

loa

The Brief

Poundstock Parish Council (PPC) are looking for ideas to present to the community to take the project forward and are fairly open to design ideas, subject to the basic requirements below.

The concepts will be used to engage with the community and a final design will then be promoted to assist in seeking grant funding

that any design should "settle" into the landscape, with particular reference to materials used. Cornwall Council is open to modern construction methods and modern design, including prefabricated elements, as long as it can be demonstrated that these will have a reasonable life.

Laurence Associates have been instructed to provide three concept designs, to provide a choice to the electorate.

Accommodation required

A new Parish Hall, with associated car parking and amenity space. The three designs should be scaled as small, medium and large so that there is a clear gradient of associated building costs and affordability.

The rooms required are:-

- A hall of suitable plan area for min. 100 persons (50 seated), 200 (100 seated) and 300 (150 seated) with space for a retractable/ folding stage, floor to ceiling height to be comfortable and appropriate for a pleasantly proportioned space with good daylight penetration.
- A meeting room for up to 20 max. persons seated.
- A small bar with counter space (possibly part of the kitchen area).

- A kitchen with adequate circulation space for staff, areas for 'plating-up' and room for commercial oven(s), hob-plates, fridge, freezer, dishwasher(s), microwave, sink(s) and hand-wash basin. A suitable arrangement and adequate power capacity required to enable the attachment of portable appliances as used by commercial caterers for weddings and similar occasional large events. NB: Obviously the kitchen size and associated equipment will be commensurate with the size of the hall.
- Toilets for men and women, suitable number of cubicles and urinals for the designed occupancy.
- Wheelchair users' toilet with baby changing facility.
- Cleaner's cupboard with suitable sink and water supply.
- Secure storage suitable for the size of hall and likely requirements.
- A plant room to contain the ground source heat pump compressor and expansion vessels, all electrical equipment for supply and distribution, PV inverter and batteries.

NB: An air source heat pump

may be more space / cost efficient for a smaller hall."

The building will cater for all the normal requirements of a community hall but needs to be suitable for occasional use as a venue for weddings and similar larger events (relative to size).

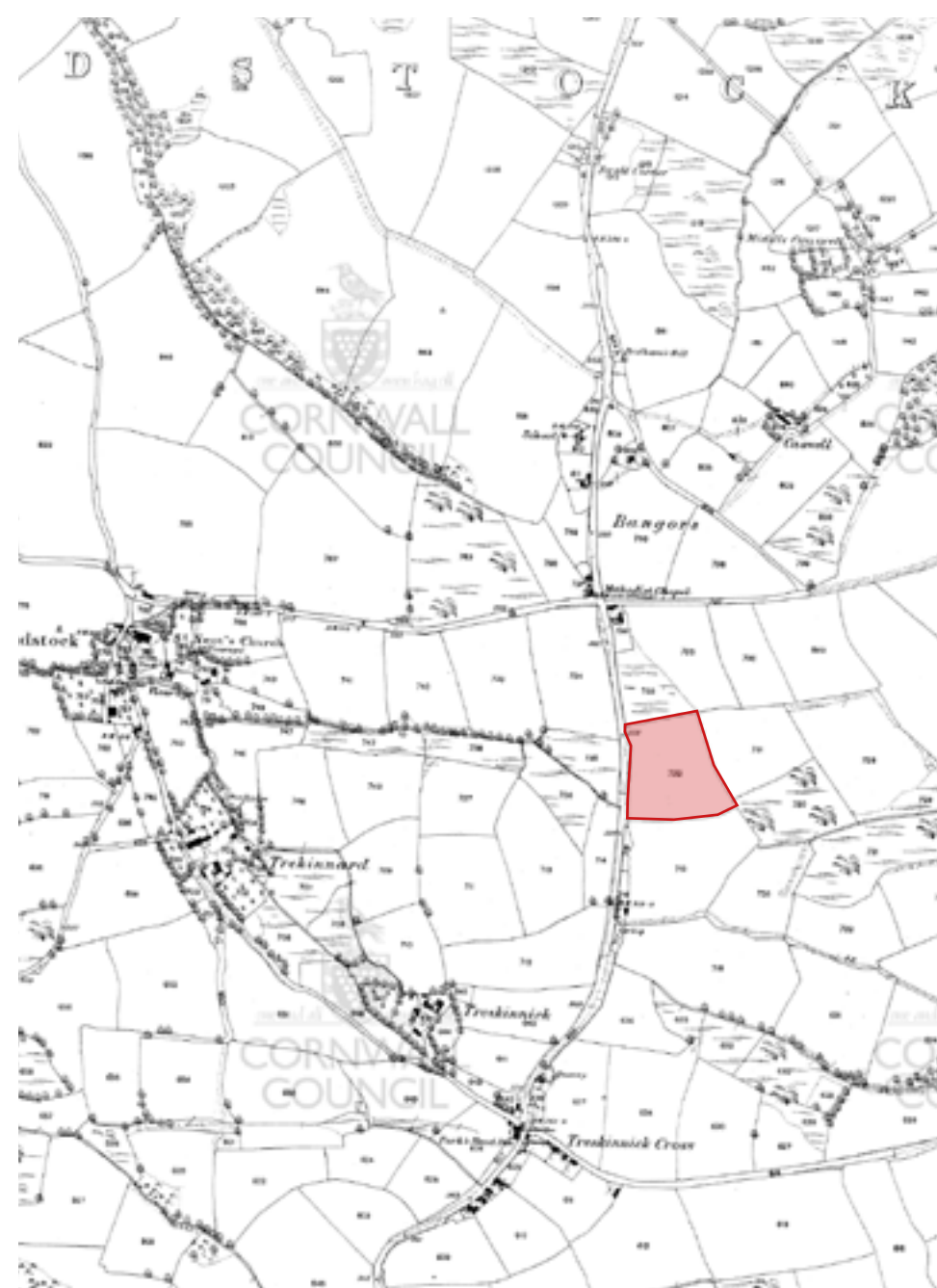
Externally the hall will overlook an environmental garden and contained play area for children, with a car park with sufficient space to accommodate the number of likely vehicles relative to size and the appropriate disabled parking provision.

Site

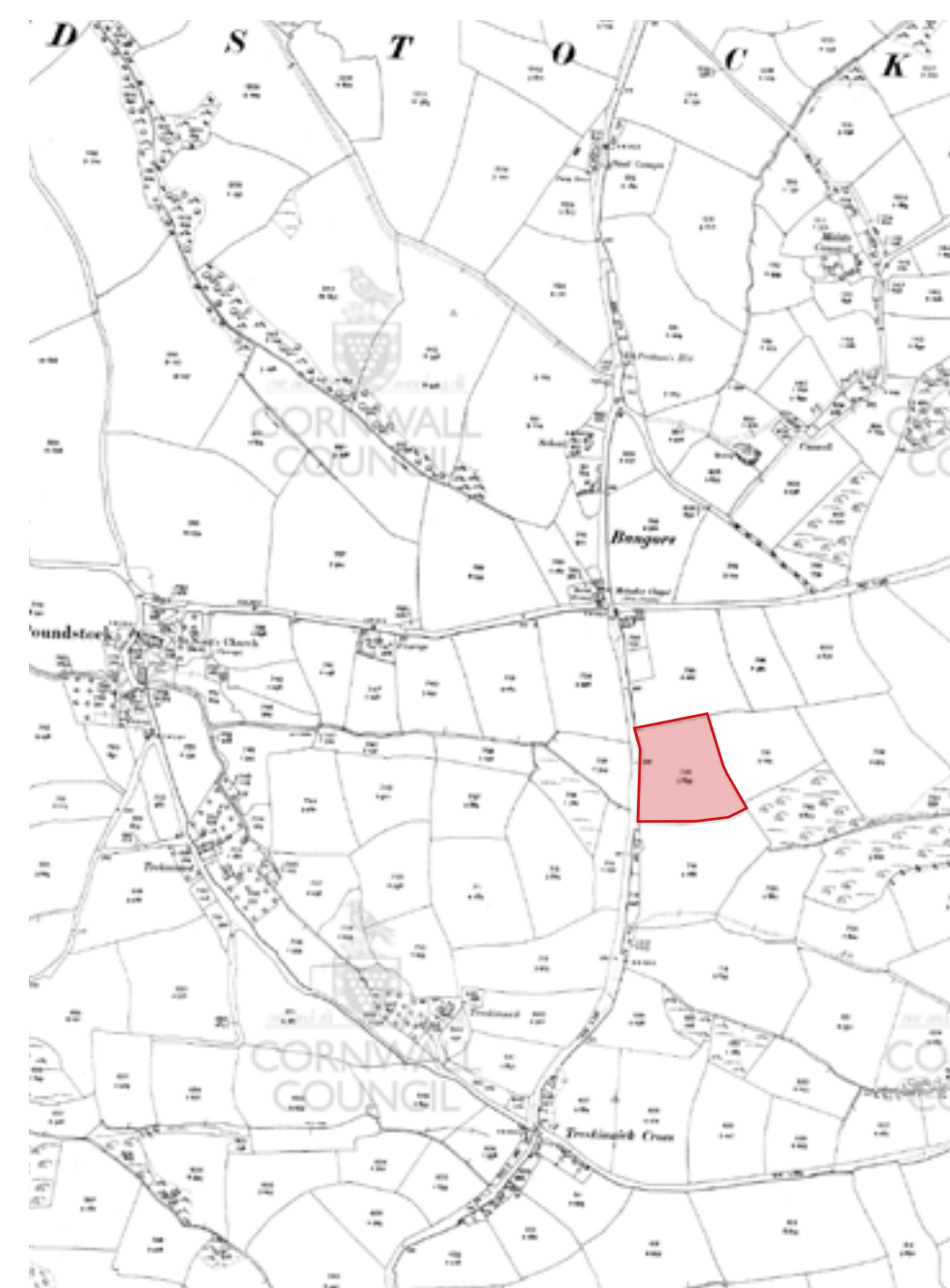
The Site

The site resides in the southeasterly portion of Poundstock, beside the A39 and just south of the village of Bangors. The Parish consists of a coastline that stretches from Carncleave up to Widemouth Bay. This coastline forms part of the heritage coastline and is an area of outstanding natural beauty. The A39 is the defining boundary that sets the site outside the heritage coastline. However, the site sits within an adopted area of great landscape value, Week St Mary. This area is characterised by its undulating topography of large pastoral fields surrounded by sinuous hedges. A landscape steeped in a 'deep sense of time depth'.

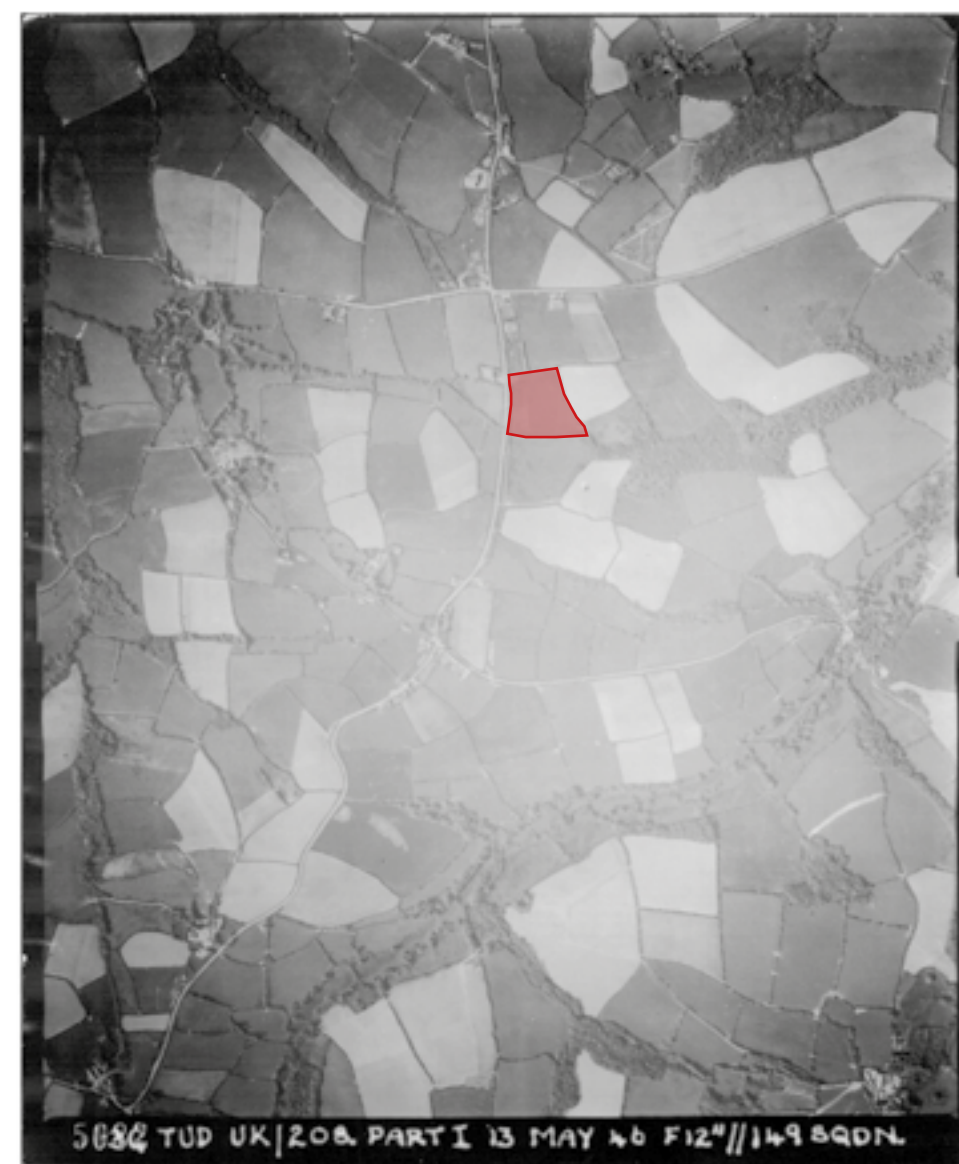




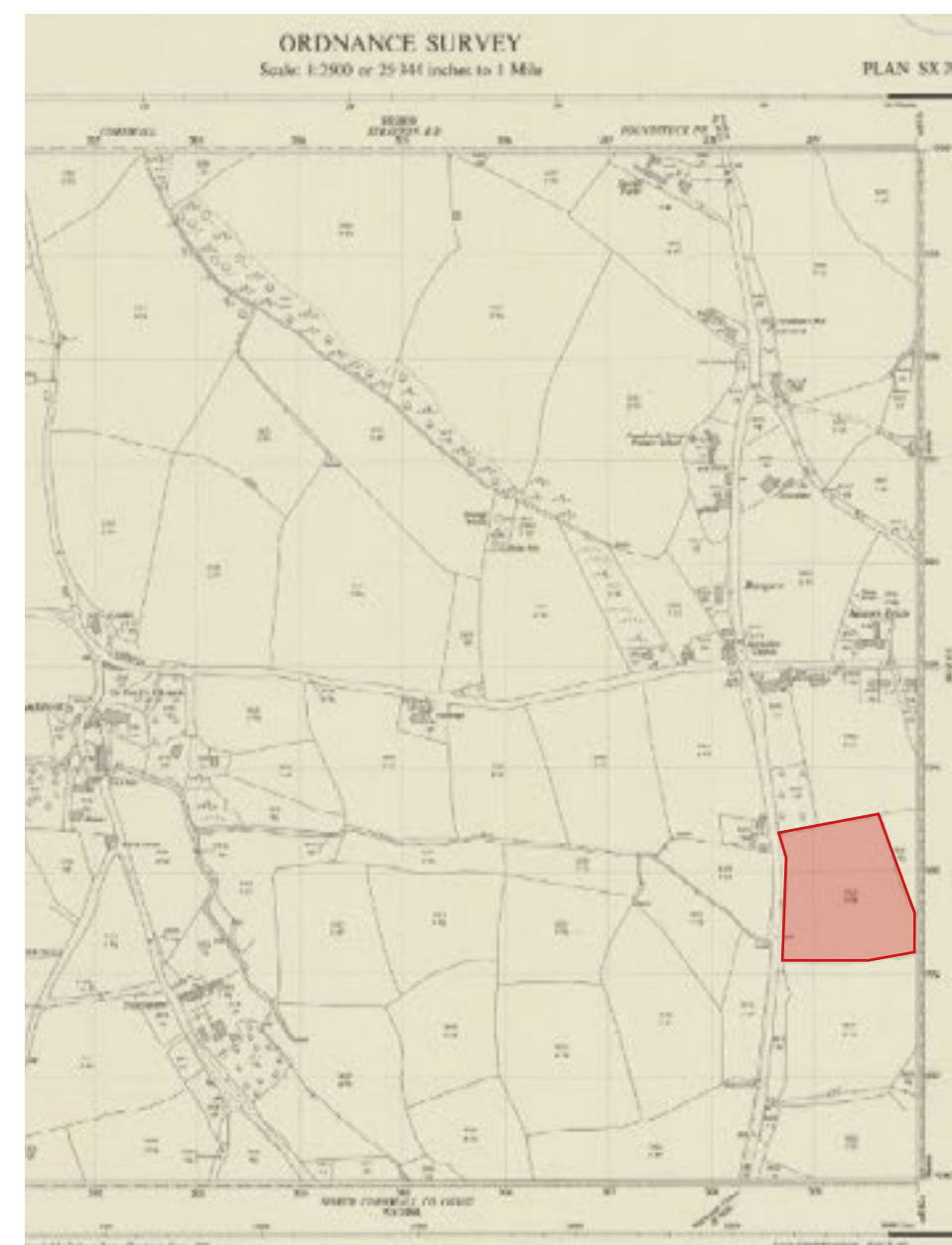
1875



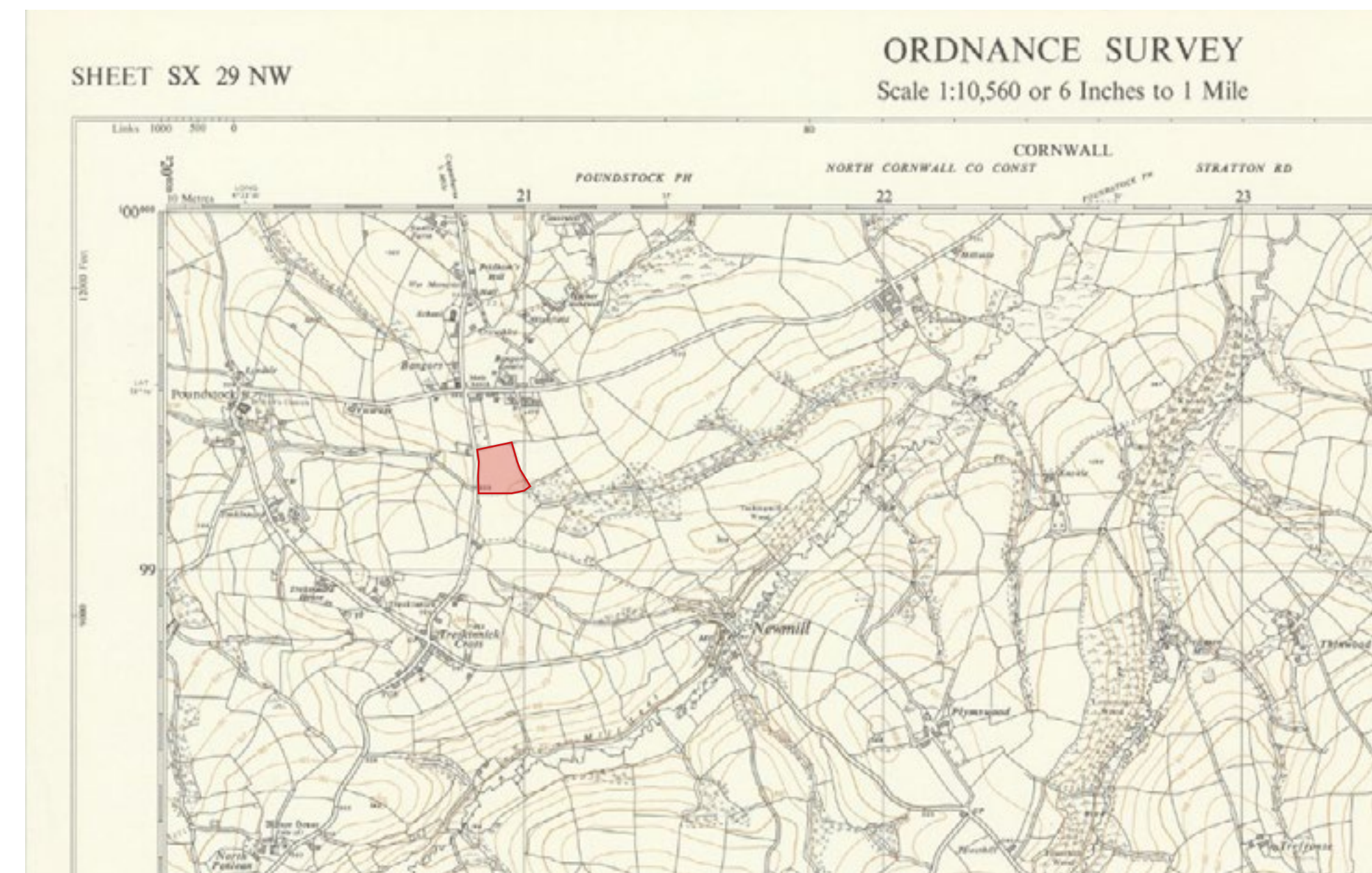
1906



1946



1954



1963

History

Throughout history, the site has existed without a built form being within its boundary, it has been a parcel of land groomed and cultivated to serve as pastoral farmland. The site sits south of Bangors, the village started as a slowly growing hamlet of farms that gathered near to Poundstock. A catalyst of expansion was the Methodist chapel being built in 1840, causing a few

properties to be built along Vicarage Lane. However, the main growth of Bangors happened in the post-war era. An urban grain was formed along Vicarage Lane but left divided by the construction of A39 which serves as the main road that cuts through and connects the parish.



History

Although Bangors village scope consists predominately of houses of a modern era its wider encompassment has a high proportion of well-preserved Grade listed properties. Notably Penfound Manor, the Poundstock Guildhouse and The parish church of St Winwaloe. Penfound Manor lies to the east of the site and is considered to be the longest inhabited property in Britain, the house is



built around the core of a medieval hall, with Tudor and 17th-century additions. While Poundstock Guildhouse and the St Winwaloe church lie to the west of the site. The Guildhouse is one of a handful of 'church houses' that have survived and remain in ongoing use from medieval times to the present day.

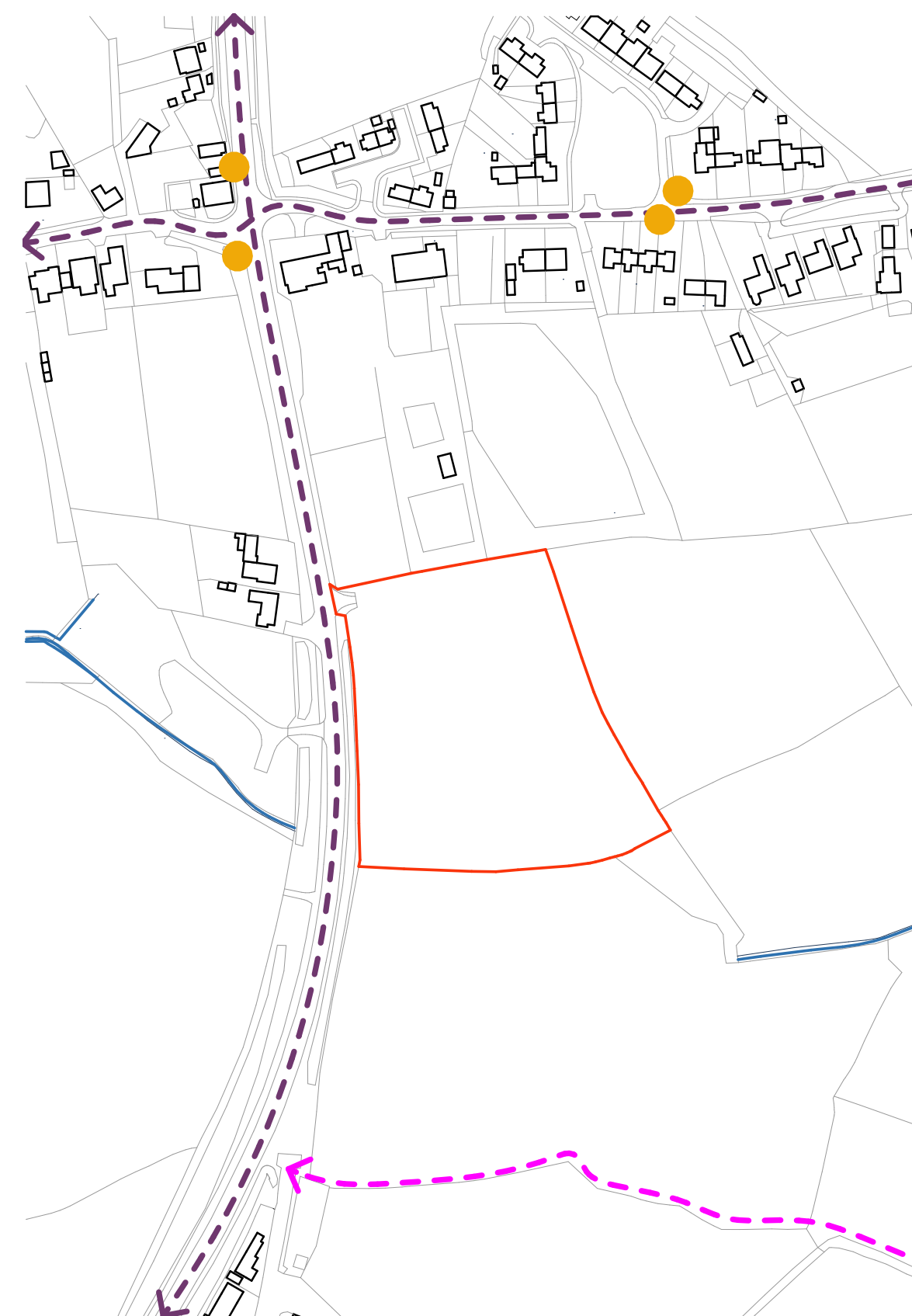
Existing Site



Site Constraints

Connectivity

-  Road
-  Bus Stop





Heritage Coast + AGLV

Heritage Coast

- conserve, protect and enhance: the natural beauty of the coastline, their terrestrial, coastal and marine flora and fauna, their heritage features.
- encourage and help the public to enjoy, understand and appreciate these areas.
- maintain and improve the health of inshore waters affecting heritage coasts and their beaches through appropriate environmental management measures.
- take account of the needs of agriculture, forestry and fishing and the economic and social needs of the small communities on these coasts.

AGLV

- Conserve the distinctive field patterns and traditional Cornish hedgerow boundaries, repairing or reinstating lost lengths using traditional techniques.
- Protect historic and archaeological sites, including through management of scrub/vegetation (ideally through appropriate grazing levels). Provide interpretation features where appropriate to increase awareness and understanding of the historic landscape.
- Protect the rural agricultural character, the strong sense of tranquillity, and experience of dark night skies.
- Manage farmland, and sustain current agricultural use, keeping buildings, hedgerows and hedgebanks in good repair. Where farm diversification does occur, ensure it has minimal impact on the character of the landscape.
- Restore Cornish hedgebanks using traditional techniques, especially where multiple benefits can be delivered such as the reduction of soil erosion and agricultural run-off and prevention of flooding. Such hedgebanks should maintain or reinstate historic field patterns, particularly in proximity to villages and hamlets.
- Maintain the public rights of way network and seek opportunities to sustainably enhance recreational access to the landscape.
- Enhance biodiversity and landscape resilience by extending and creating new wet grassland habitats and riparian woodlands in the stream valleys, and enhance connectivity between riparian habitats and the farmed landscape.
- Use planning guidelines to encourage the use of sustainable designs and local materials in new developments.
- Ensure that plans for future renewable energy infrastructure consider landscape and visual effects, (including cumulative effects), are sited in appropriate locations, and their impacts mitigated through careful design and planting where appropriate.
- Plan to restore and manage areas of relict traditional orchards and explore opportunities for the creation of new ones, including community orchards, to promote and support local food and drink production.
- Plan for farm diversification and changes to agriculture as a result of climate change, market pressures, and the new Environmental Land Management Schemes.

-  AGLV
-  Heritage



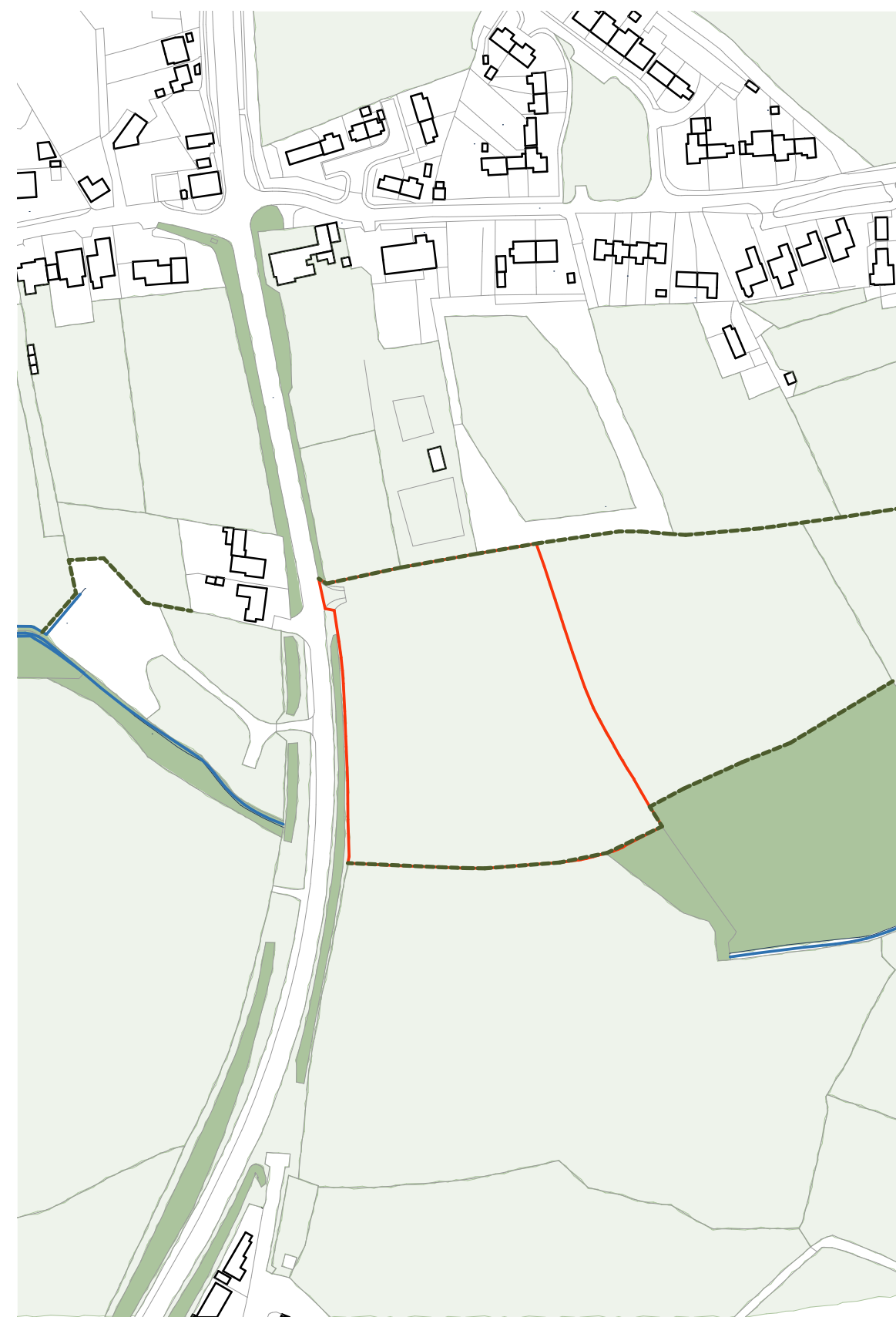
Biodiversity

Existing woodlands disconnected by the A39

Existing watercourse disconnected by site and A39

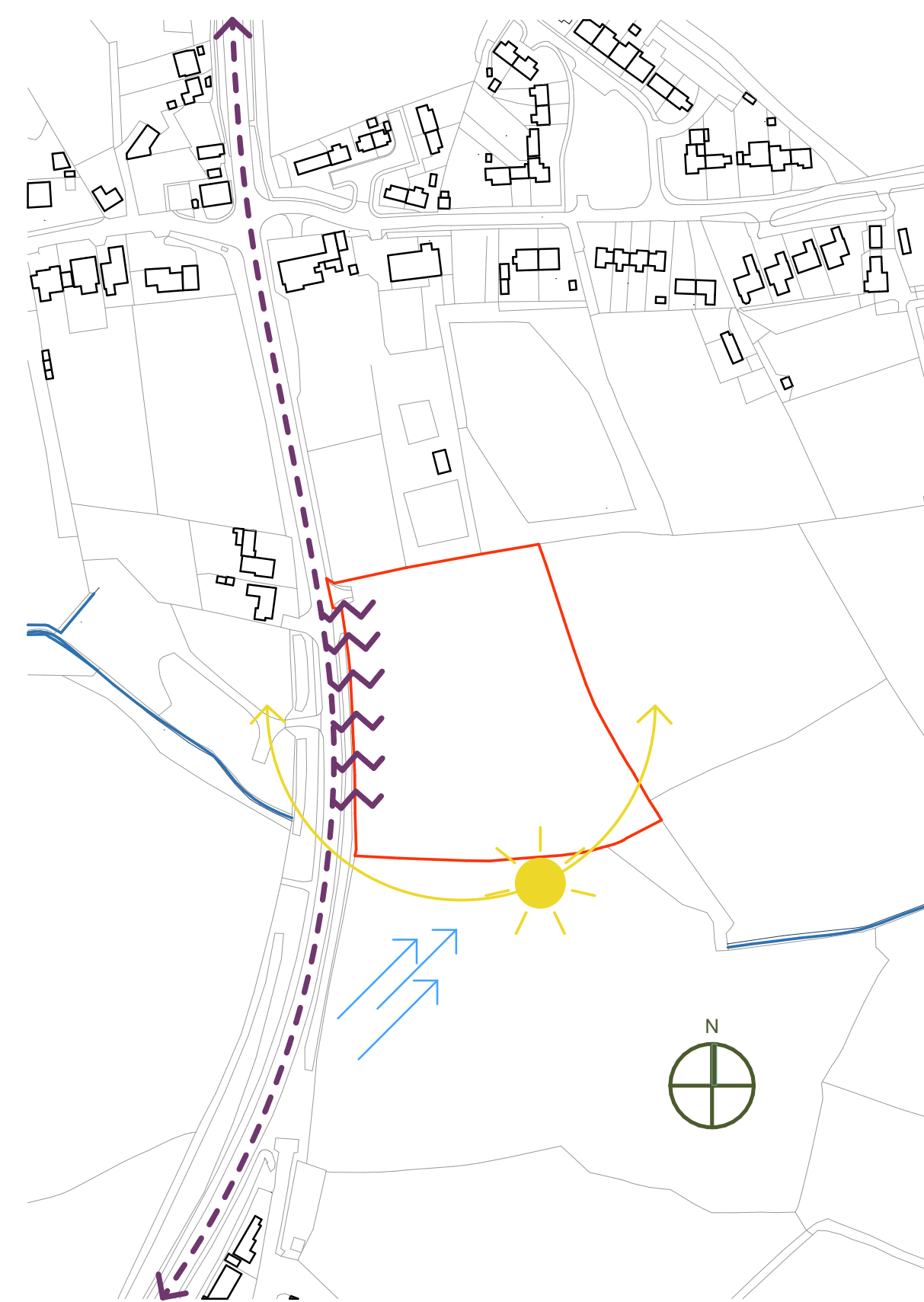
Existing grass verge currently accessed by pedestrians along the western boundary potential for further enhancement

- Woodland
- Grassland
- Water



Environmental Conditions

- Water
- Sunpath
- Prevailing Wind
- Road
- Sound pollution



Planning History

Summary of The PreApp:

PA23/00829/PREAPP – The officer response found support for this scheme under Policy 4.4 of the Cornwall Local Plan. It sets out that the siting, design and landscaping proposed will be crucial to the schemes success. It is also outlined that any subsequent application would need to demonstrate safe and suitable access for all modes, including the provision of footway connection.

No other history is found/present on this site.

Site Constraints:

Cornwall Character Area – Bude Basin
 Community Infrastructure Levy – Band 3
 Designated Rural Area
 AGLV - Area of Great Landscape Value
 SSSI Impact Risk Zone
 Noise Constraint – Distance from Road.

Relevant Policy:

Cornwall Local Plan Strategic Policies 2010-2030 [Adopted 22nd November 2016]
 Policy 1 Presumption in favour of sustainable development
 Policy 2 Spatial Strategy
 Policy 2a key targets
 Policy 3 Role and function of places
 Policy 4 Shopping, services and community facilities
 Policy 5 Business and Tourism
 Policy 12 Design
 Policy 13 Development standards
 Policy 16 Health and wellbeing
 Policy 23 Natural environment
 Policy 25 Green infrastructure
 Policy 26 Flood risk management and coastal change

Policy 27 Transport and accessibility
 Policy 28 Infrastructure
 Climate Emergency Development Plan Document February 2023
 Policy CI - Climate Change Principles
 Policy G1 - Green Infrastructure Design and Maintenance
 Policy G2 - Biodiversity Net Gain
 Policy G3 - Canopy
 Policy T1 - Sustainable Transport
 Policy T2 - Parking
 Policy RE1 - Renewable and Low Carbon Energy
 Policy SEC1 - Sustainable Energy and Construction
 Policy CC3 - Reduction of Flood risk
 Policy CC4 - Sustainable Drainage System Design
 National Planning Policy Framework 2023
 Section 1. Introduction
 Section 2. Achieving sustainable development
 Section 3. Plan-making
 Section 4. Decision-making
 Section 6. Building a strong, competitive economy
 Section 8. Promoting healthy and safe communities
 Section 9. Promoting sustainable transport
 Section 11. Making effective use of land
 Section 12. Achieving well-designed places
 Section 13. Protecting Green Belt land
 Section 14. Meeting the challenge of climate change, flooding and coastal change
 Section 15. Conserving and enhancing the natural environment
 Planning Practice Guidance

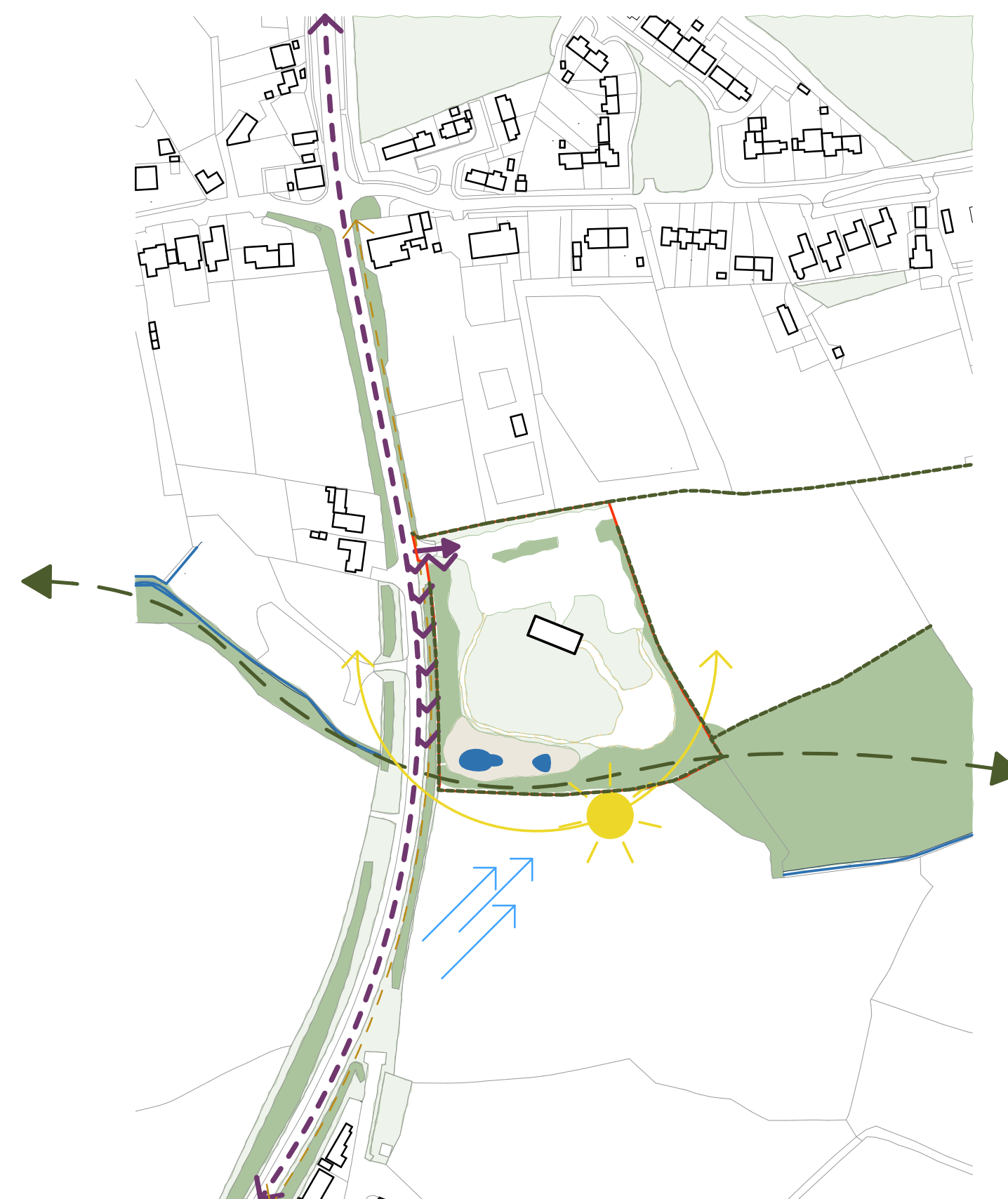
The Design

Masterplan

Expanding on the AGLV design guidelines of

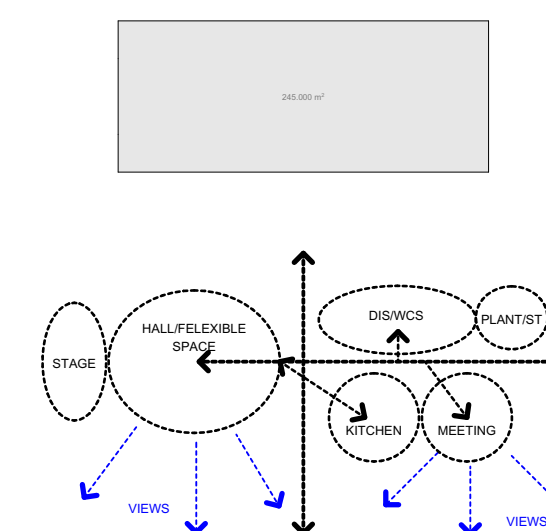
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- Woodland
- Grassland
- Water
- Wetland
- Sunpath
- Prevailing Wind
- Road
- Access
- ✓ Sound pollution
- Green Corridor
- Cornish hedge
- Footpath

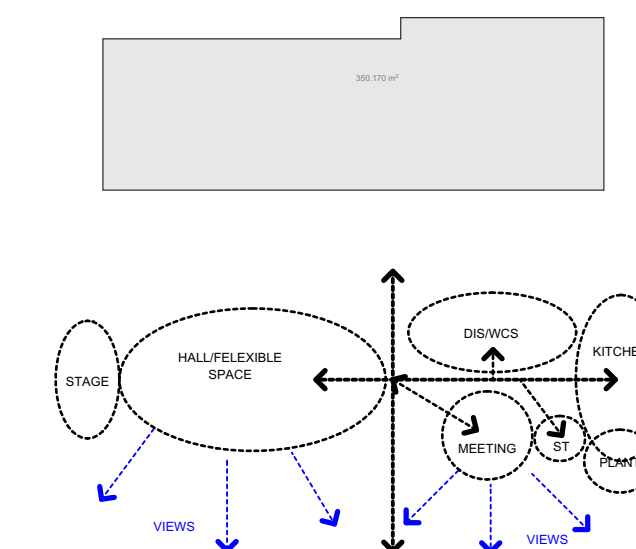


Spatial Design

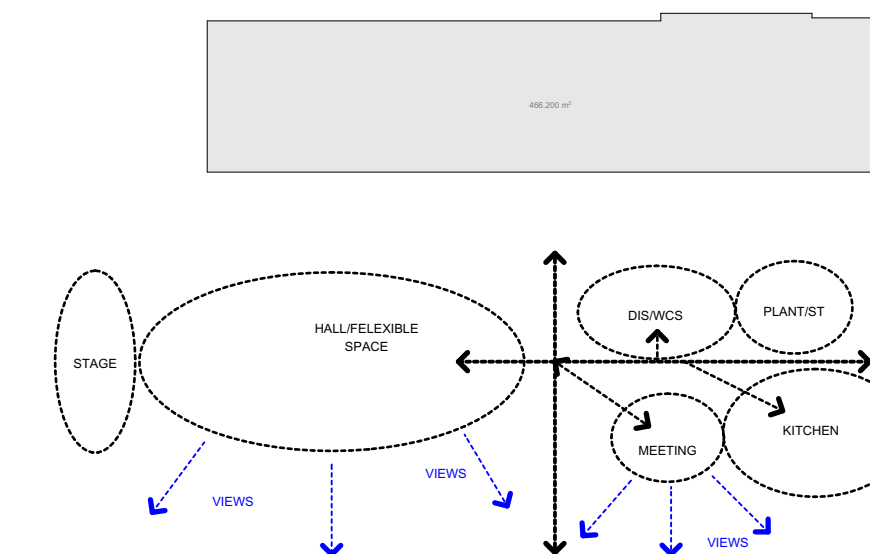
Option 1- 100PPL



Option 2 - 200PPL



Option 3 - 300PPL



We carefully evaluated the arrangement of public and non-public spaces in each option, considering flow patterns and connections between them. Our aim was to create a seamless transition between spaces while maintaining a clear distinction between public and private zones. In our analysis, we focused on the positioning and orientation of each space to maximize views and natural light. We recognized how these elements enhance the overall ambience and functionality of the environment. For each design option, we strategically placed public spaces—such as the main hall/flexible space, meeting room, and communal circulation—to benefit

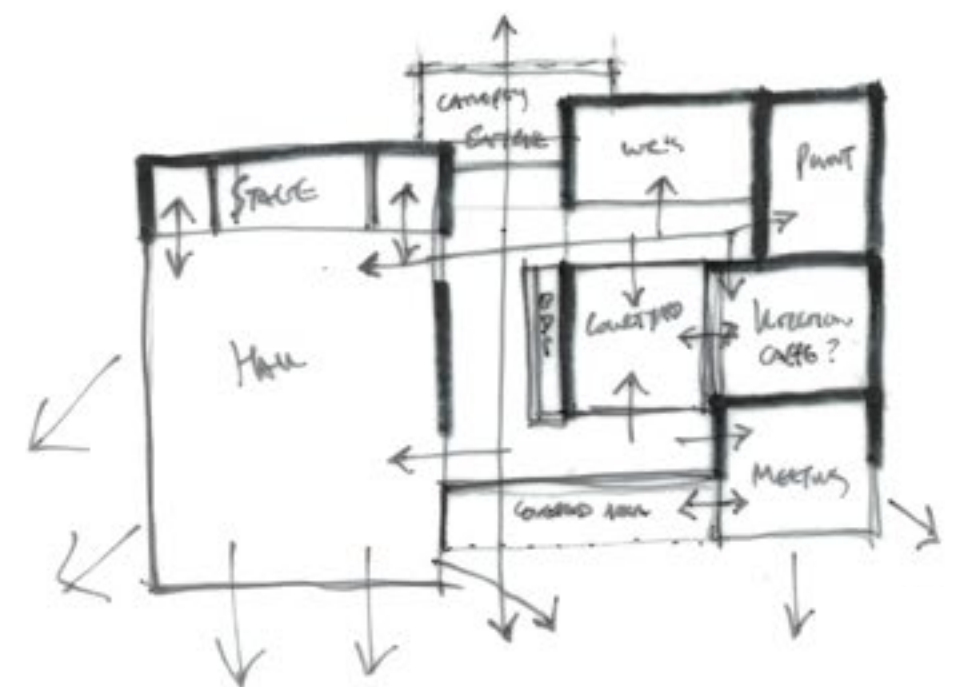
from natural light and unobstructed views of the surrounding landscape. This approach not only enhances the user experience but also creates a welcoming and vibrant atmosphere in the main public areas. Conversely, service areas, including bathrooms, kitchens, and storage/plant areas, were intentionally positioned on the opposite side, to the Northeast. This layout ensures that these functional spaces do not block natural light into the public areas and maintain the aesthetic appeal of the primary living spaces.

By organizing the spaces in this manner, we achieved a harmonious balance between public and non-public spaces, allowing for efficient movement while prioritizing the most frequented areas and ensuring privacy and functionality in the service zones. This composition not only enhances the spatial experience for users but also aligns with best practices in architectural design, promoting both comfort and efficiency.

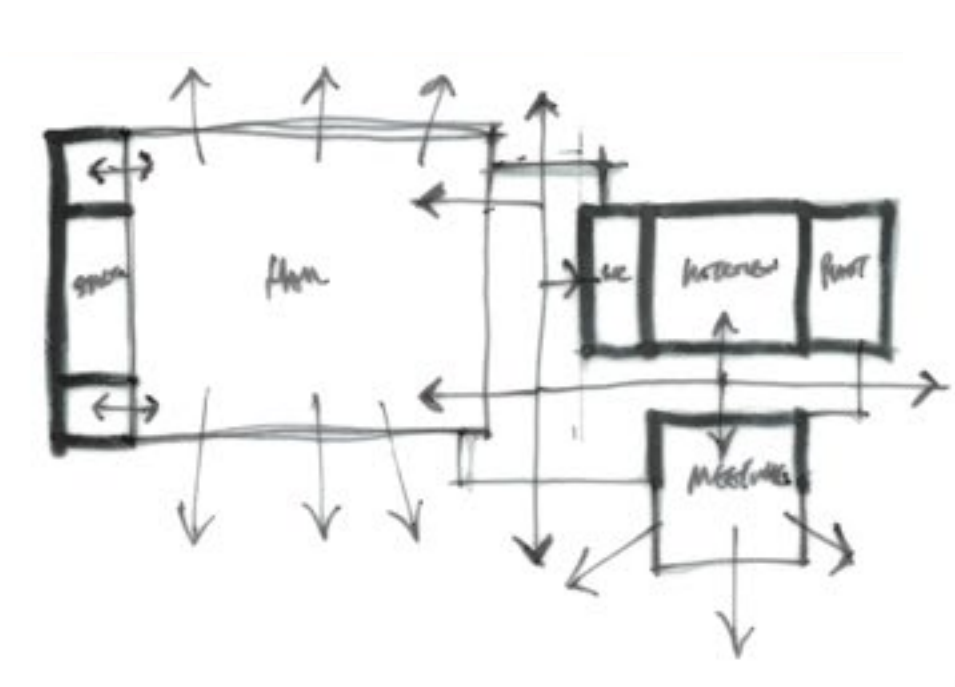
01

Initial concepts - Option 01

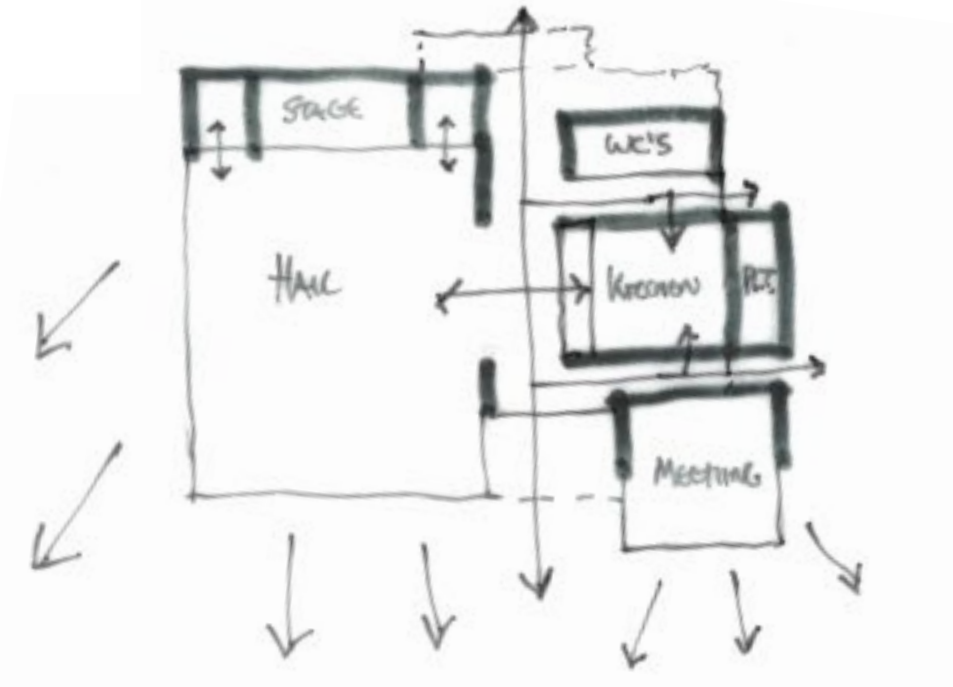
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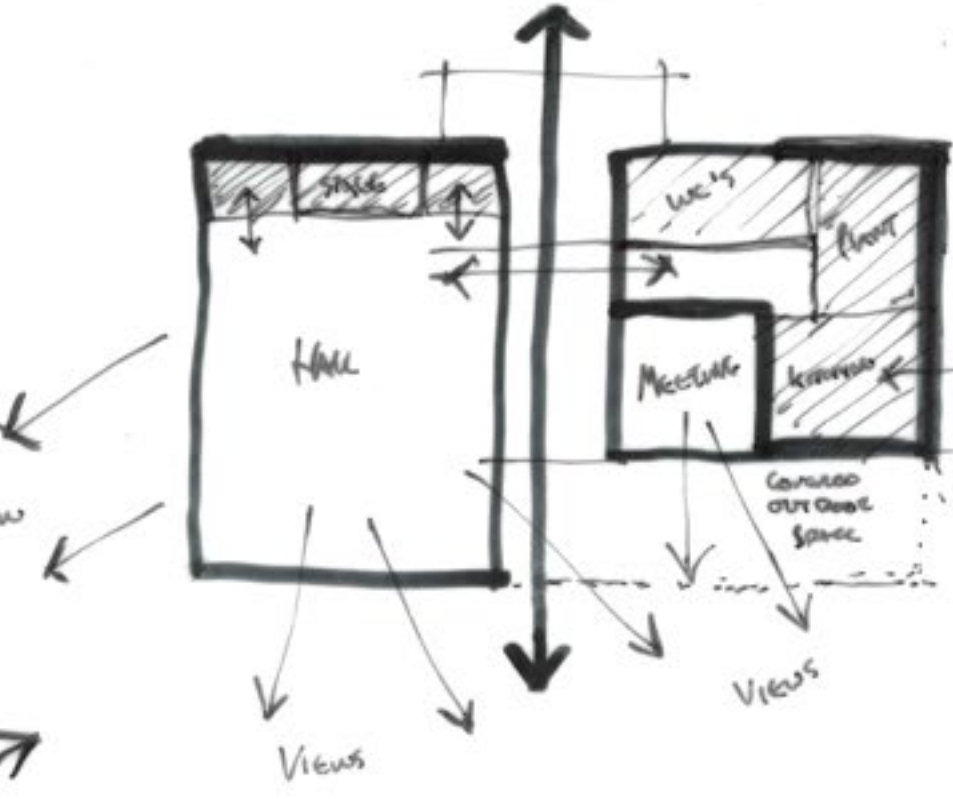
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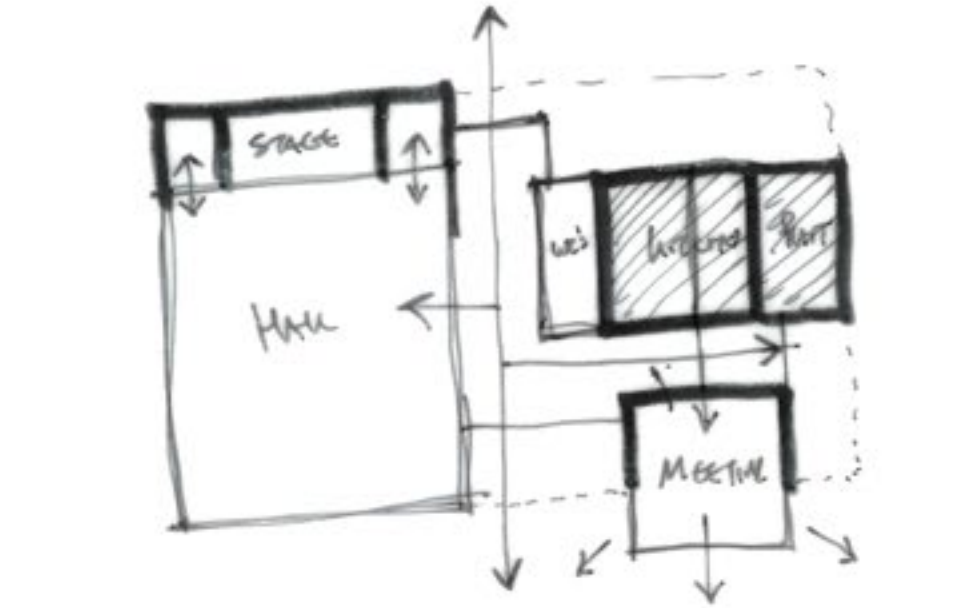
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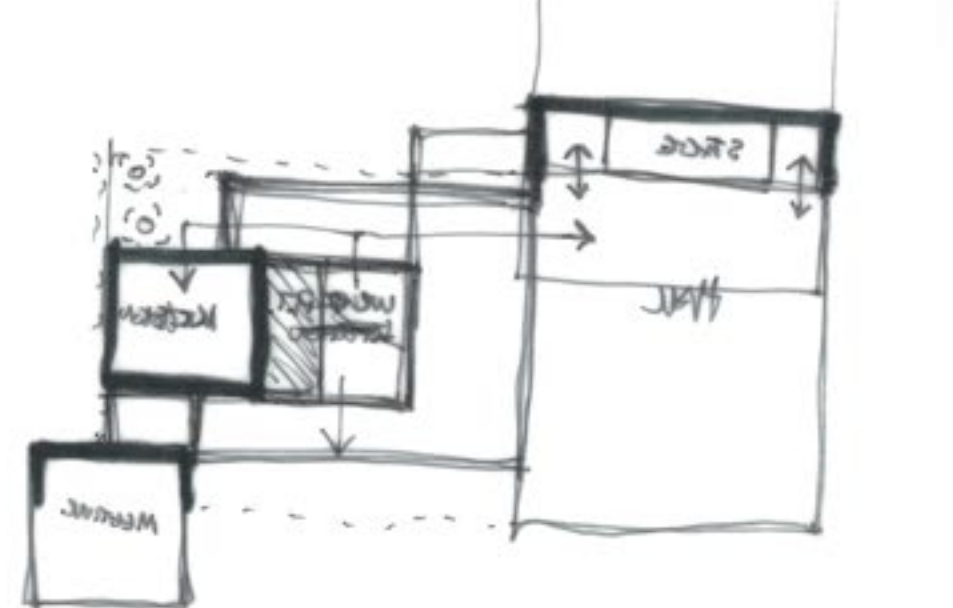
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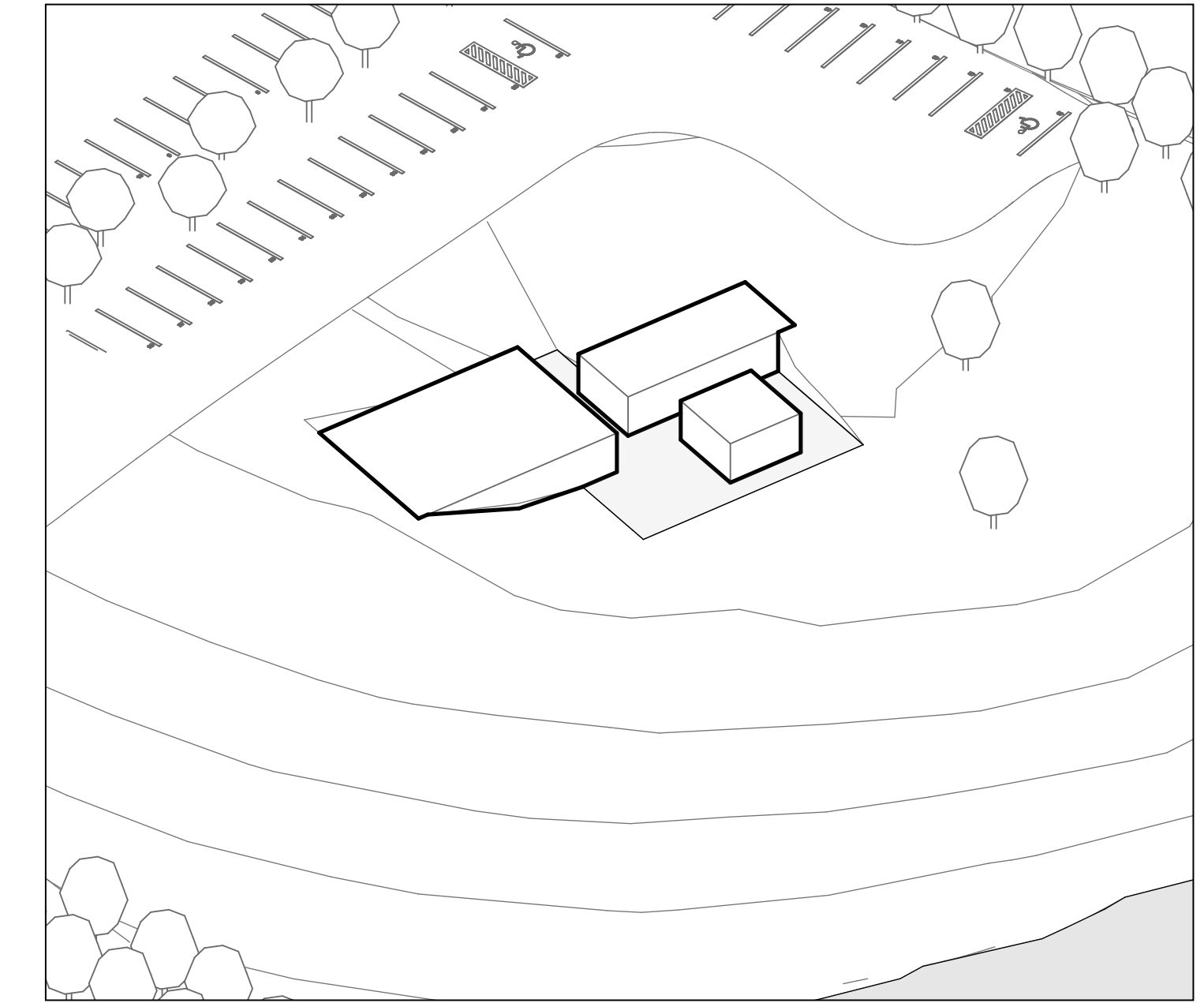
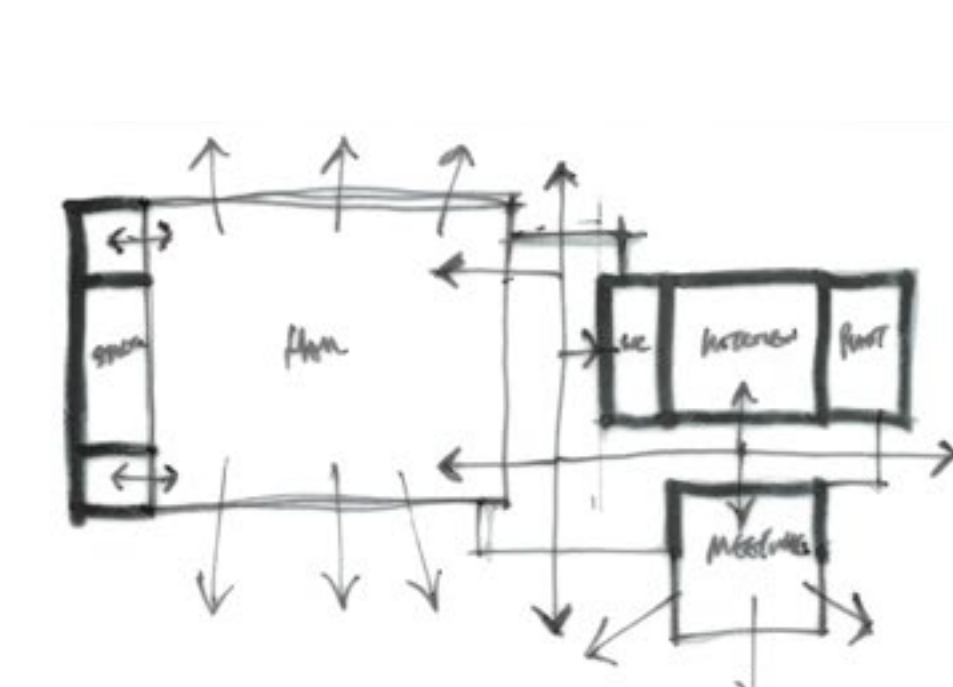
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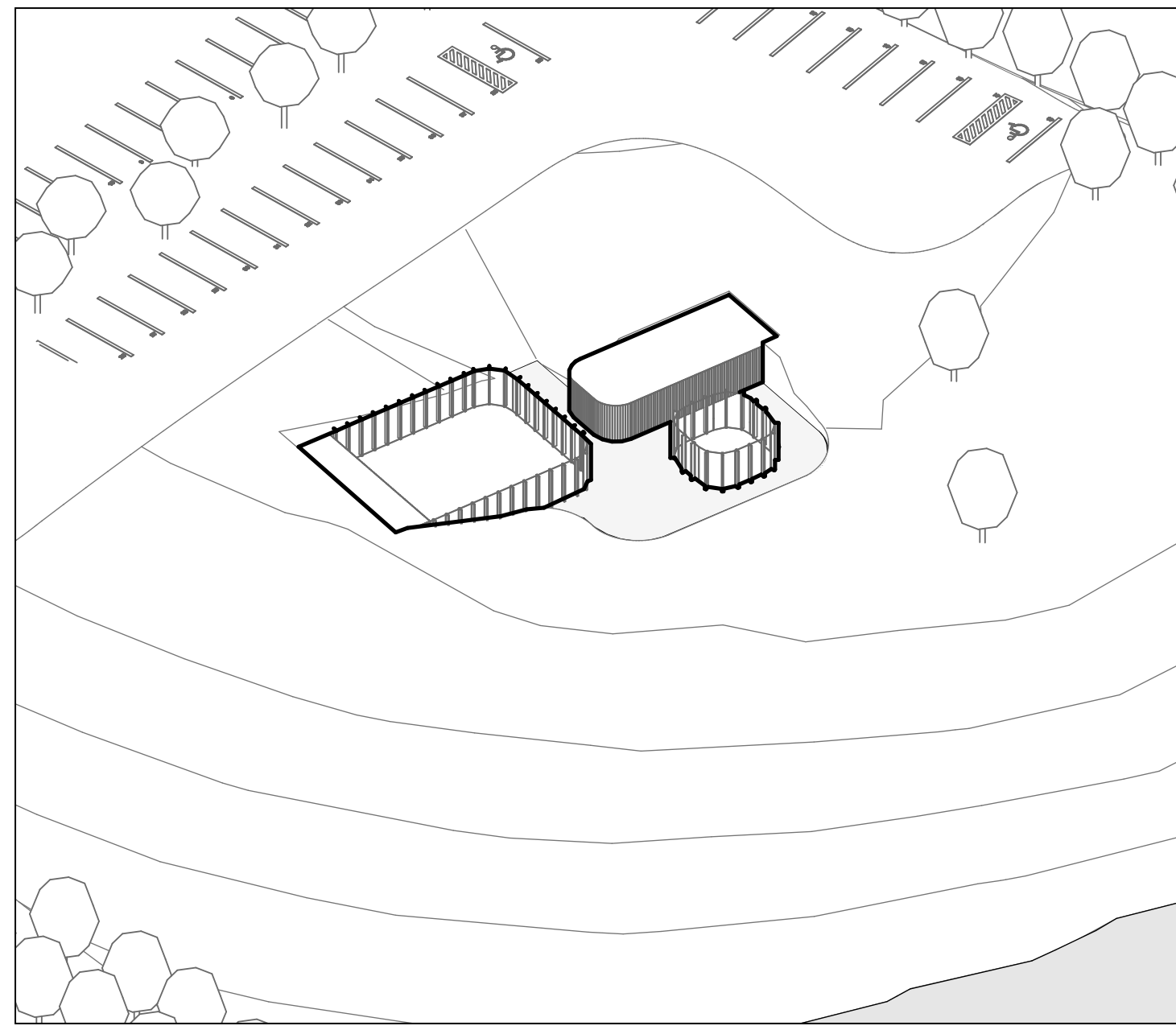
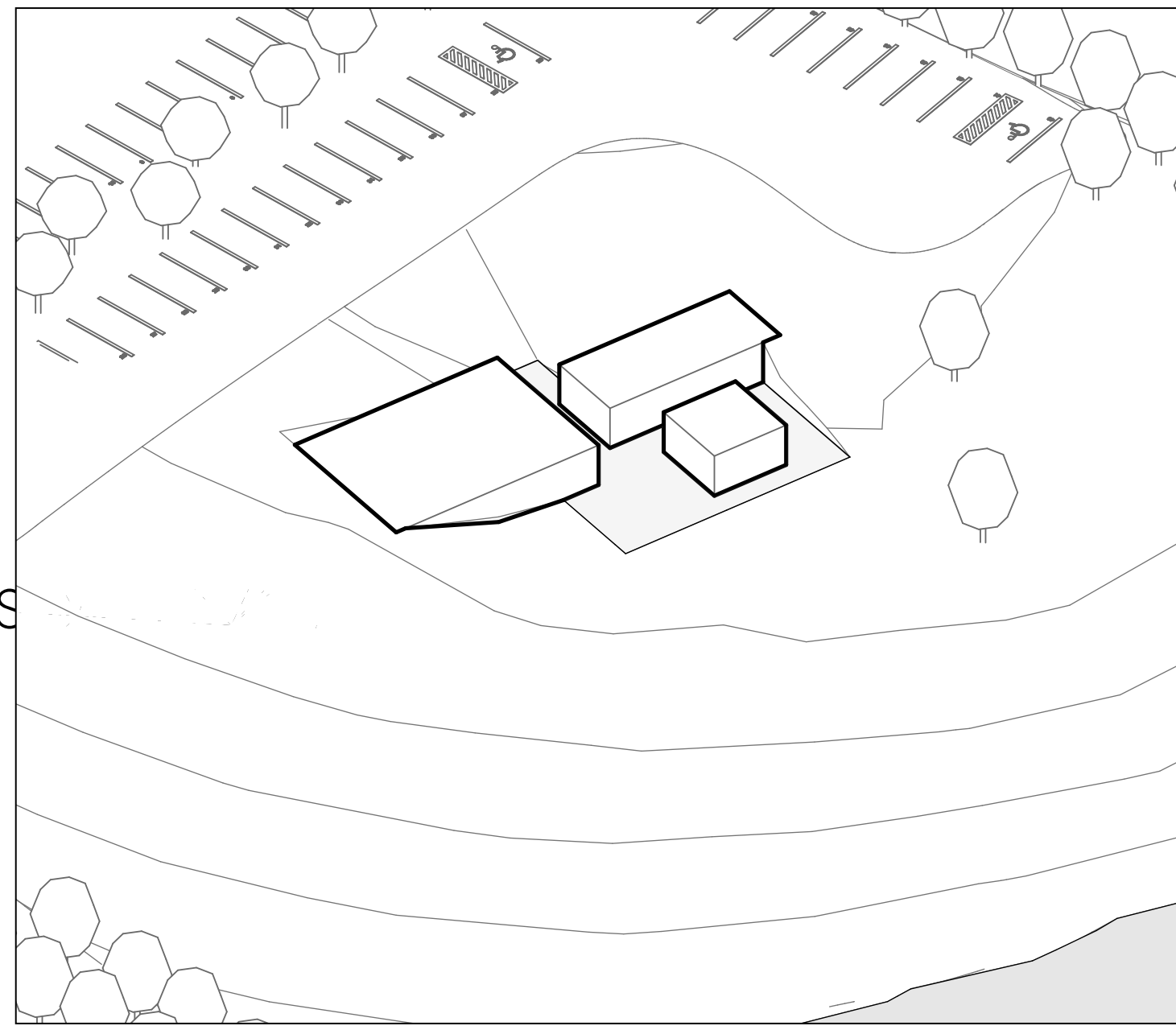


Option 01 - Concept



In this layout, the main public space [hall/flexible space] is orientated on the west -east axis of the site to take full advantage of the unobstructed views of the surrounding landscape from within the space. The stage and some storage are placed on the outer edge to allow the area to blend in with the landscape. The meeting space is positioned slightly forward and to the east side, creating a clear view from the main entrance. This setup allows for easy circulation and provides a gathering area directly between the hall and the WC. It also offers good access to and from the kitchen with a separate goods access to the east side for deliveries.

MAS

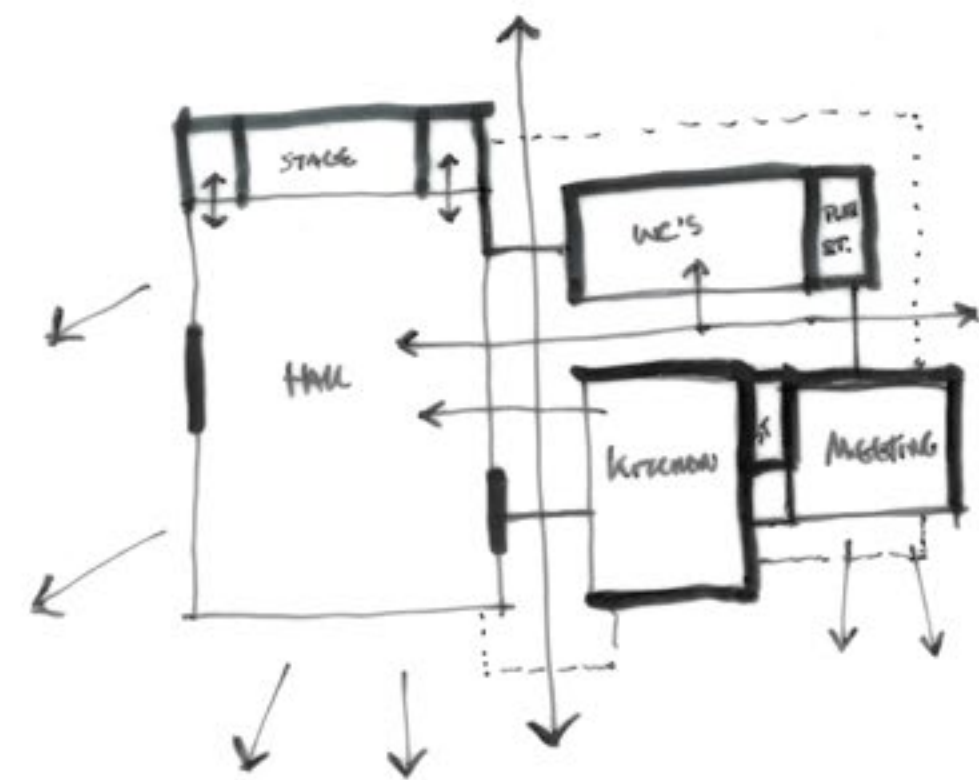




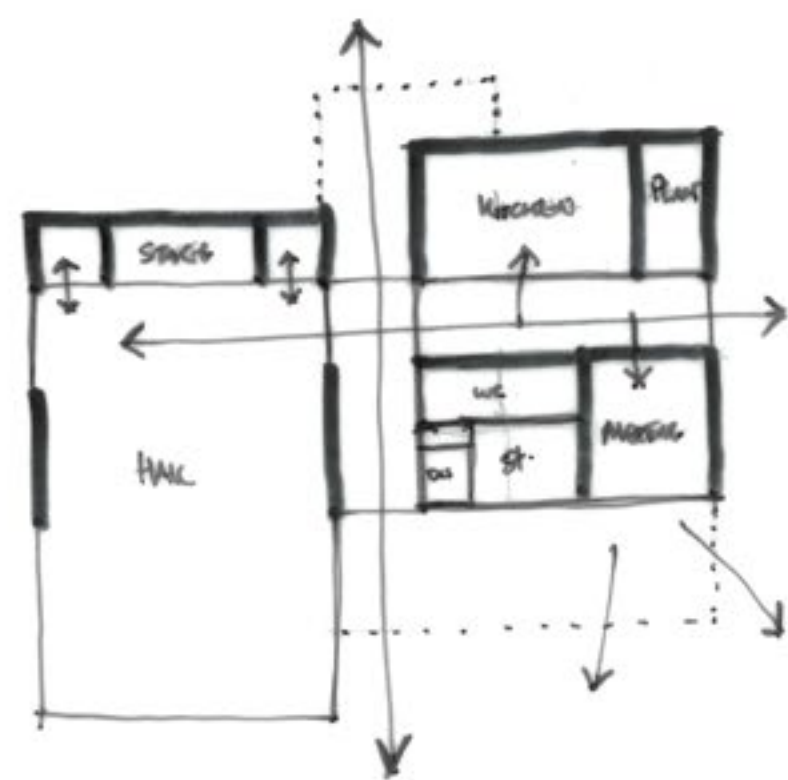
02

Initial concepts - Option 02

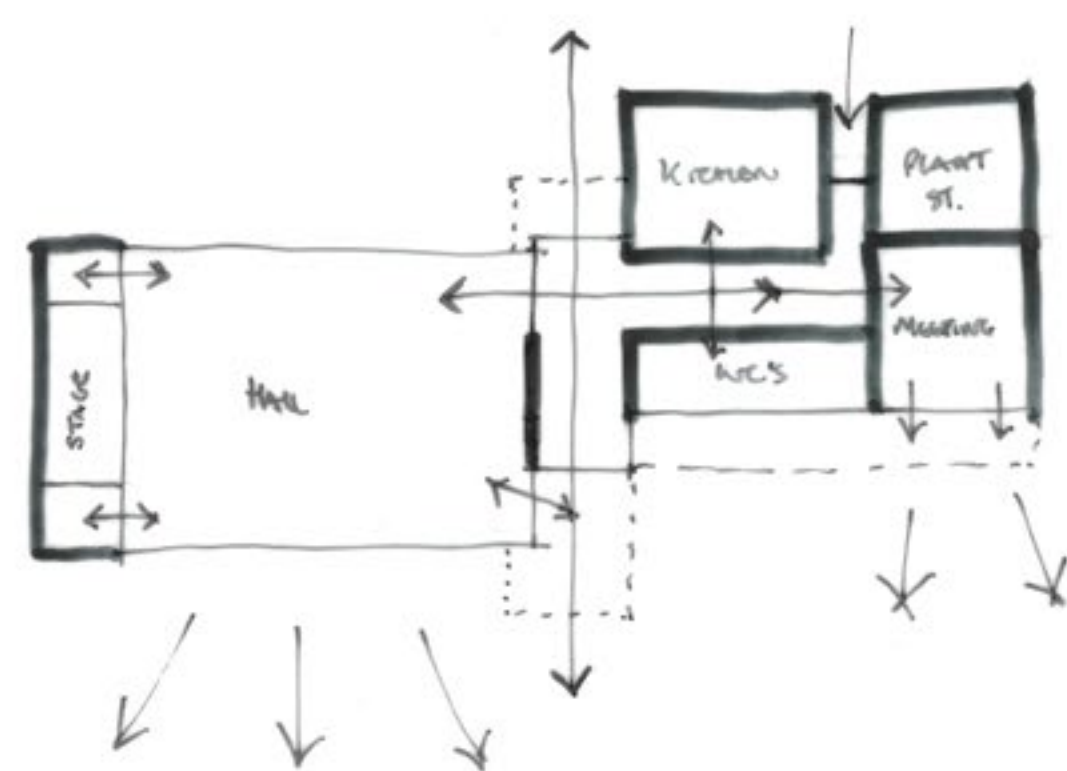
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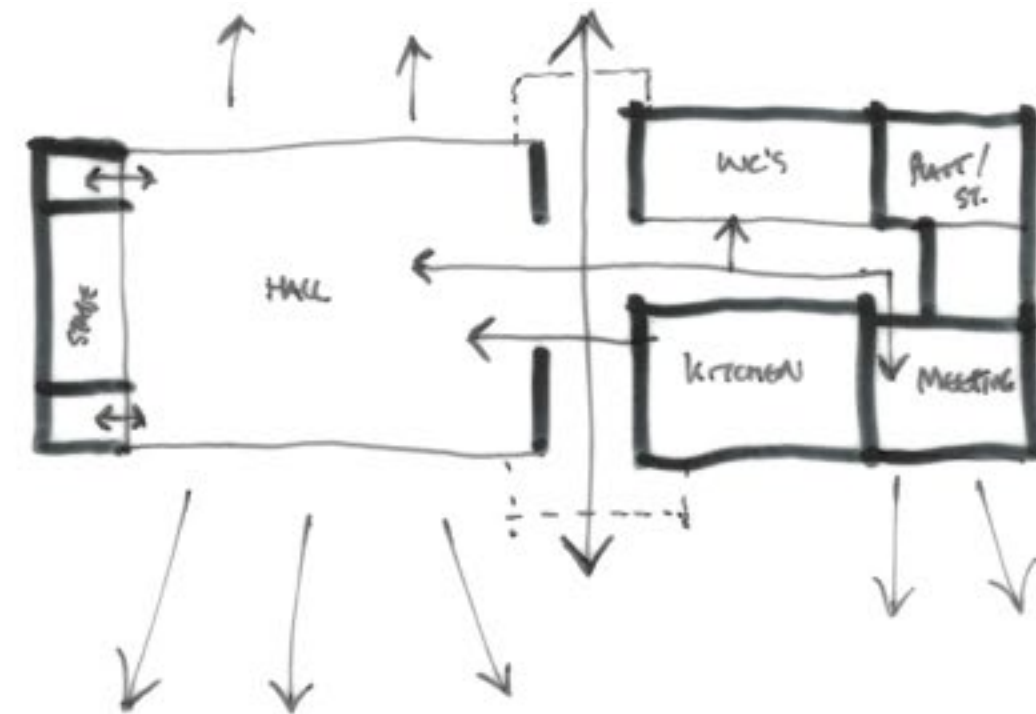
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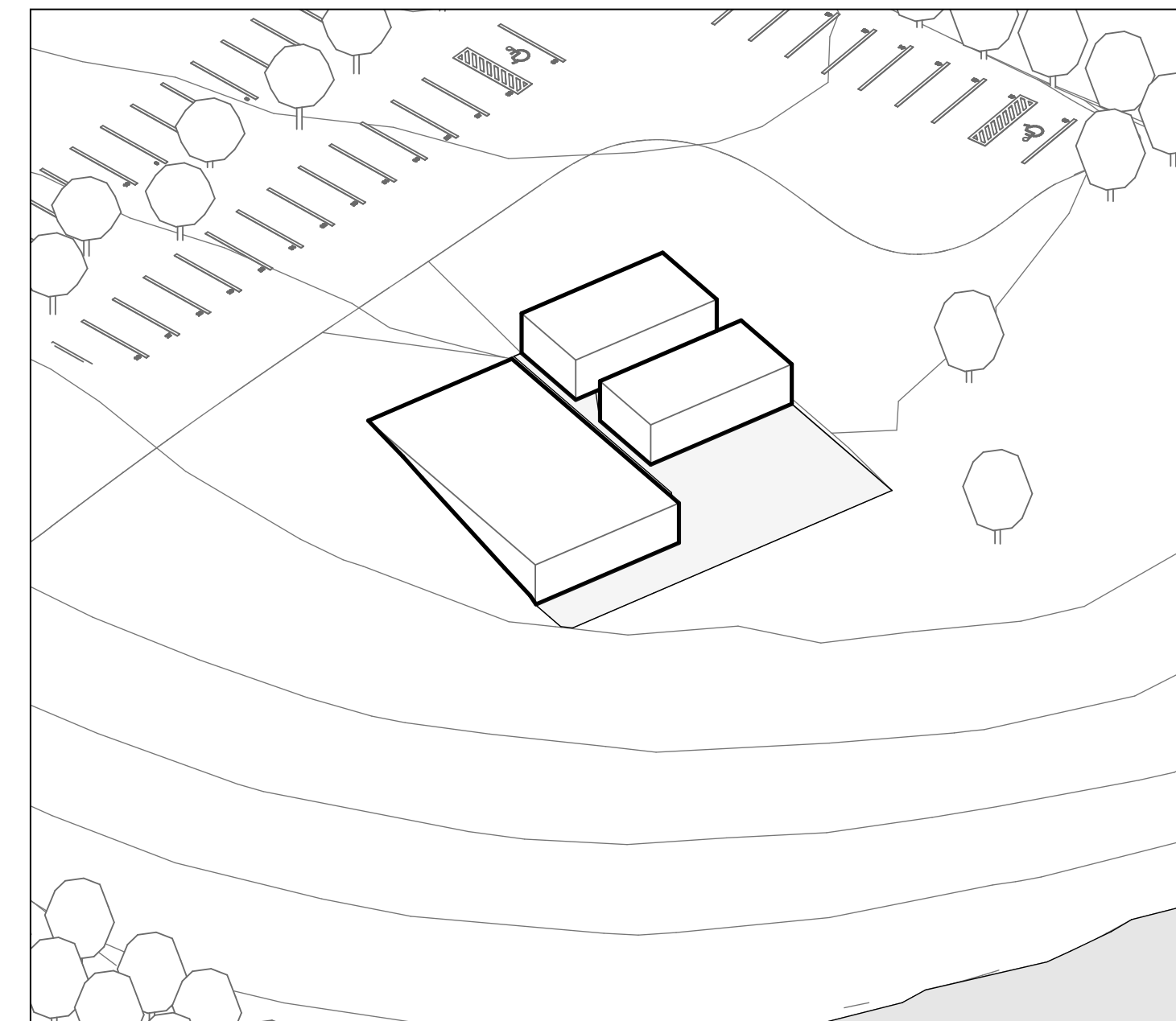
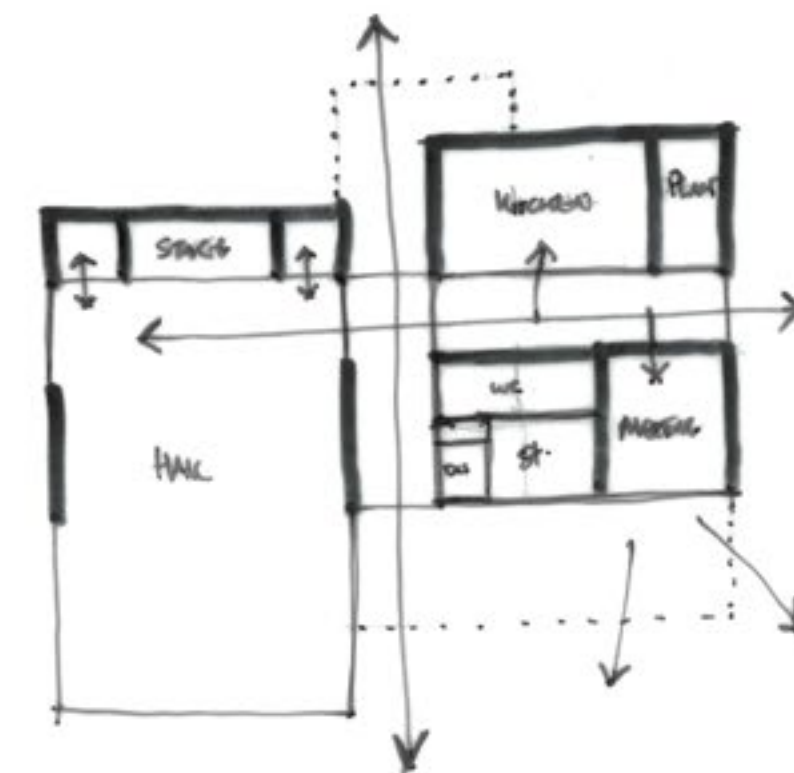
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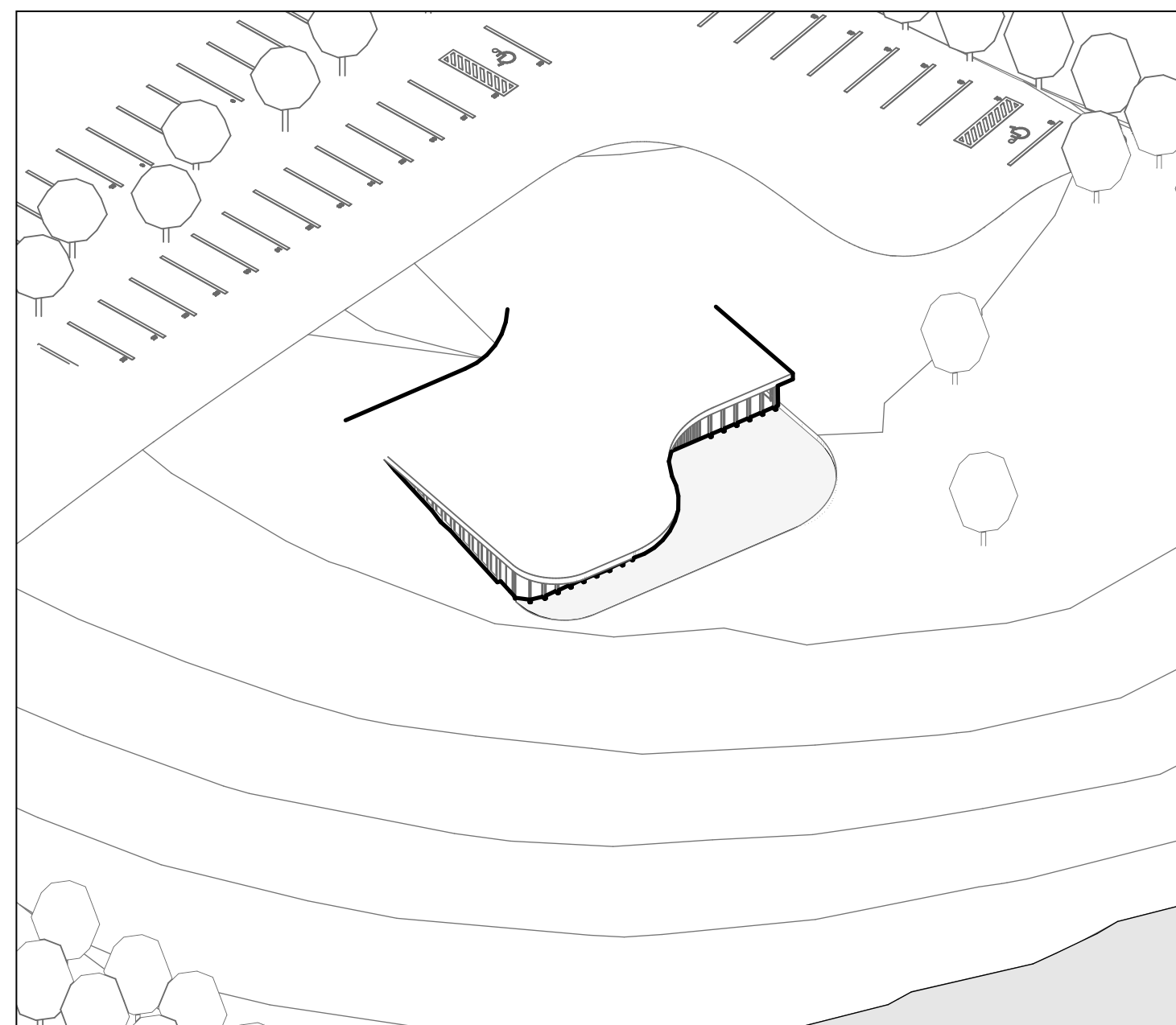
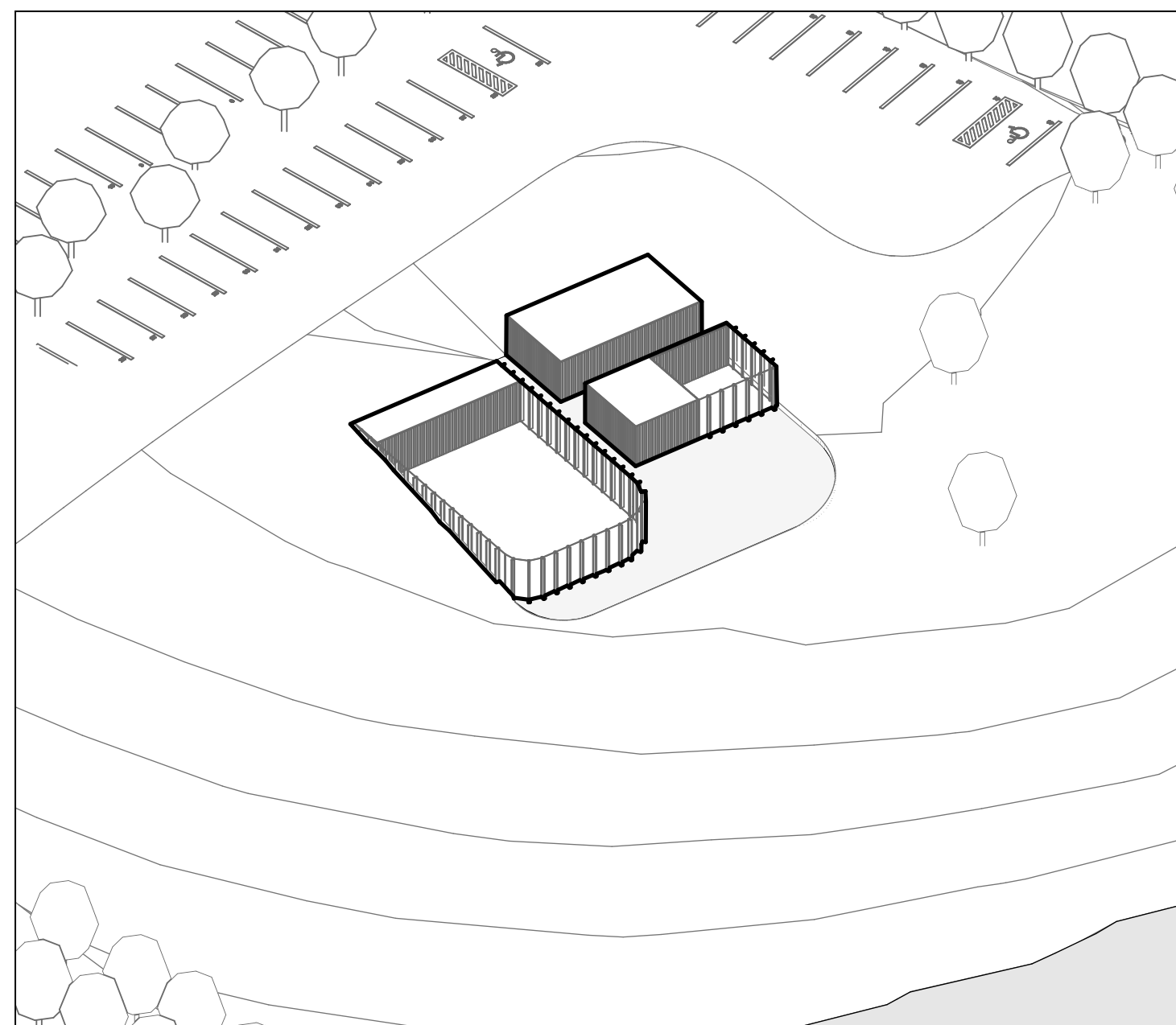
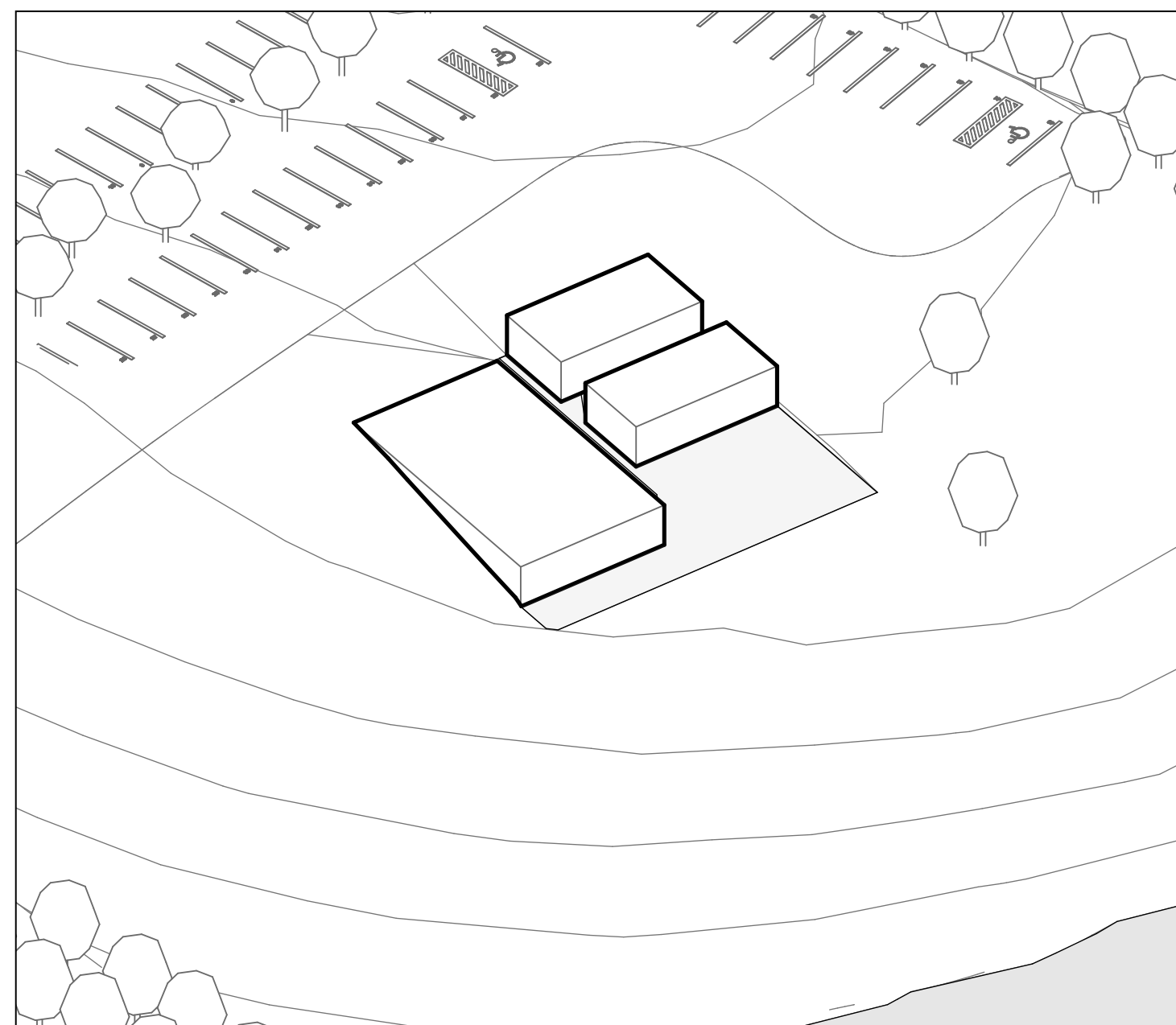
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Option 02 - Concept



In this layout, the main public space [hall/flexible space] is oriented on the North-South axis of the site to fully take advantage of the unobstructed views of the surrounding landscape. The stage and some storage are placed on the outer edge, allowing the area to blend in with the landscape. The meeting space is positioned on the opposite east side, with WC and kitchen located adjacent. From the entrance, we have a clear view leading into a protected/covered outdoor area. This setup allows for easy circulation from outside to inside, and internally between the public spaces and service spaces such as WC & kitchen. It also offers good access to and from the kitchen, with a separate goods access to the east side for deliveries.

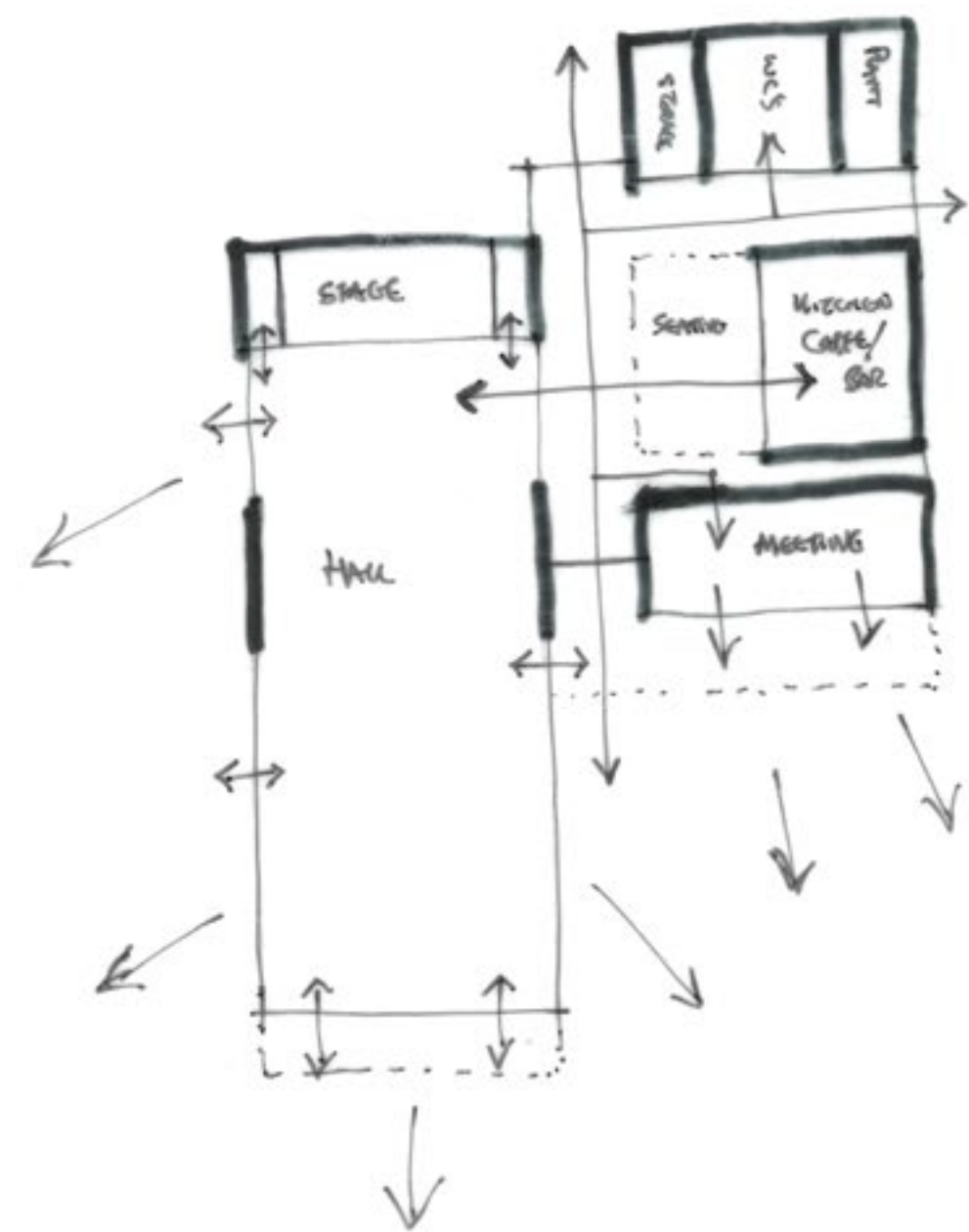




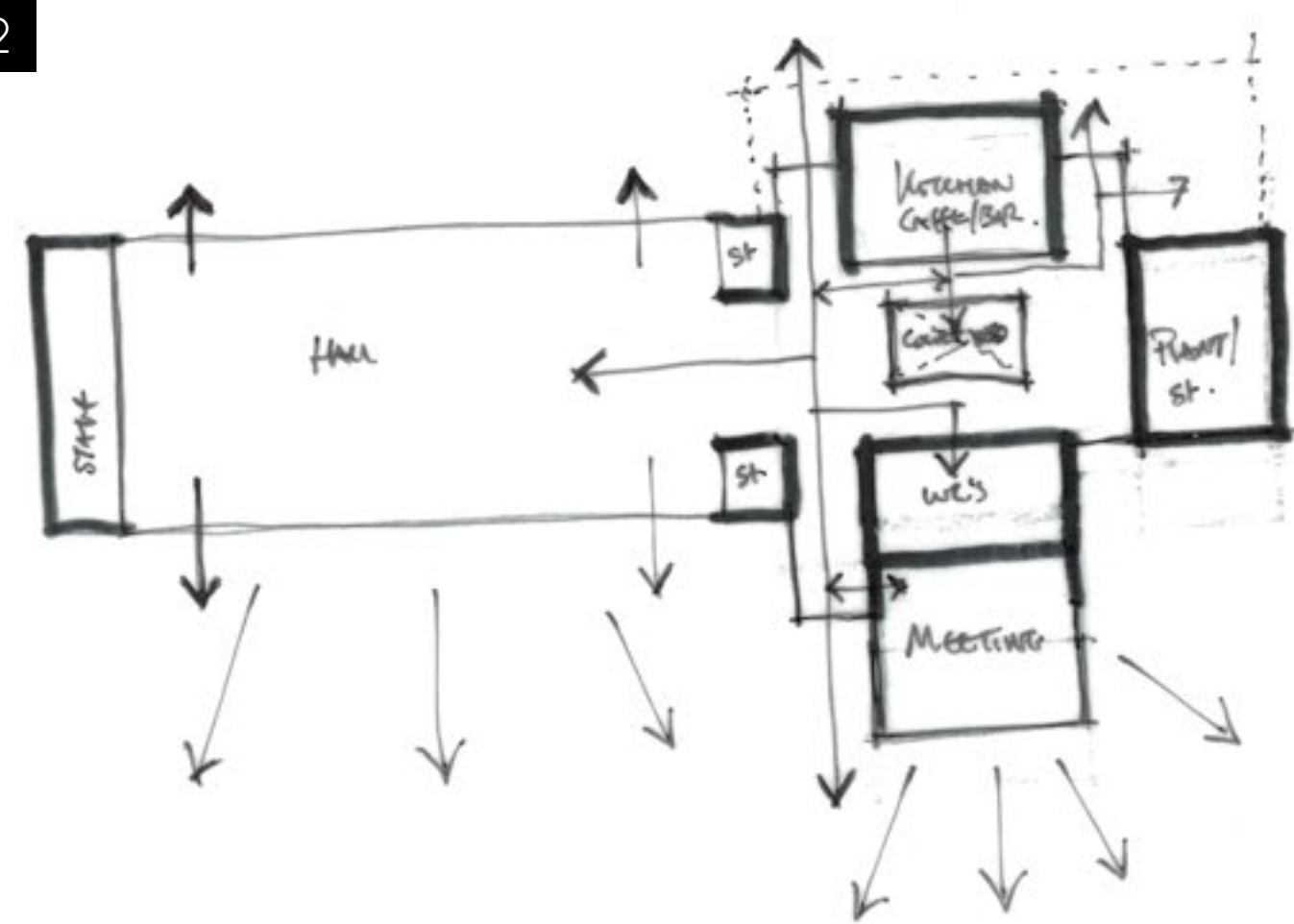
03

Initial concepts - Option 03

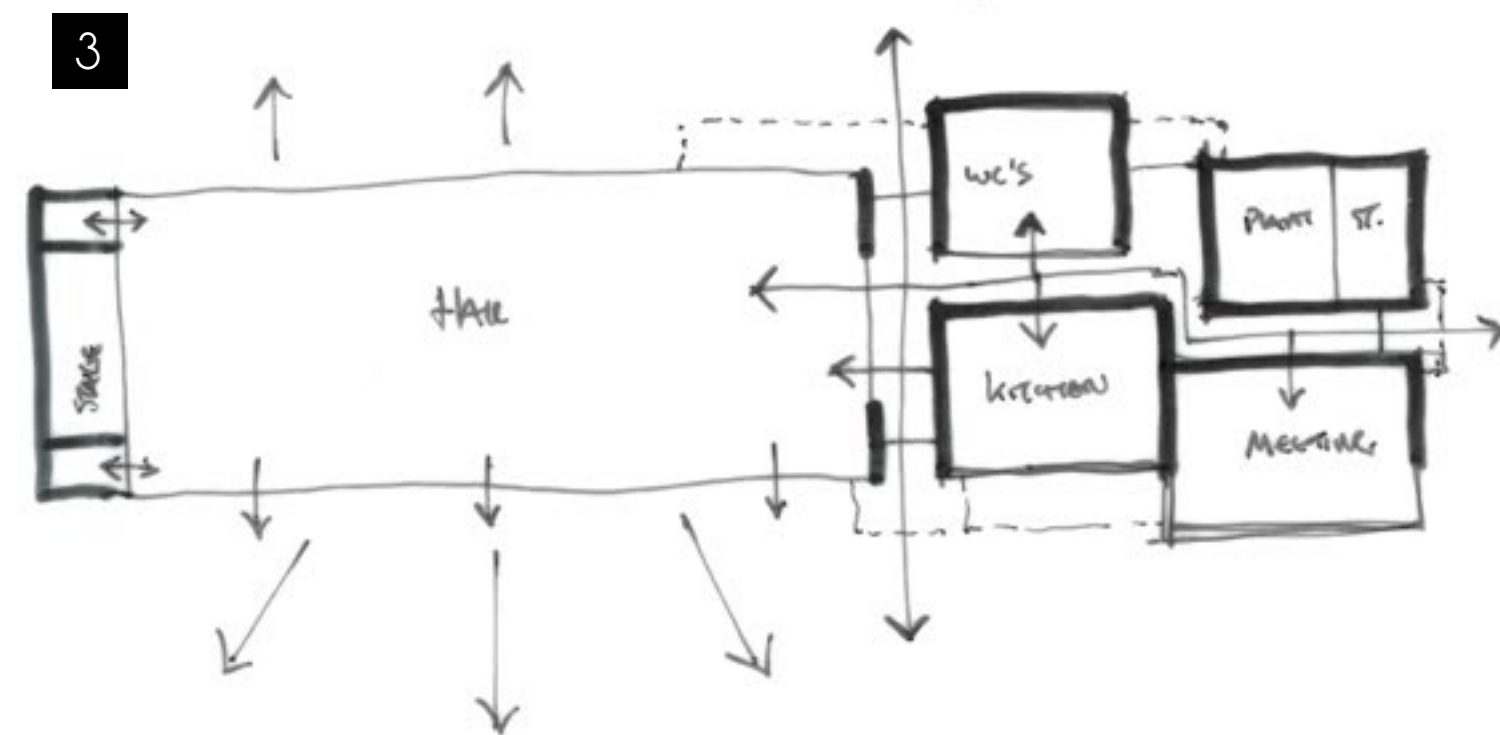
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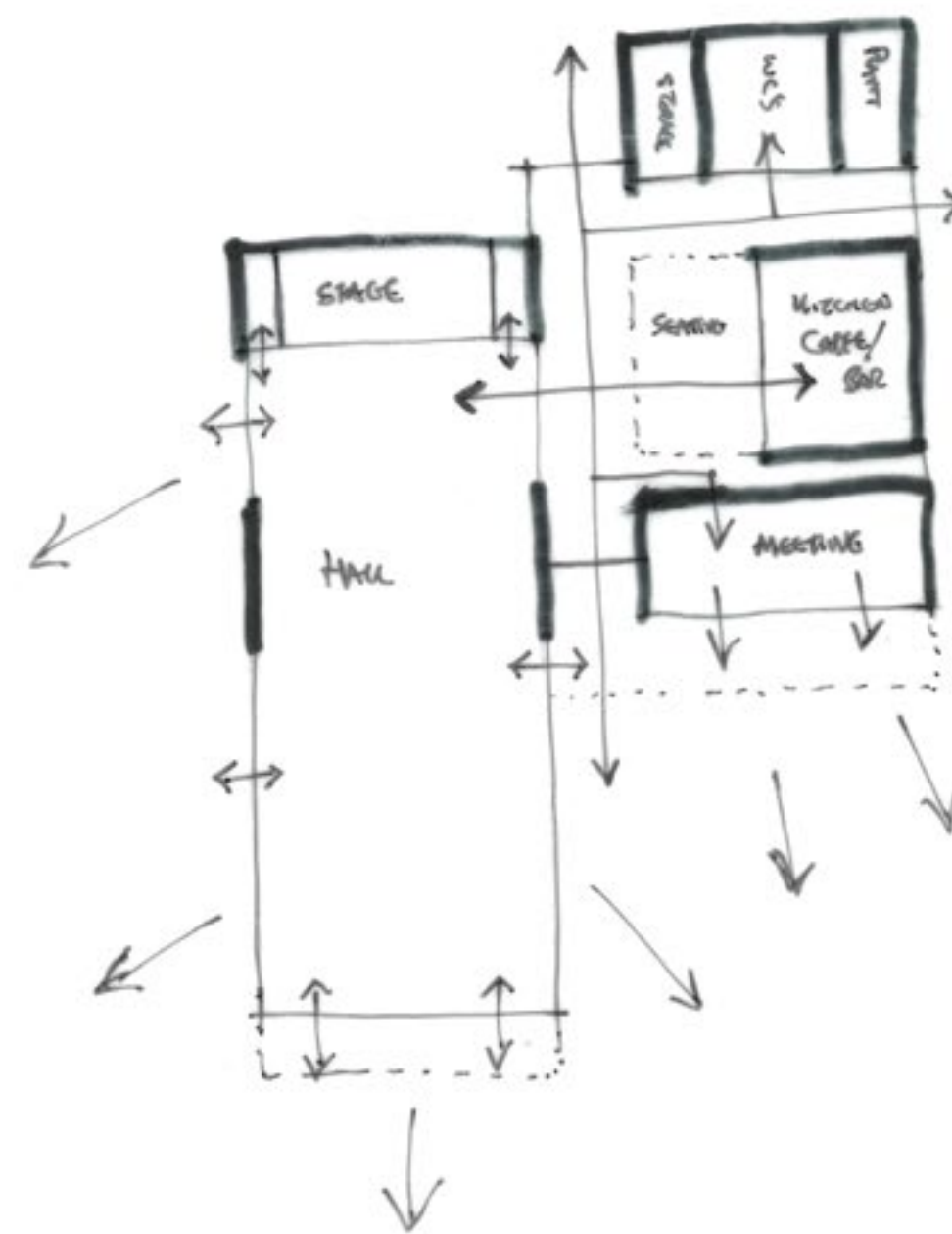
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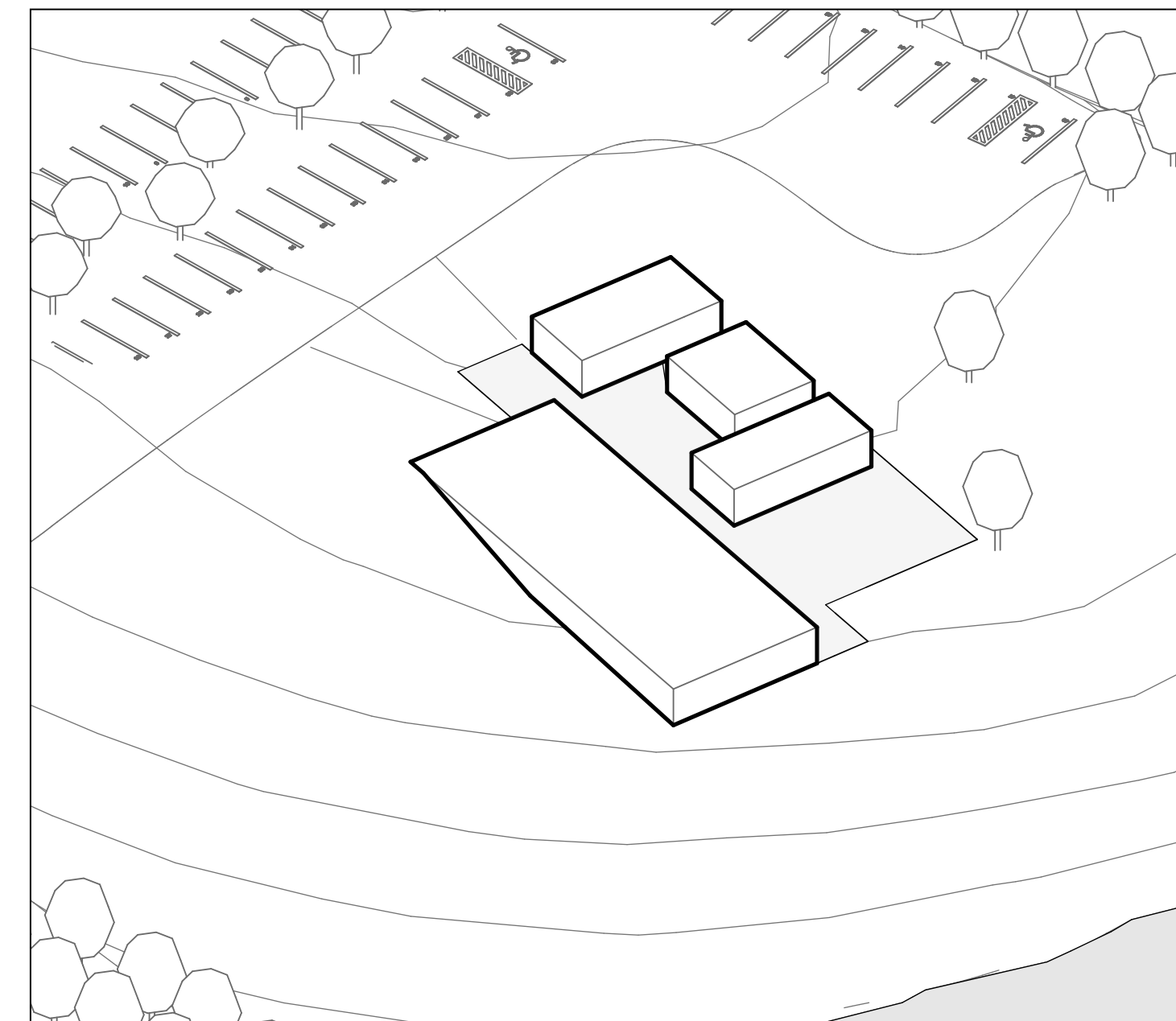
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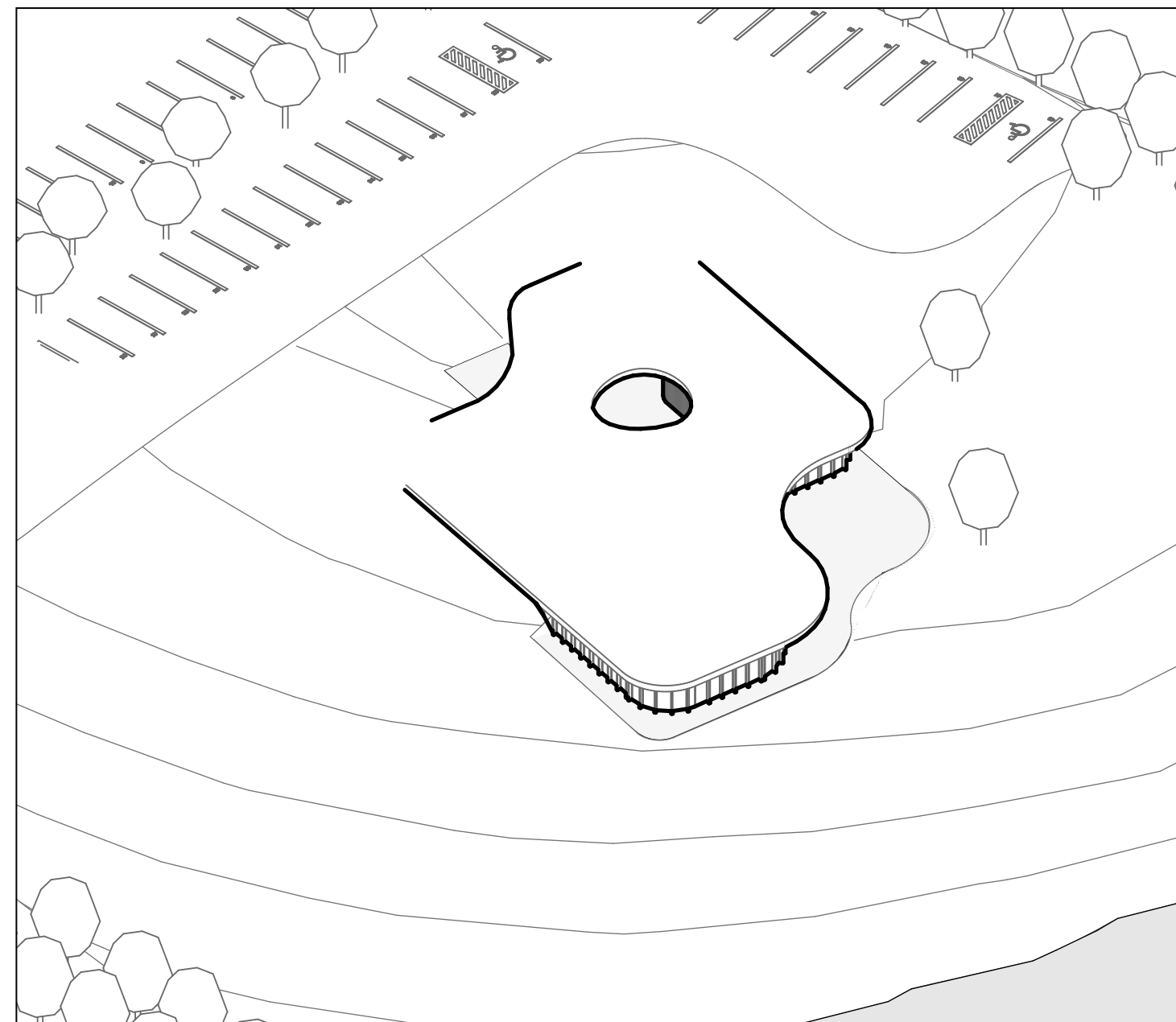
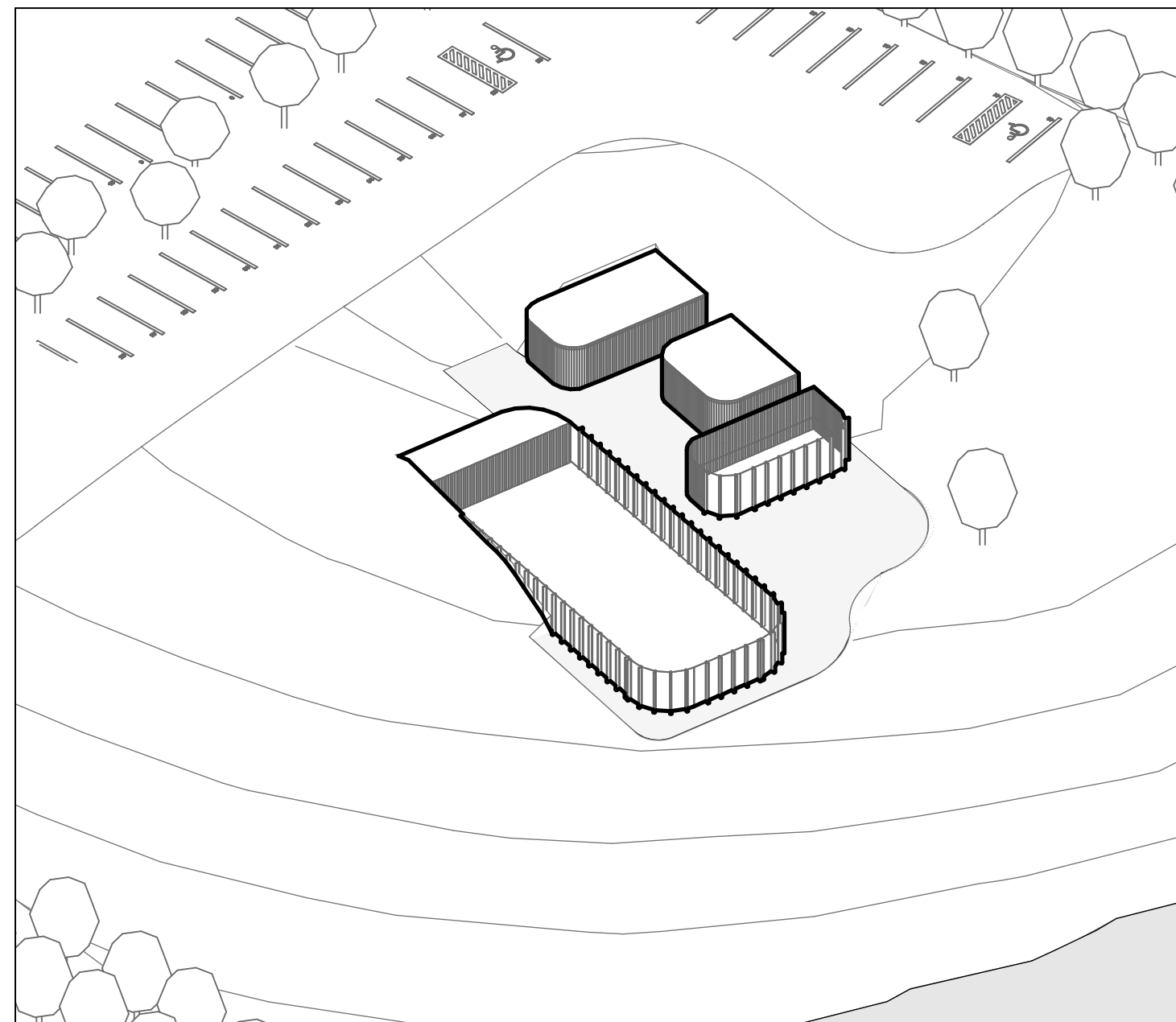
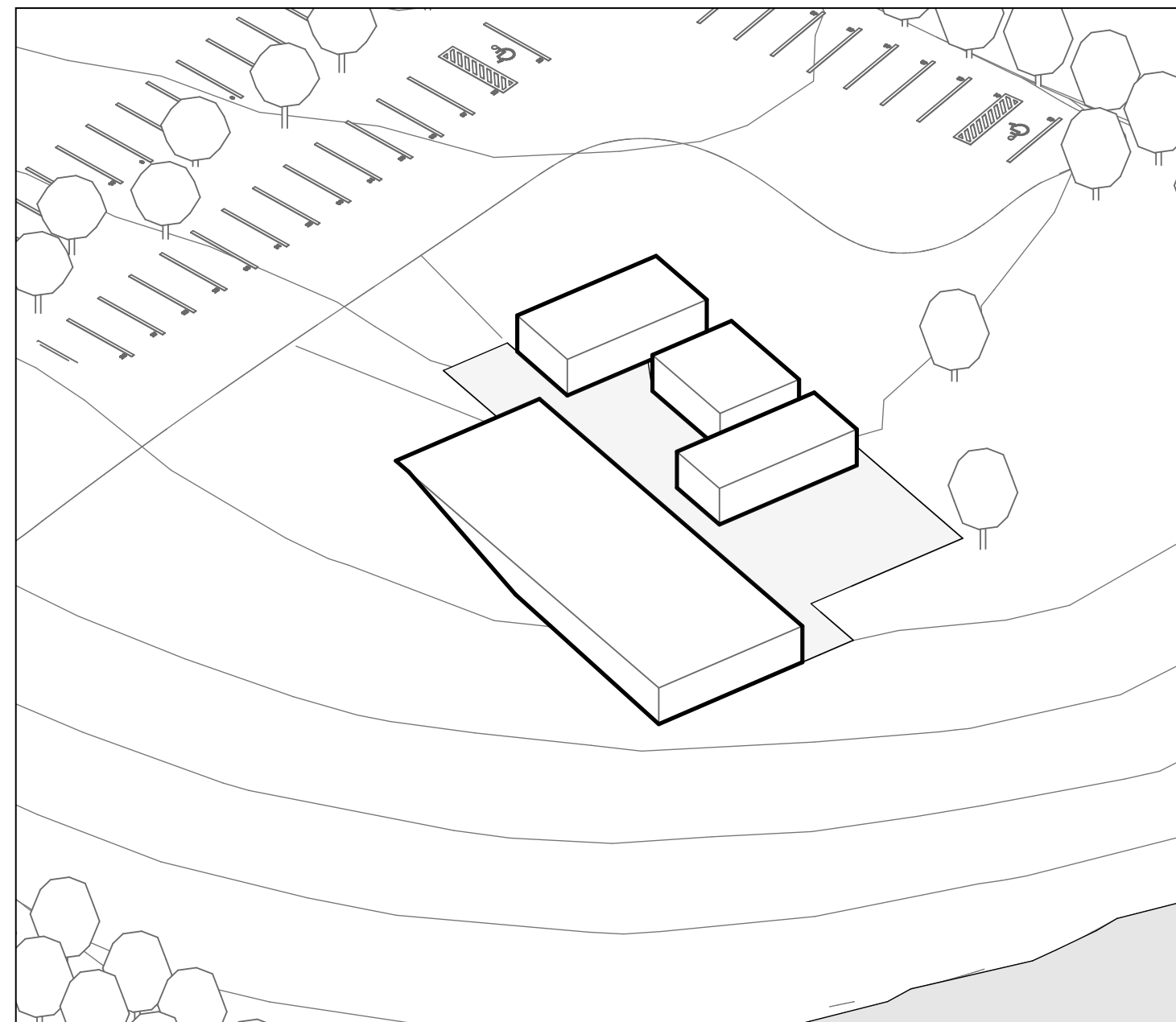


Option 03 - Concept



In this layout, the main public space (hall/flexible space) is oriented on the North-South axis of the site to take full advantage of the unobstructed views of the surrounding landscape. The stage and some storage are placed on the outer edge, allowing the area to blend in with the landscape. The meeting space is positioned on the South side with a covered outdoor area protected from the hall positioning and connecting to the landscape. WC, storage & plant room are located on the North side, and the kitchen is located adjacent to the main hall and off the entrance, creating a central kitchen/cafe seating area. This setup allows for easy circulation from outside to inside and internally between the public spaces and service spaces. It also offers good access to and from the kitchen to the main space/meeting room with separate goods access to the east side for deliveries.







Precedents

