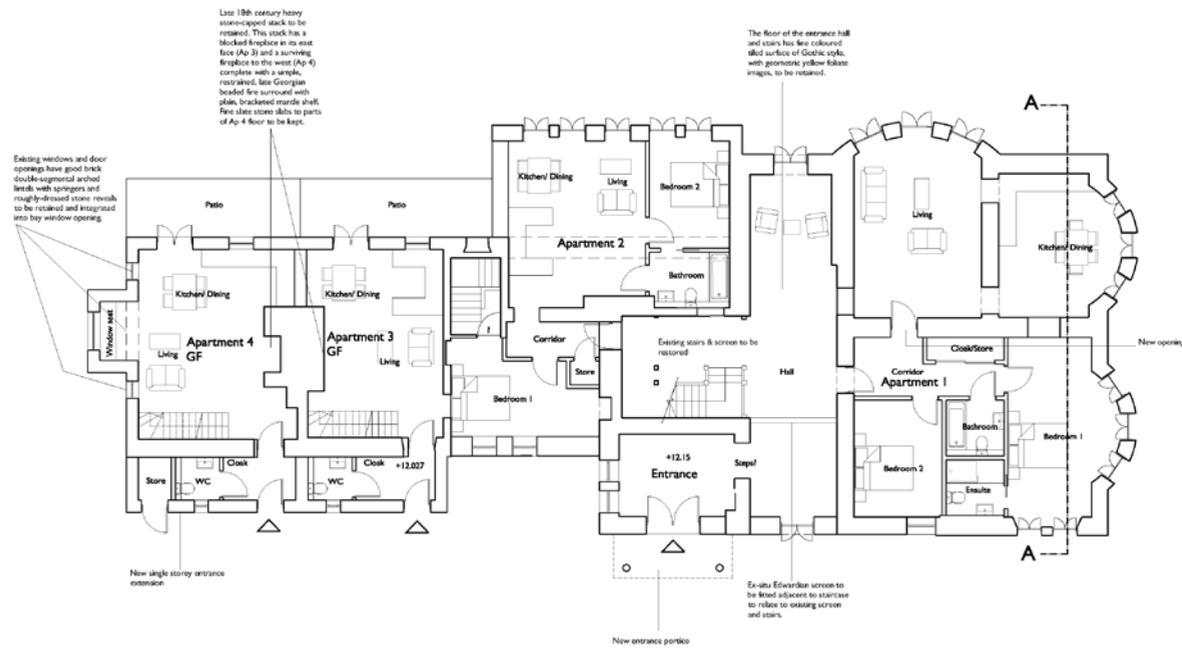
9. Design Development – Polvellan House



First Floor Plan



Intentions for principal elevation of Polvellan House



Ground Floor Plan

Final floor plans



West elevation showing proposed 'box' bay



East elevation with 'cottage orne' planting to front



South elevation with new extension and 'Portico' to the main entrance

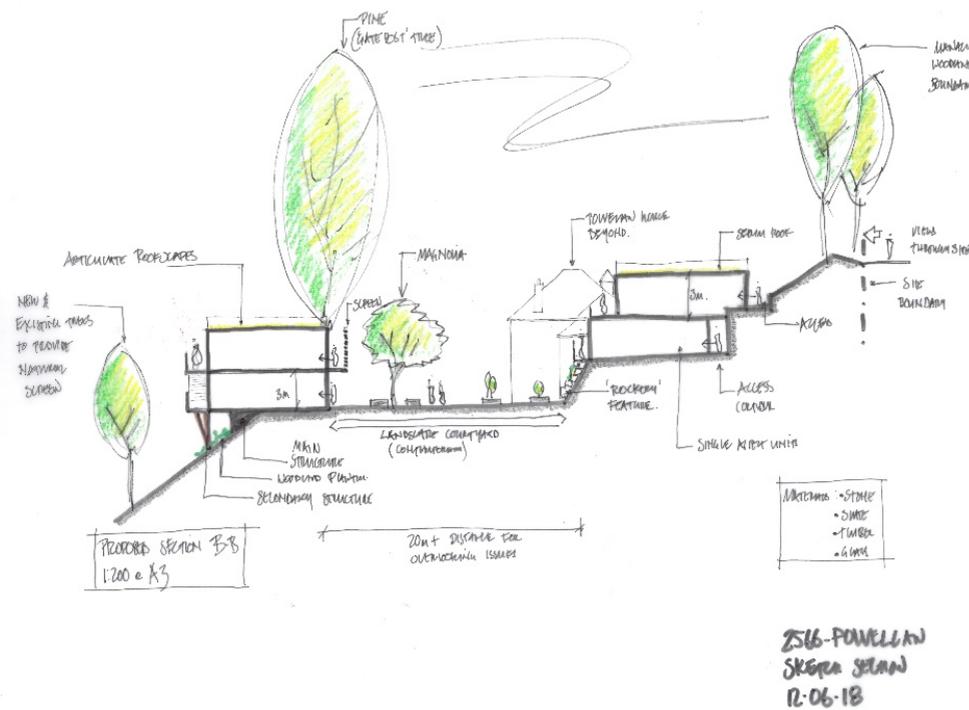
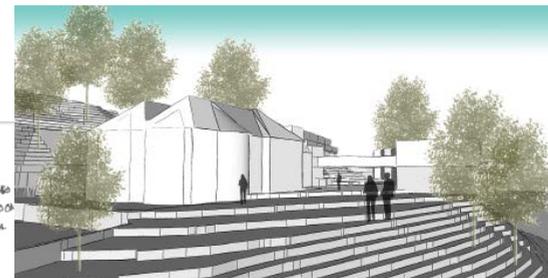
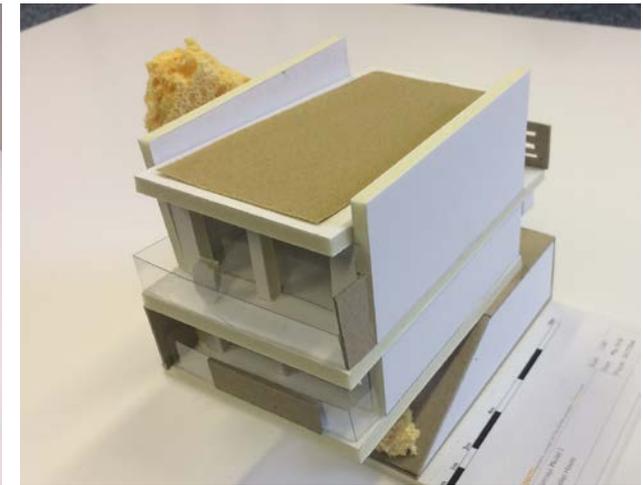
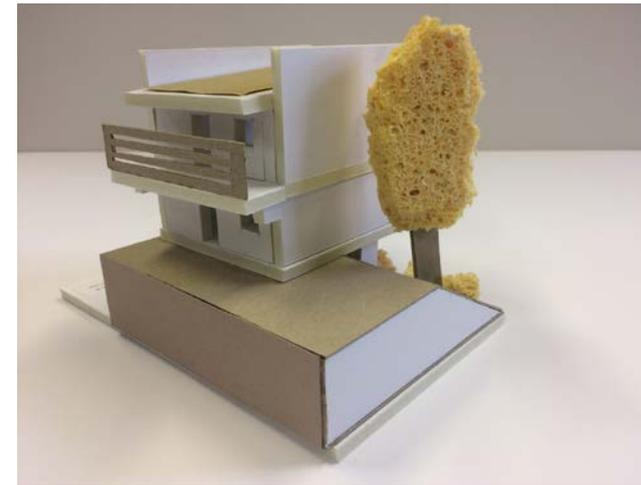


10. Design Development – Central Site

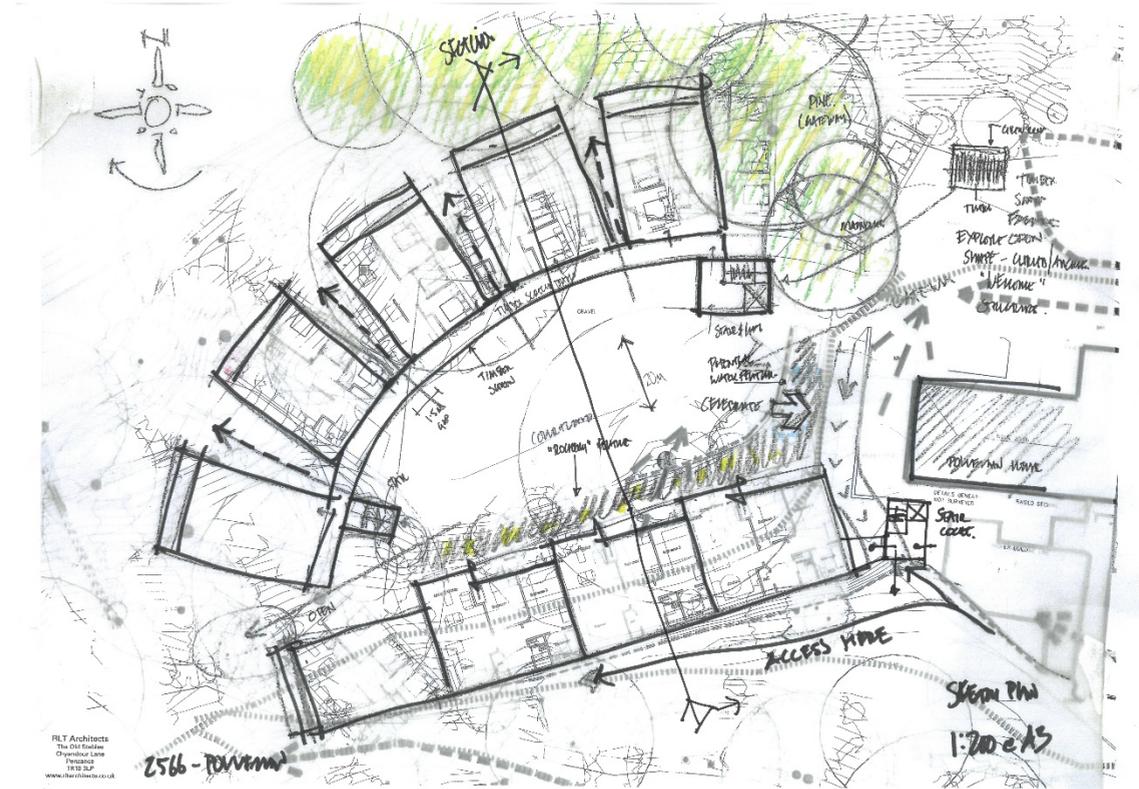
KEY POINTS

Evolution of the central site design approach

- The proposals adjacent to the existing Polvellan House should be distinct in style and form to maintain Polvellan as the dominate built form on the site
- Proposals should be subservient in scale and architectural style.
- Simple approach with minimum material palette, principally of timber, stone and glass. Materials should assist the proposed to 'merge' into the wooded backdrop.
- Potential for up to 20 -25 Two Bedroom apartments
- Step architecture within landscape
- Make best use of views out from the site, by stepping form down slope
- Retain natural woodland setting with formal landscaping areas
- Provide views from the site over the estuary for end users whilst maintaining views of Polvellan House from local viewpoints.

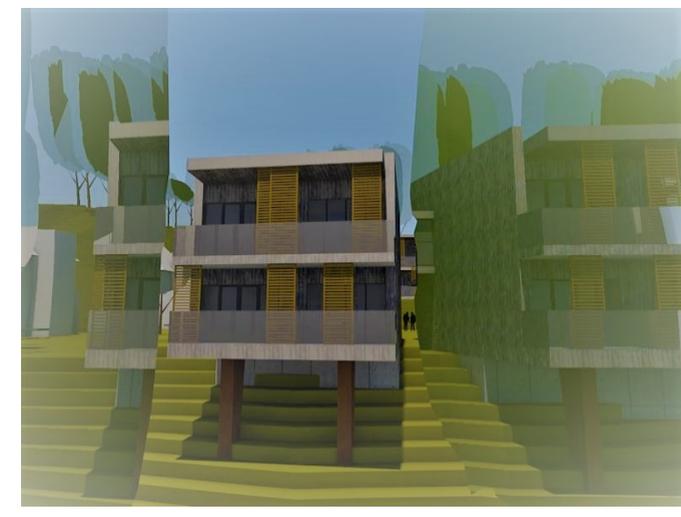
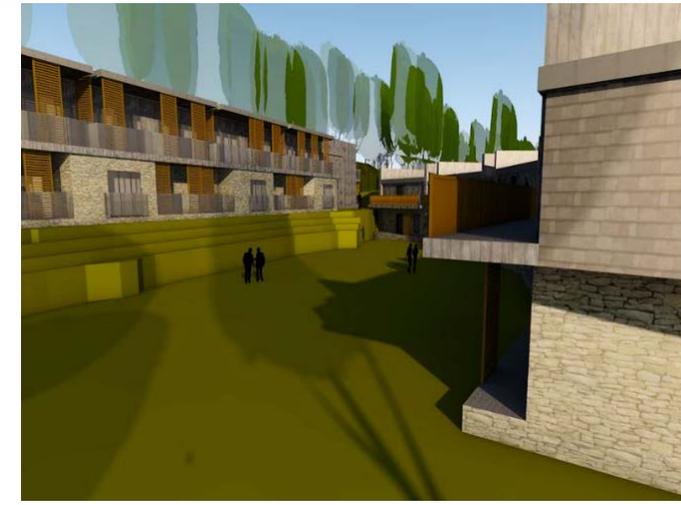
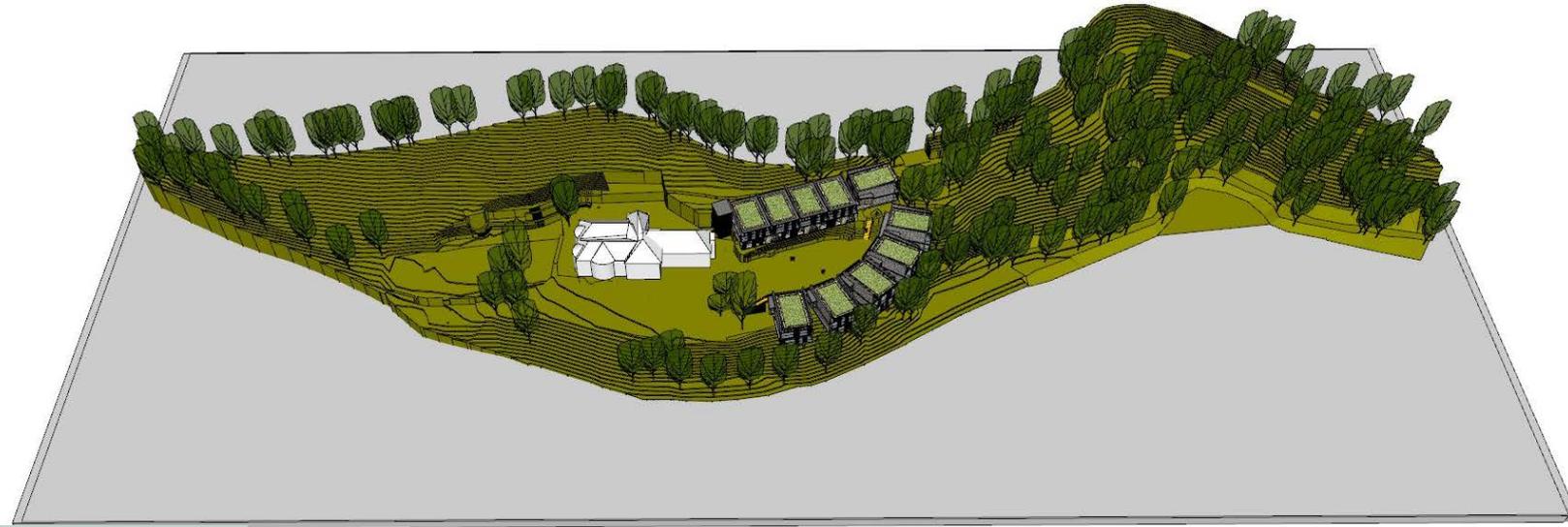


Design Development Site Section and images of 3D model



Design Development Site Plan and images of physical model

10. Design Development – Central Site



3D impressions of the central site

10. Design Development – Central Site

10.1 FINAL DESIGN FOR CENTRAL SITE

The setting of the Central Site buildings will allow the retained house to remain the dominate focus on approach and from across Mill Pool.

The central site proposals adjacent to Polvellan House have a distinct style and form which relates to the woodland setting.

The apartments have been designed around notable trees and allow the setting to remain in essence as it is and be enhanced.

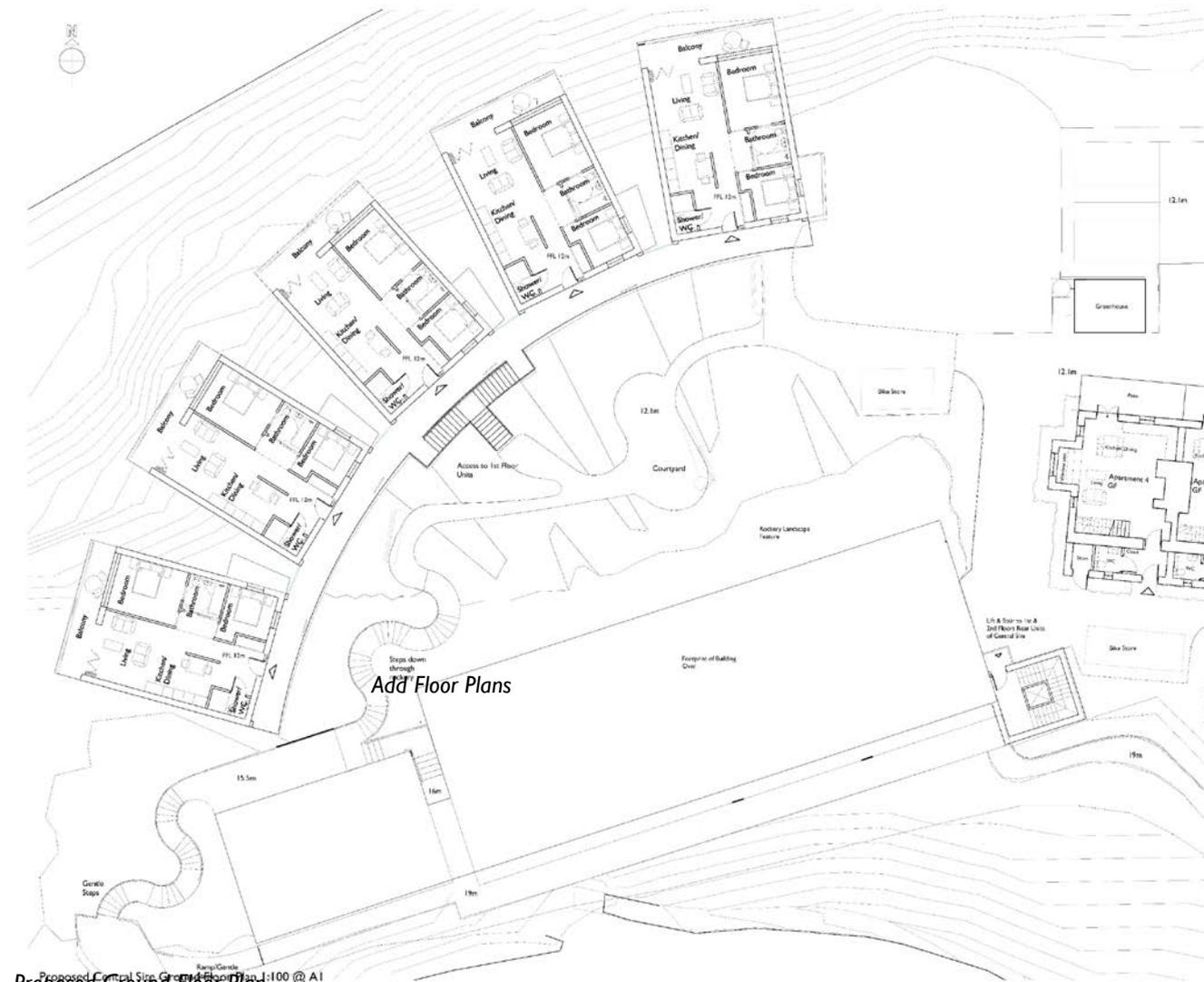
The proposals are subservient in scale and architectural style. The simple approach with a minimum material palette, principally of timber, stone and glass materials will gives the buildings a natural organic appearance.

The location and arrangement of the buildings assist the proposed to 'merge' into the wooded backdrop.

The orientation of the proposals allows view out from the site by providing glimpses between the architecture, like the glimpses between trees.

All apartments will have individual 'front' doors where possible and an open plan arrangement internally.

Most apartments are dual aspect with views out from the site all with balconies or private terrace area.



Proposed Ground Floor Plan



Proposed Elevation of Central Site from the South



South Courtyard Elevation



North Courtyard Elevation



Courtyard Elevation looking West



11.1 THE PAVILION – DESIGN DEVELOPMENT

Previous schemes have suggested a statement building with substantial form and height for the location of the pavilion and previous reiterations of proposals on this site have been for a Mews approach to this area, suggestive of a service type wing.

This approach was taken to the Cornwall Design Review Panel. Their view was that this was not a positive approach for this area of the site and that something more reflective like the design of a Pavilion would sit more comfortably in this location.

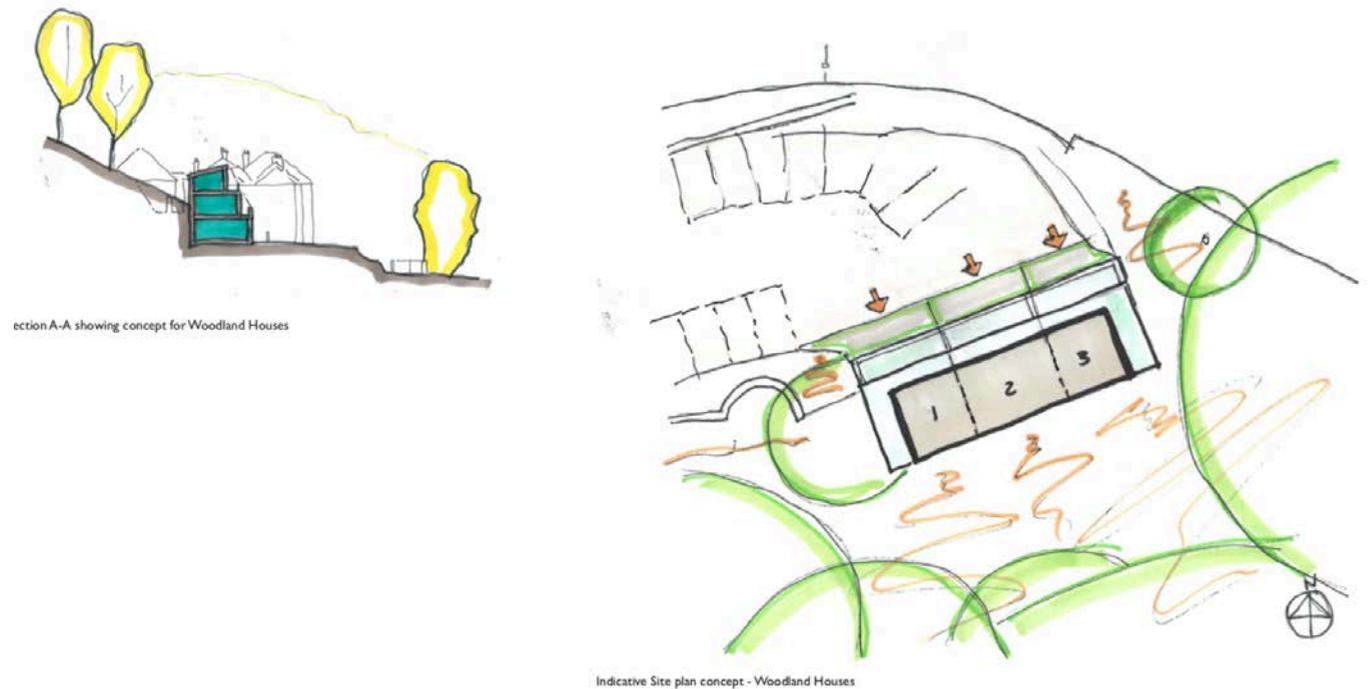
The Mews houses developed into a more simple dwelling houses approach marking the entrance to the site. It was felt that two houses in that location felt overbearing and overdeveloped. Therefore the final design proposal is a single pavilion dwelling providing a visual entrance feature to the site.

Initial Mews Proposal

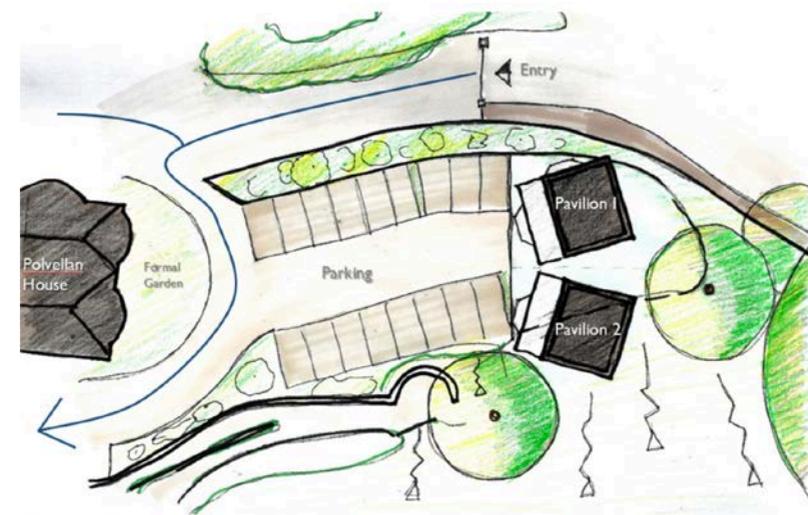
- Row of three houses (2-bed)
- Located to the East of Polvellan House. Adjacent to a landscaped area.
- Frontage subservient to the main house in both scale & architecture.
- Houses set back into hillside
- Single aspect orientation with possible other natural light sources to the side elevations and roofs into mezzanine levels.
- Use of sustainable cladding materials.
- Possible stepping the facades/ blocks back into the hillside to reduce massing
- Reverse living accommodation to allow enjoyment of potential views.

Suggestion of 2 no. Pavilion Houses incorporating DRP comments

- Two individual houses (2 to 3-bed)
- Design complements the central apartment scheme by using contemporary and sustainable cladding materials and definition of detached dwellings.
- Reverse living accommodation to allow enjoyment of potential views.
- The formal garden to the east of the existing house previously proposed included and can be enjoyed on approach from the parking area.
- Existing route from 'look out' to be reinstated to form route from car park to apartments to the west of the house.



'Mews' Approach



'Detached Dwellings' Approach

11.2 THE PAVILION – FINAL DESIGN

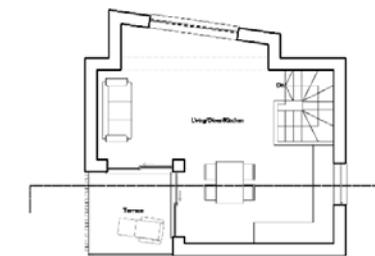
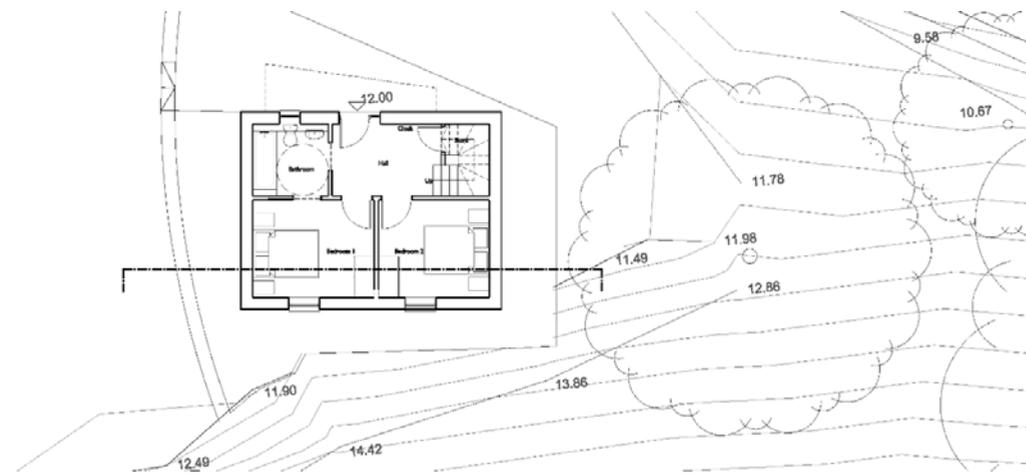
The amended and final proposals are for a single dwelling of a similar architectural approach to the central buildings.

The building has been positioned to provide a visual focus from the existing house.

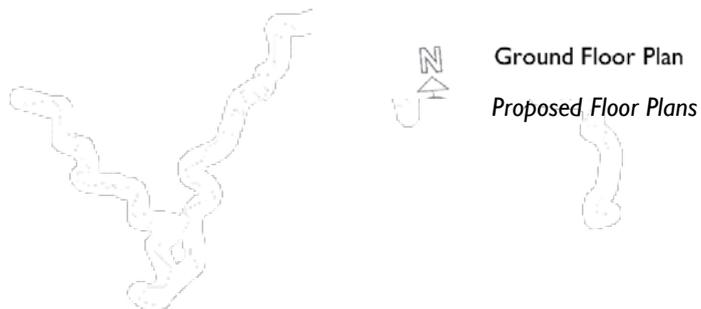
Its form is of a simple timber clad 'box' which juxtaposes with the architectural language of the existing house. The only other elevational material used is vertical slate cladding to the face of the balcony recess and a projecting bay box.



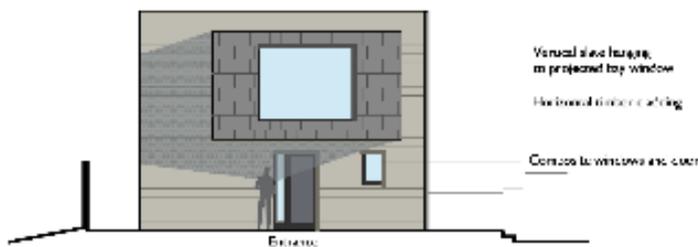
3D Impressions



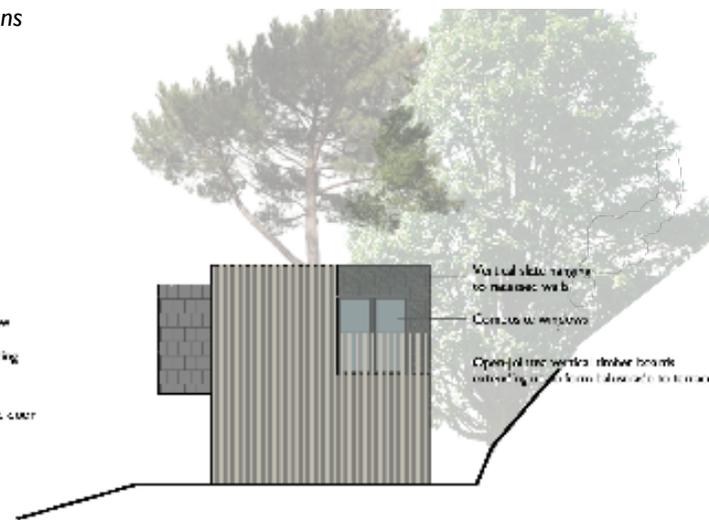
First Floor Plan



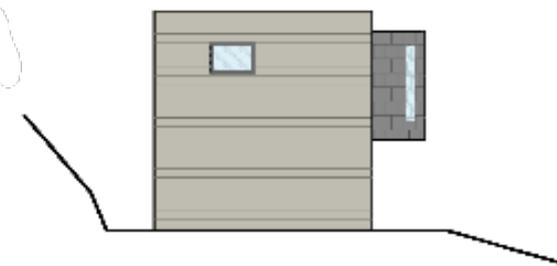
Ground Floor Plan
Proposed Floor Plans



North Elevation
Proposed Elevations



West Elevation



East Elevation

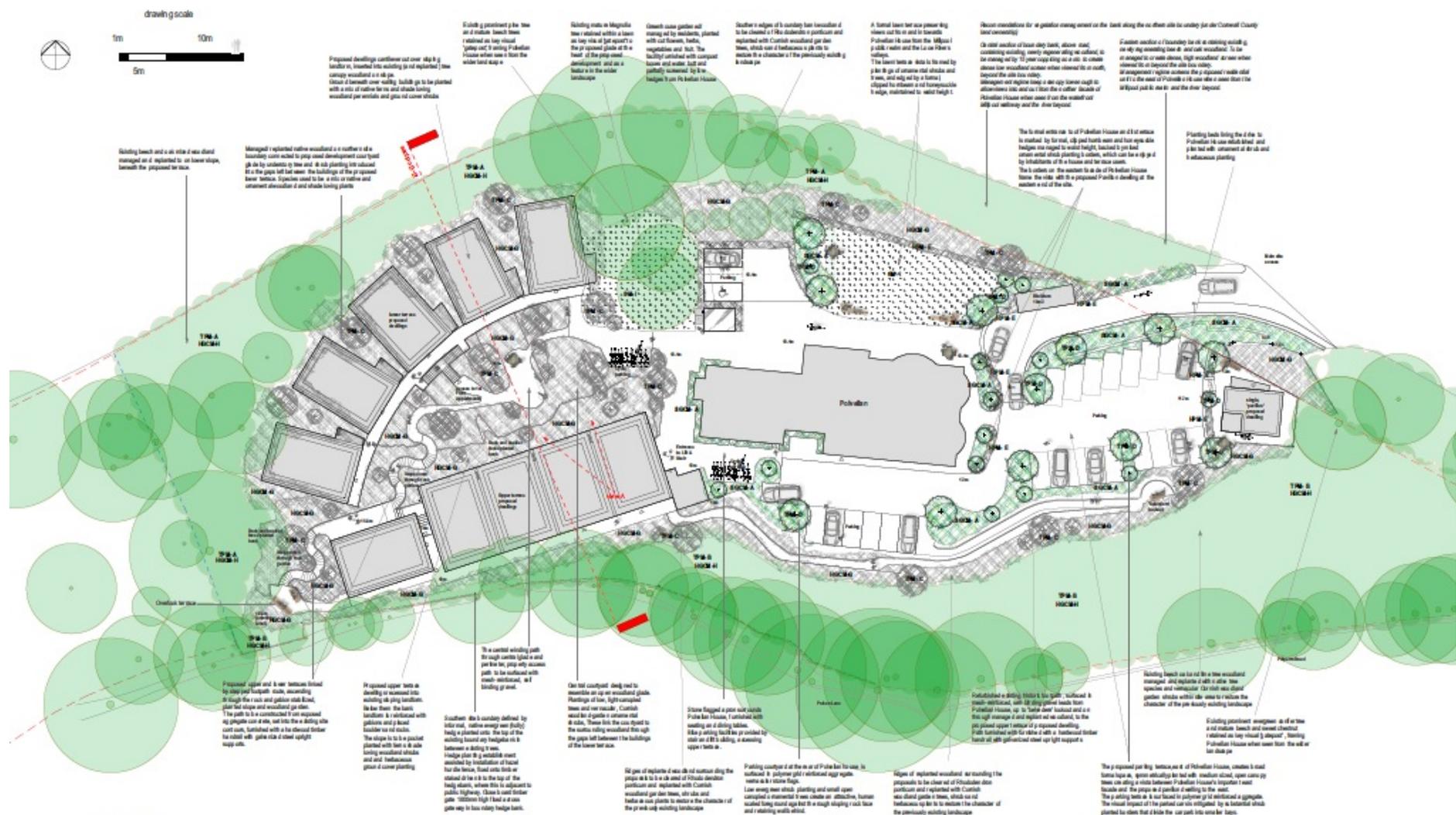


South Elevation

13. Design Statement – Landscape Proposals

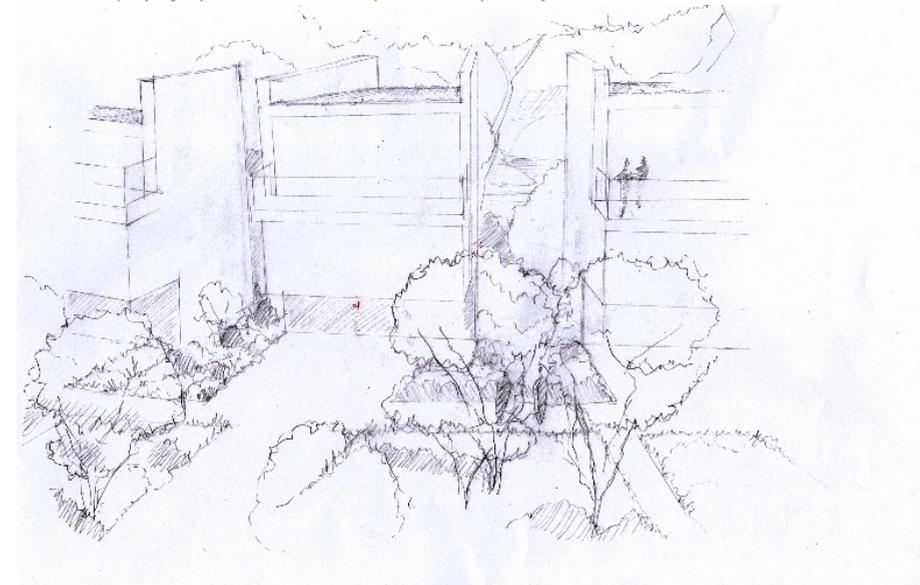
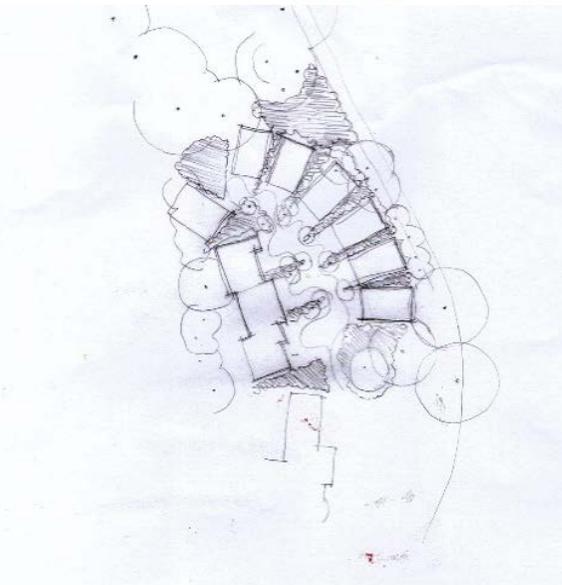
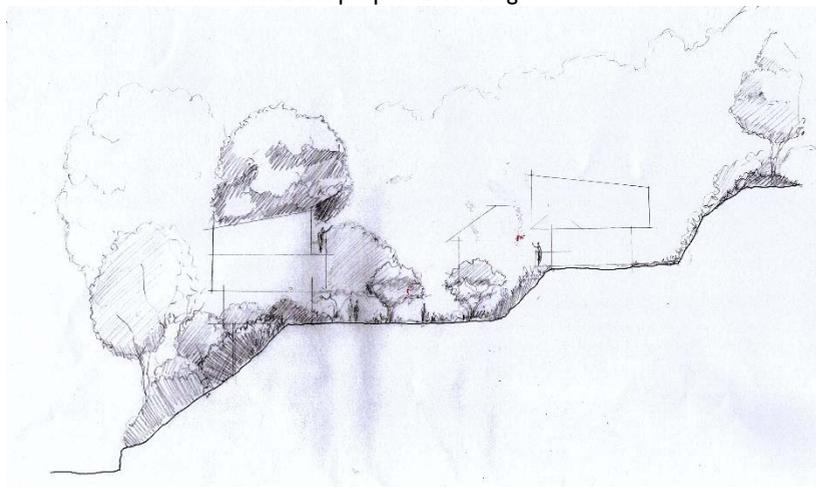
KEY POINTS

- The landscape treatments are functional and form an aesthetic connection and consistency of materials that link the architectural styles and function
- The intention is to create a cohesive series of distinct new landscape spaces within the 1.3ha site
- The site benefits from an established woodland setting. The landscape proposals will seek to reinvigorate the woods, improve with careful management / new planting, paths and rest points. Create an arboretum feel to the new development, with a selection of large growing trees and layered semi-ornamental planting below
- Please refer to Landscape Consultants' documentation and LVIA for detailed information



POLVELLAN LANDSCAPE STRATEGY MASTERPLAN

- Development carefully integrated into managed and replanted woodland framework setting.
- Proposed built form has been located to preserve the highest quality existing trees within the woodland.
- The existing woodland will be managed and replanted with a framework of trees into the future.
- Tree and shrub planting has been introduced into the gaps left between the buildings to reduce their overall visual impact and to integrate them within the newly establishing landscape setting.
- Site boundaries will be defined by informal, native evergreen hedges with Cornish woodland garden shrub planting integrated into the woodland framework around the proposed dwellings



Landscaped Site Plan & Artist's Impressions



14. Environmental Considerations & Sustainability

KEY POINTS

- Impact on the environment forms an important part of the design consideration
- Series of principles have been set out

15.1 INTRODUCTION & PRINCIPLES

The impact of the development on the environment and CO2 emissions is important and strategies to minimise should be incorporated into the design, such as passive systems and environmental technologies. Broad sustainable strategies should be considered during initial design stages, these will allow for more detailed green strategies to be considered later in the design development.

Strategies will be incorporated to minimise energy use both in construction and in occupation.

Lifestyle

Sustainable lifestyle choices will be encouraged, such as:

- making good transport choices (site is close to bus & train services and is well connected for walking or cycling).
- Recycling will be encouraged and facilities provided to enable this
- Conservation of energy and water strategies, will be considered.

Energy strategy

The Environmental impact of Energy provision has been considered during the initial design phase and will continue to be an important consideration throughout design development and into the Construction phase.

Heating - Air Source Heat Pumps

Water - Rainwater Harvesting and Grey Water Collection could be used.

Lighting - Overall the scheme aims to maximise the potential for natural light through the incorporation of open spaces around properties. Individually properties will incorporate lots of openings to maximise natural light throughout the building to reduce the need for artificial lighting. Any dusk and night time lighting will be minimised to navigation/ way finding and 'task' lighting and will use low energy 'anti-glare' lighting to reduce light pollution.

Materials

Local products and materials will be used and the Green Guide to Specification will be consulted.

It is anticipated to reuse any salvaged materials arising from demolition. Also the use of recycled and recyclable products will be considered. Regard will be given to Whole Life Cycle costing and materials with longevity.

Construction

The developers and design team aim:

- To reduce the amount of embodied energy in manufacturing process and decrease the amount of 'on site' works.
- Consider the appointment of a Considerate Constructor.
- Build environmentally friendly buildings that consider and enhance the environment.

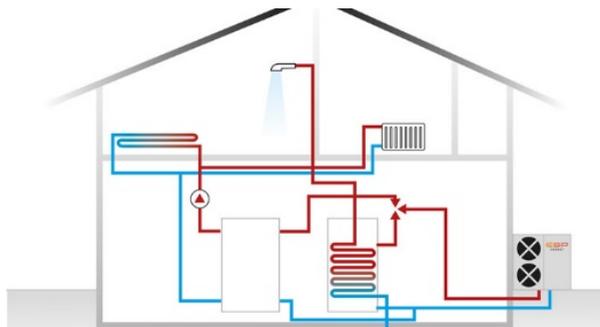
Waste disposal

It is intended that the scheme will incorporate the following:

- Makes it easy for the occupiers to use appropriate storage for waste and recycling.
- Ensure easy collection for recycling and disposal of waste.
- Provide waste collection and recycling which are practical, safe, visually and environmentally acceptable
- Provide facilities which can be easily used by disabled and visually impaired people.
- All waste storage will be screened from prominent view, lidded and secured.

Services and infrastructure

Existing utilities enquires will be made. It is anticipated that all dwellings will be able to feed into the existing infrastructure.



15. Access Statement

KEY POINTS

- Access to buildings
- Visibility of entrance spaces
- Vehicular & pedestrian routes
- Designed to comply with Planning Legislation

INCLUSIVE ACCESS

During design development the following have been taken into consideration to aid Inclusive Access around the site, both in public and private spaces:

- Access to buildings
- Visibility of entrance spaces
- Consideration of level changes in public spaces
- Navigation within spaces (Symbols and pictures)
- Level threshold entrances where possible
- Stepped access will have a level landing of 1200mm at top and bottom with tactile paving at all landings and changes in direction. Staircases will suit the needs of ambulant disabled people in accordance with part M. Suitable provision will be made for people with impaired sight
- Handrails at a height of between 900mm and 1000mm will be provided
- All main doors will have min 1000mm wide clear opening with a mobility threshold.
- The widths of corridors and passageways will comply with the Building Regulations.
- Internally the layout has been designed to enable disabled persons to manoeuvre around comfortably with wide doors and accessible WCs and catering facilities.

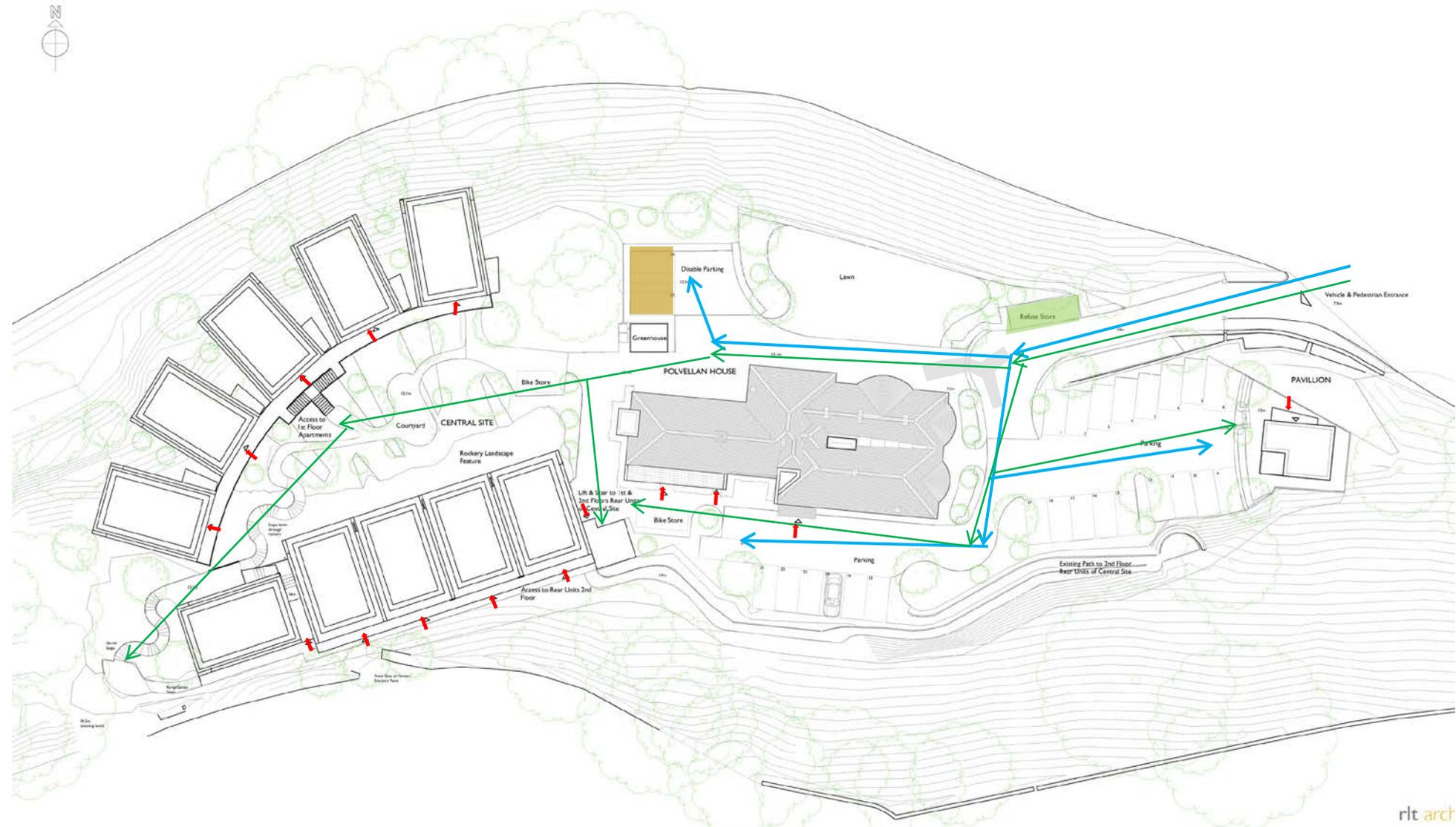
CONCLUSION: It is designed to comply with Planning Legislation and Building Regulations.

VEHICLE MOVEMENT & ACCESS

Please refer to the transport assessment submitted as part of this application.

ACCESS

The vehicle access to the site has been kept to the minimum to limit the impact on the landscape. Each unit in the new structures have their own front door which the units in the restored Polvellan House have a communal access to the building. Pedestrians have free flow around the site. There is no public access to the site.



Proposed Site Plan With Access Notes

