



POLVELLAN . Looe

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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

Restoration of the woodland garden & walks

The existing beech oak and lime tree woodland managed and replanted with native tree species and vernacular Cornish woodland garden shrubs within site area to restore the character of the previously existing woodland garden landscape

Planting beds lining the drive to Polvellan House refurbished and planted with ornamental shrubs bordered by fine lawns.

The existing footpath leading up from Polvellan House, past the masonry lookout point and up into the woodlands, will be surfaced with cellular mesh retained aggregate, restoring pedestrian access to the enriched with Cornish woodland-garden, ornamental shrub planting.

In the proposed parking courtyard behind Polvellan House a pleached evergreen hedge with a shade planting border beneath will surround the courtyard, creating a formal visual datum against the rough sloping rockface behind it. A mirror pool and fountain brings sound and light to this often shady space.

Framing views in toward and out from Polvellan House

Existing prominent evergreen conifer tree and mature beech and sweet chestnut will be retained as key visual 'gatepost' , framing Polvellan House when seen from the wider landscape of the Millpool and Looe River Valleys.

The eastern section of the northern boundary bank at the main site entrance contains existing, newly regenerating beech and oak woodland. This will be managed to create dense, high woodland screen when viewed from beyond the site boundary. This management regime will also screen the two proposed residential units to the east of Polvellan House, when seen from the Millpool public realm and the river beyond.

The central section of the northern boundary bank containing existing, newly regenerating beech and oak woodland. will be managed by 15 year coppicing so as to create dense low woodland screen when viewed from north, beyond the site boundary. This management regime keeps canopy low enough to allow views into and out from the norther facade of Polvellan House when seen from the waterfront Millpool walkway and the river beyond.

A broad lawn terrace stretching north from Polvellan House will be restored to preserve views of the house from the Millpool public realm and the river beyond.

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Architectural interventions as pavilions set round woodland glades

The existing mature Magnolia tree north east of Polvellan House will be retained as key visual 'gatepost' to the woodland glade at the heart of the proposed development and as a feature in the wider

The central courtyard of the main proposed development is designed to resemble an open woodland glade. Plantings of low, light canopied trees and vernacular Cornish woodland garden ornamental shrubs link the courtyard to the surrounding woodland through the gaps left between the buildings of the lower proposed terrace.

The courtyard is surfaced with a perimeter apron and central winding path of vernacular stone flags, through a general surface of self-binding fine gravel and is furnished with seating.

The upper terrace of proposed dwellings is recessed into existing sloping landform. The stony face of the bank below them bordering the glade on its southern side will be pocket planted with ferns and herbaceous ground cover planting

Built form integrated with landform

Proposed dwellings cantilever out over sloping landform, inserted into existing (and replanted) tree canopy woodland on slope. The upper properties of each terrace of pavilions is accessed by shared lift/ stair structure and balcony.

The upper terrace of pavilions enclosing the glade to the south are accessed from parking courtyard at rear of Polvellan House by shared lift/ stair structure and walkways recessed into existing sloping landform.

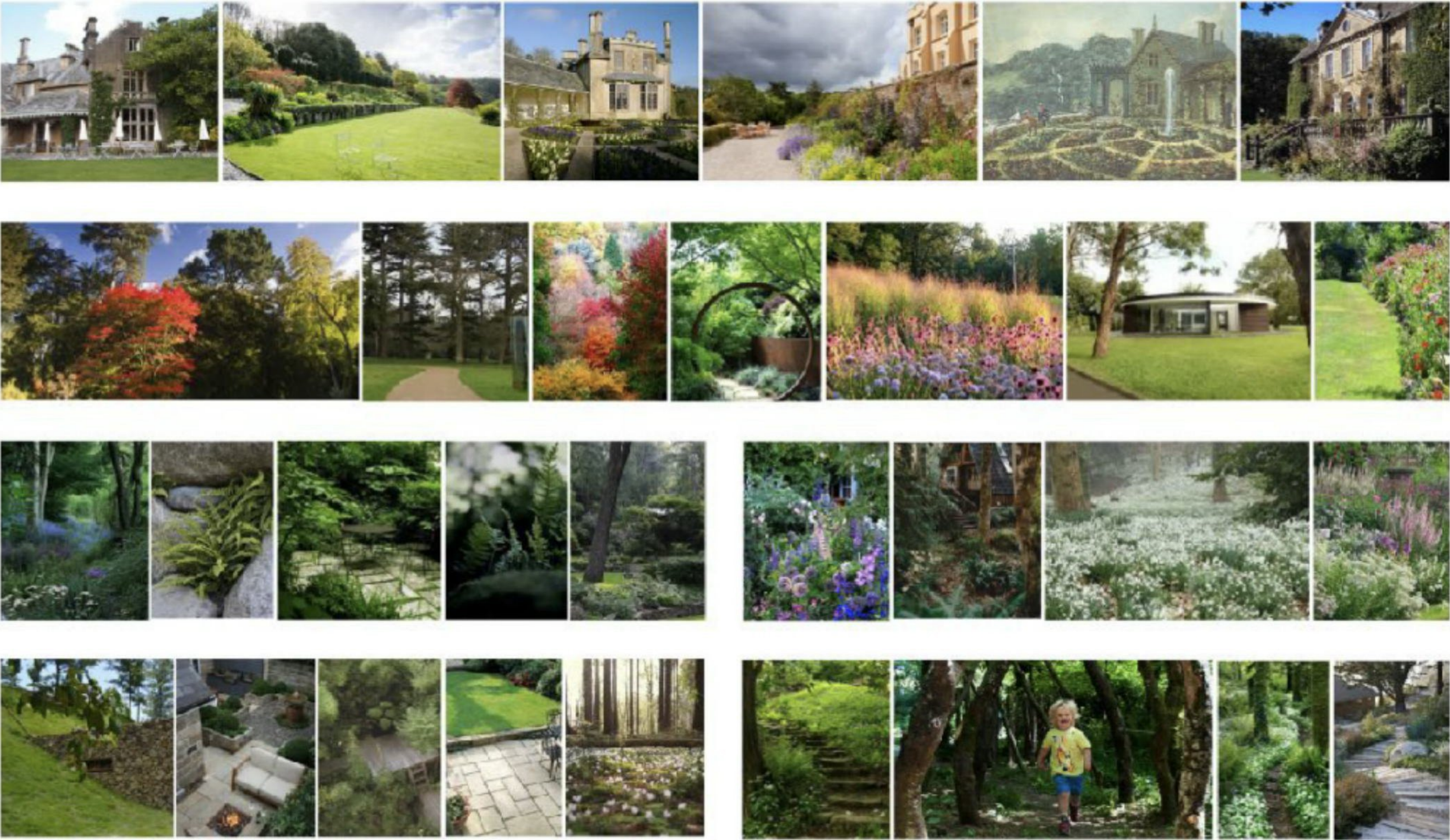
Properties can also be accessed by stepped footpath route, ascending from central courtyard at the north-eastern corner of Polvellan House.

Low key vernacular landscape materials used in contemporary forms

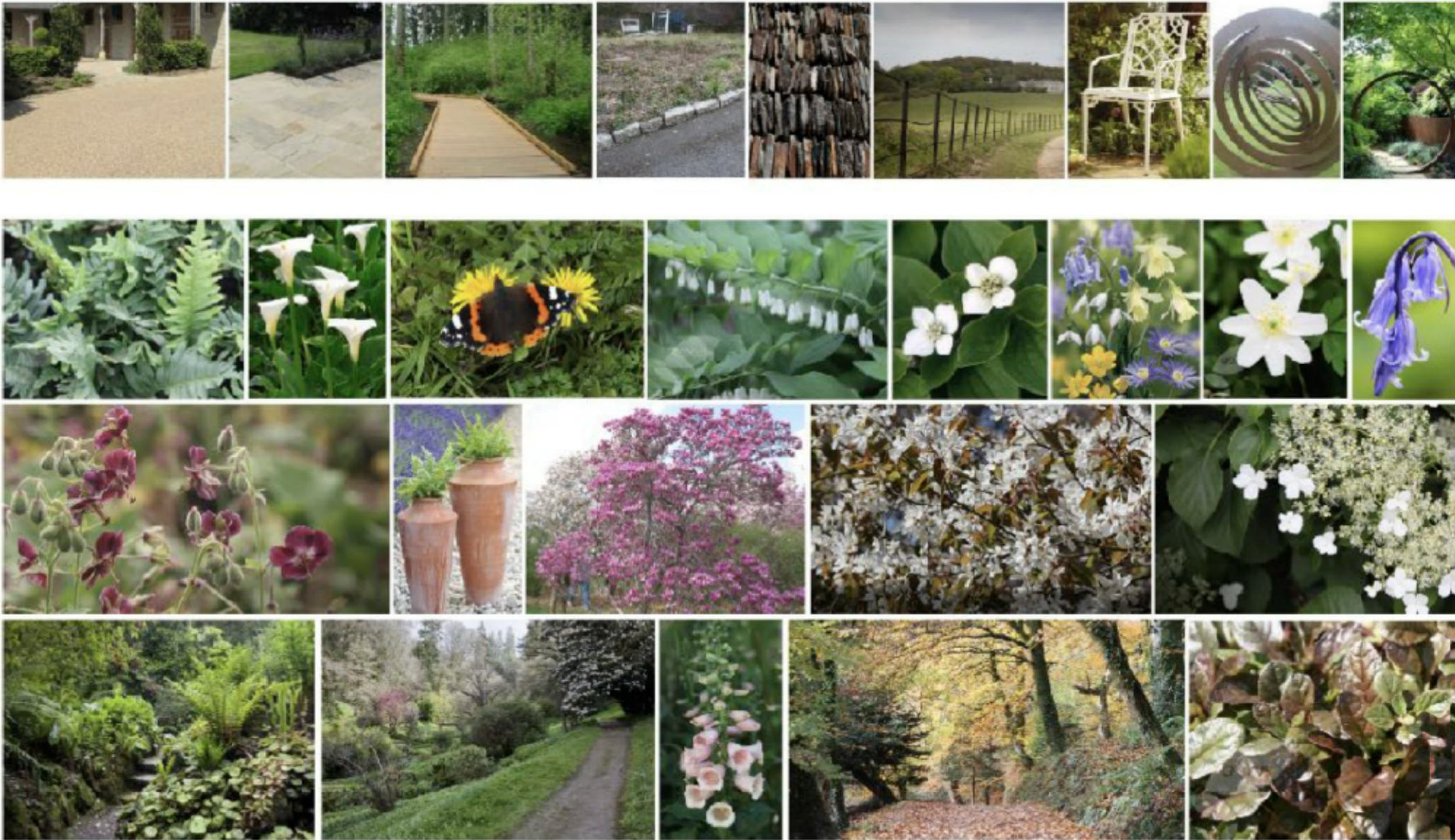
The central woodland glade of the proposed development is surfaced with a perimeter apron and central winding path of vernacular stone flags, through a general surface of self-binding fine gravel and is furnished with seating. An informal planting of shrubs and small trees in introduced into this framework.

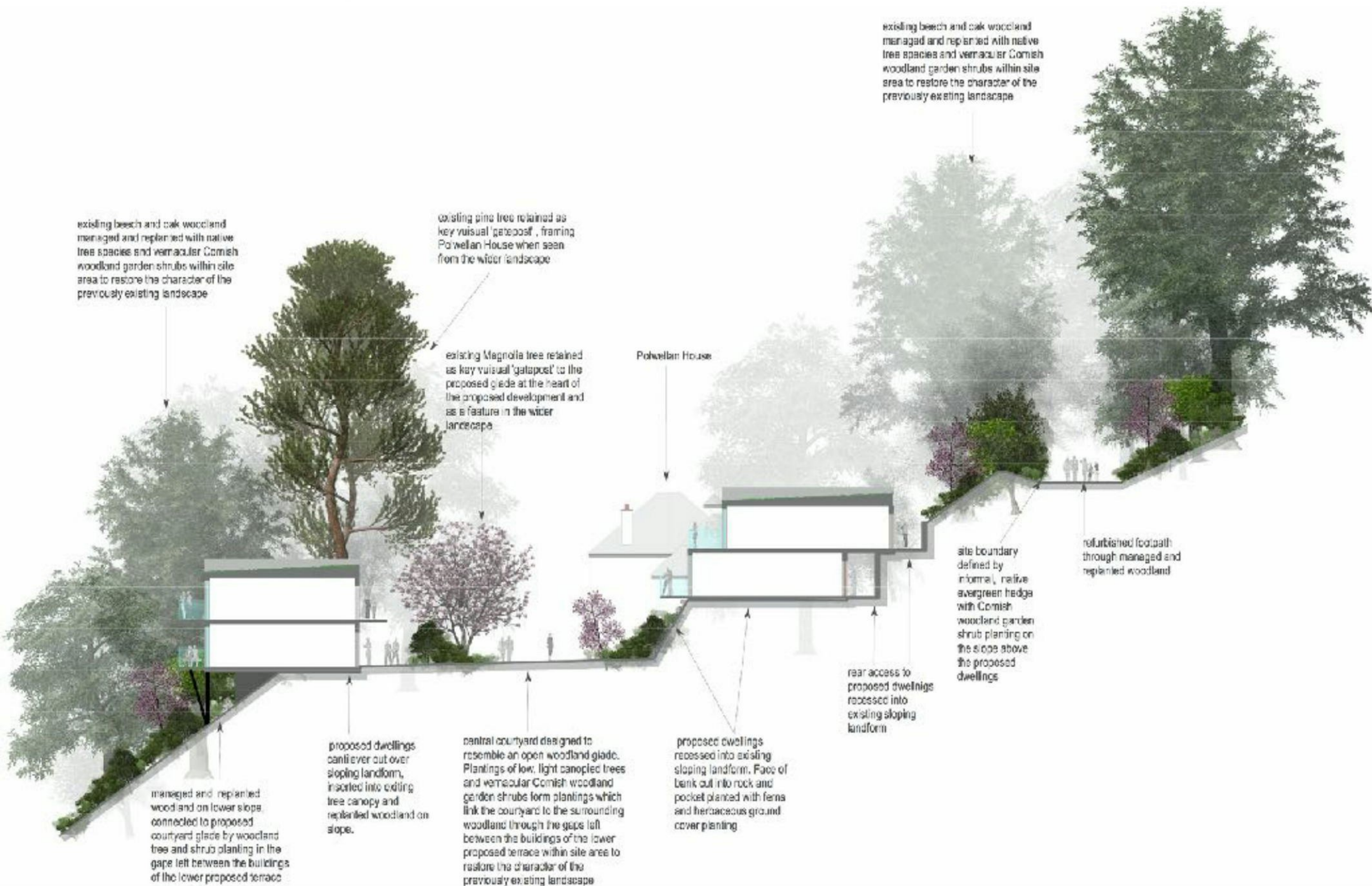
The main lawn and parking terrace north and east of Polvellan House, creates broad open space allowing Polvellan House an appropriately scaled space on its important east facade. The parking terrace and access paths and steps are surfaced in resin bound aggregate surrounded by fine lawns and shrub planted borders

The parking courtyard at the rear of Polvellan house surfaced in resin bound gravel and vernacular stone flags











Existing woodland managed and replanted on lower slopes, connected to proposed development courtyard and glade by woodland tree and shrub planting introduced into the space left between the buildings of the proposed lower terrace.

Proposed dwellings over lower and upper sloping sections, inserted into existing (and replanted) and canopy woodland on slope. Upper properties of access accessed by shared lift/east staircase and balcony.



Central courtyard designed to resemble an open woodland glade. Plantings of low, light-canopied trees and vernacular, Cornish woodland garden ornamental shrubs link the courtyard to the surrounding woodland through the space left between the buildings of the lower terrace. Views are channelled out through these spaces to the river valley beyond. The courtyard is enclosed with a perimeter of ornamental metal working posts of vernacular stone flaps, through a general surface of self-binding fine gravel.