



STEVE HUCKSTEP ARCHITECTS

DESIGN & ACCESS STATEMENT

FOR PLANNING PERMISSION & LISTED BUILDING CONSENT

PROJECT: Renovation & Refurbishment
Big Green
Polperro
Cornwall
PL13 2QT

CLIENT: Polperro Community Council

DATE: July 2018

REFERENCE: 1413/3a/SH

REVISION: 1 Upgraded to Planning Status

1.00 INTRODUCTION

- 1.01 The purpose of this report is to support the planning permission and listed building consent application to revovate and refurbish Big Green, Polperro PL13 2QT.
- 1.02 Read this report in conjunction with Steve Huckstep.Architects drawing numbers 1413/01, 02, 03, 04, 05, 06 & 07.
- 1.03 Read this report in conjunction with Armour Heritage Impact Assessment reference AH676/1
- 1.04 Read this report in conjunction with Cornwall Consultants Phase 1 Land Contamination Desk Study reference AMR/AMR/SS4532.b.DS

2.00 BACKGROUND

2.01 Site

- The site for the proposal is situated in the centre of Polperro, and is the main public outdoor space for the village. The site is mainly used as public amenity space, with some organised events, the main one of which is the Polperro Festival when a large marquee is erected in the space.
- The whole site is leased by the applicant; Polperro Community Council from two landlords:
 - Cornwall Council who own the north side of the site adjacent to Polperro Bakery and;
 - Polperro Village Trust who own the remaining southern part of the site adjacent to the river.

Polperro Community Council are currently in negotiations with both landlords to obtain the freehold interest for the site.

- To the west, the site is bounded by Polperro Methodist Church. The Church Community Room has a balcony which overlooks Big Green.
- To the south, the site is bounded by the River Pol, with Couch's restaurant being adjacent to Saxon's Bridge.
- To the east, the site is bounded by Saxon's Bridge & Big Green, with the main business being Nelson's Restaurant.
- To the north the site is bounded by the rear of Wesley House Gallery & Polperro Bakery. Polperro Bakery has an external seating area which overlooks and gives access to Big Green.
- There is a right of way along the nothern boundary of the site, which gives access to Sandpiper, a house with access located in the north east corner of Big Green.



2.02 Views Of The Site



2.03 Planning History

- The site is situated within the Polperro Conservation Area
- The site is situated within an area of outstanding natural beauty and heritage coast.
- Saxon's Bridge is listed Grade II. The Historic England ID is 1140794

- In 2015, this scheme was subject of a Pre-planning advice application Ref: PA15/00365/PREAPP. The response was that the proposals were worthy of an application for planning permission subject to the submitted design taking account of the advice provided. The scheme has been amended to take account of the advice.

2.04 Rationale & Requirement for the Scheme

- The current appearance and arrangement of the site has evolved over time. The main hard landscaping, paving and planting schemes were designed & installed by the applicant, with the seating, signage, Celtic cross etc. added over time.
- The current scheme has served the village well for a long time, but is nearing the end of it's useful life, and it has begun to look tired and dated. It was highlighted in the Polperro Conservation Area Character Appraisal and management Plan as being recently landscaped, but was criticised for the use of modern materials not being sympathetic to the local traditional materials.
- Polperro Community Council therefore propose to renovate and refurbish the space. The main issues identified to be addressed are:
 - The space lacks focus and life. A lot of the time it is unoccupied, and people have little reason to dwell.
 - The existing paved surfaces are uneven and dull looking
 - There is no link between the main space and the River Pol. When in the main space, one is unaware of the river, which has an important role in Polperro's history
 - The stage is undersized and difficult to use. It is boarded over during the Polperro Festival.
 - Lack of electrical service connections make events difficult
 - Oversized planters visually dominate the space, and reduce the size of the usable area
 - The position of the Celtic Cross and the surrounding flower bed in the centre of the space limit the usability of the area
 - The street furniture; signs, benches, lighting, bollards, bins etc. are old and require updating.
 - There is no physical link to the Methodist Church community room.

3.00 PROPOSAL

3.01 Principal of Development

The pre-application advice indicates that renovating this existing area of the public realm is acceptable in principle.

3.02 Design Concept & Principles

The aims of the proposed renovation and refurbishment Big Green are:

- To introduce focus and life into the space. To make it into a place where people want to be, and to spend time.
- To replace and refurbish the physical fabric; paving, street furniture, lighting etc.
- To make the River Pol a part of the space.

- To remove elements, and re-design features to make the space more practical and usable.
- To make a physical link with the Methodist Church, so that events in Big Green may make easy use of the community room facilities and vice-versa.

3.03 Design And Scope Of Works

The proposed scope of works consists of:

- Replacement of the paved surfaces - It is proposed to introduce a central rectangle of large format, light coloured, high quality paving slabs to define the main activity space. The perimeter will be infilled with a darker colour, smaller format granite setts to define the right of way and the secondary uses such as seating, way-finding, services points, etc. Borders between the paving and granite setts are defined with lines of slate setts. The site boundary to Big Green, and the coping to the river Pol are formed in large format granite slabs.
- Introduction of Focus – It is proposed to introduce a new shelter/stage building on the west boundary to replace the existing stage, and provide a physical and visual focus to the space. When events are in progress, this will house a stage. At other times, it will act as a shelter for seating etc. The building will have oak columns, steel roof trusses, and black slate roof coverings.
- Injection of Life – Other than when there is an organised event, there is little reason to visit the space. It is proposed to inject life into the space by providing lettable seating areas for the surrounding catering businesses, to create a café/pavement culture. It is also proposed to introduce freestanding kiosks or barrows for the sale of ice-creams, postcards, or the provision of Village information or souvenirs for example.
- Create a Riverside Promenade – It is proposed to remove the large planters from the river edge, and replace them with a water's-edge rail, and smaller planter with perimeter seat, to allow users of the space to enjoy the riverside.
- Clear the space of obstructions – It is proposed to relocate the Celtic cross in front of the church community room. The cross will be backed by a new black slate angled wall. The memorial plaque, and services distribution box adjacent to Saxon Bridge will also be relocated adjacent to the community room.
- Make a link with the Church – It is proposed to introduce a stepped link to the Methodist Church community room balcony, adjacent to the new shelter building, and behind the Celtic cross.
- Replace Street Furniture – It is proposed to replace all the existing street furniture with new. The style of the new furniture will be appropriate to Polperro village centre and will include; litter and recycling bins, water bottle refilling station, Parish & information notice boards, benches, lighting & bollards.
- Service & Emergency Access – The three central bollards bordering Big Green will be removable to facilitate service and emergency vehicle access.

3.04 Impact on The Conservation Area/Listed Buildings

The following points have been considered in the proposals:

- Impact on the Conservation Area - Armour Heritage Impact Assessment states that: *“It was concluded (above) that the proposed refurbishment of the Big Green will result in a **Positive Effect** on the character of the Conservation Area.”*
- Impact on the Grade II Listed Saxon Bridge – The existing north end of the bridge parapet has been modified and extended to incorporate an electrical cupboard and planter. It is proposed to remove these later additions and relocate the electrical cupboard and memorial plaque in front of the church adjacent to the relocated Celtic cross. Armour Heritage Impact Assessment states that: *“This assessment has identified **No Harm** to the significance or setting of any designated heritage asset as a result of the proposed refurbishment, with all designated assets having been scoped out of detailed assessment following a scoping exercise.”*
- Impact on Buried Archaeology - Armour Heritage Impact Assessment states that: *“This assessment has identified a generally low potential for the survival of buried archaeological remains within the Site’s boundaries. This is further modified by the previous development of the majority of the Site in the 1960s-70s as a garage. It is assessed that the proposed refurbishments at the Site have the potential to result in a very limited impact on any buried archaeology which may survive at the Site. The development will cause disturbance at the Site at depths largely similar to those already seen in the original formation and subsequent refurbishment of the Big Green.”*
- Architectural Quality – The submitted design takes account of Historic England publications “Streets for All” and “Streets for All South West”. The proposals are rooted in “identifying local distinctiveness” through the adoption of appropriate materials and forms suitable for Polperro.

Examples are:

- Orientation of the roof of the new shelter/stage building aligns with that of the church and community building, and the eaves are set at the same level. The proposed construction materials are: oak columns, Polperro ripple rendered rear wall/backdrop, steel roof trusses, and a black slate roof covering.
- The central paved area is formed in conservation paving slabs. The perimeter paving is granite setts, with delineation of separate use areas and materials with slate setts. The site boundary to Big Green, and the copings to the river Pol are granite slabs.
- The bollards, bins, notice boards and other street furniture are of a heritage design used throughout Polperro and neighbouring Looe.
- General ambient lighting is achieved with heritage lamp columns. Support off adjoining buildings was not possible as these are not within the site ownership. Other lighting includes; Spot lighting of the Celtic cross and tree, Recessed floor wall wash to the stage columns, and front of the church community room, and Recessed wall lights located under the planter seating.
- The new bench seating has solid masonry bases with slatted seats.
- The geometry of the triangular planter is used to define the activity stage square and river promenade areas. The planter walls are

formed of local stone, with a cobblestone topping surrounding a single silver birch tree.

- The Celtic cross is located on a raised cobblestone base with an angled black slate backing wall.
- Heritage Impact Assessment – Please refer to Armour Heritage Impact Assessment reference AH676/1

3.05 Impact on Amenities Of Neighbouring Occupiers

The orientation of the roof of the new shelter/stage building aligns with that of the church and community building, and the eaves are set at the same level. The north elevation of the stage building is separated from the dwelling known as Sandpiper by a distance of 2.5m infilled with a new store building replacing the existing construction. The store is constructed of Polperro ripple rendered walls with a flat roof. The new roof sits below the existing window of Sandpiper.

3.06 Flood Risk

The site is located within flood zone 3. The proposals will not result in any change to the use of the site as public open space and therefore no flood risk assessment is submitted with this application. However, the design incorporates the following flood mitigation measures:

- Flood Resistant Construction and Finishes - Flood resistant finishes have been utilised throughout as follows:
 - Paving finishes are natural stones and concrete products, all bedded on concrete bases with no gravel or sand bedding which would wash away in the event of a flood.
 - Wall finishes are natural stone and rendered blockwork.
- Electrical Services – Wherever possible, electrical circuitry and apparatus is installed at a minimum of 750mm above finished floor level. The exception to this is the recessed floor lighting, bench wall lighting, and spotlighting, all of which will be IP67 rated.

3.07 Drainage

Details of the proposed drainage scheme are shown on the proposed plan drawing no. 1413/04. The principles of the proposals are:

- Relationship to Big Green road surfacing remains flush as existing.
- New continuous slot channel drainage is installed to the perimeter of the main central paved area. This is connected by underground pipes to discharge into the river Pol as existing.

3.08 Contamination

Please refer to Cornwall Consultants Phase 1 Land Contamination Desk Study reference AMR/AMR/SS4532.b.DS. The report states that *“The risk of ground contamination across the site will need to be investigated in the form of a Phase II Intrusive Investigation Report and may require remediation as part of any proposed development.”* We request that any requirement in this regard be subject to a condition attached to any planning approval.

3.09 Community Engagement

- The Divisional Member (Edwina Hannaford) is in regular contact with Polperro Community Council, and regularly attends the Council meetings. She is familiar with these proposals.
- Public Consultation – Was held at the Methodist Church Meeting Room on 2 December 2017. The below is the report issued by the clerk to the council:

Councillors.

Big Green Public Consultation 2nd December 2017

The Public Consultation was held in the Methodist Church Meeting room from 10am to 5pm on Saturday 2nd December 2017 and was well attended by the public. The overall response was overwhelmingly supportive of your efforts to rejuvenate Big Green. Fifty-five feedback forms were completed on the day and several others took forms away to respond in due course. Of those forms submitted, *all* were in favour of the refurbishment of Big Green. Thirty-seven (67%) endorsed the plan with compliments or without further comment. Eighteen forms contained comments, suggestions or criticisms but only one person, whilst supporting the need to refurbish Big Green, did not like the plan presented. Below is a summary of all comments supplied for your consideration. Whilst not presented word for word, I have extracted key comments and also indicated the number of times similar comments have occurred so that you can weigh the strength of feeling on each particular issue. From the responses so far received, the key issues for comment appear to be

- plants (lack of)
- Stage roof design/orientation

I will update this report if further feedback is received and present this at the next meeting. I will also bring the original feedback forms, should you wish to examine the detail for yourselves.

G J Sharpe
Clerk

3/12/17

Comment	Occurrences
Overall design/general comments	
Heartily support, looks amazing, adds much needed practicality	11
Great for the village	3
Bigger open space	3
Great asset to residents and visitors alike	1
Plan is impersonal, clinical, and not suited to character of Polperro (like it the way it is).	1
Love use of local materials	4
Big improvement/fab ideas	5
Light, airy welcoming. Reflects a changing Polperro sympathetically.	1
Making space extremely adaptable for a variety of community occasions	1
Opening up river walk good idea	2
Ramp is excellent idea	2

Bins need to be seagull proof	1
Bins too modern, wooden boxes with bins inside preferred.	1
Notice board too modern	1
Like subtle Lighting	1
Will lighting go off at some stage in the night or remain on?	1
Consider health and safety alongside the river, check railing heights, bottom rail?	5
Prefer wood for benches	1
Composites for benches acceptable if necessary for maintenance reasons	2
Will buildings facing BG be obligated to keep up appearances?	2
Ramp not aesthetically pleasing, could be hidden?	2
Bring paving pattern out into street (up to Nelsons) to "advertise" the Green	2
Remove guardrails and introduce steps or terracing down to river	2
The Celtic Cross	
Moving Cross good idea	2
Would like the Celtic Cross to be a central feature, but without the flower bed	1
Need to look at proper backdrop for cross, not placed against handrail of ramp	2
Plants and Planting	
More plants/vegetation (baskets, pots or tubs, sponsored by local businesses). A little stark without at least some planted area	6
Like silver birch	1
Planter not required, could put seating area here rather than alongside road.	2
The Stage Area	
Stage area good	1
Gable end of the stage area too rustic/ not in-keeping	3
Do not like the wooden gable (too Germanic)	1
Roof should be orientated with gable towards the south (to be better suited for when the stage is being used. Single or double pitch	1
Stage area roof to allow for positioning of lights and sound apparatus for performances.	1
What are dimensions Check height of stage to allow for at least 1 metre for festival staging.	
Lighting for stage area needs to be sympathetic	1
Steps side/back of stage area or walkway to get round back	1
Can you put a door or gate through the wall of the Methodist church yard behind the stage to allow access from the church car parking?	1
Use of the Square	
Consider open-backed roofed areas on east and west sides for stalls to reduce need for temporary gazebos	1
Monthly farmers' Market	1
Seating areas for food/carts go out to tender	3
Gives opportunities for local people to rent spaces to sell their products.	1
Seating area should be let to a local business, not the cart vendors	2
If there are tenanted seating areas, should there be toilets nearby?	2
There is reduced seating for members of the public. Do we need tenanted seating?	2