Email from Agent on: Tue 15/09/2015 14:34

Dear Lisa

I write following receipt of the Cornwall and Design Review Panel’s comments and my subsequent discussions with Nigel Wolstenholme.   We would like to simply add the following comments or replies.

Taking the advice and breaking it down into sections and headings as per theirs, I detail below:

1. Introduction.

There are positive points here.  Our design process has addressed many of the matters highlighted here although they may not be aware of all our earlier discussions subsequent to November.  I assure you we have considered the whole site and orientation along with economics and viability.

1. Understand Site and Setting.

Here I can confirm that from the very start we engaged a detailed topographical survey and from this we worked a number of options up for developing the site.   As you know I have spent considerable time on site looking at this from both the potential cottages and the hotel along with views from around.   This follows on from our initial discussions with you in November and subsequently.   We believe that what we have proposed enhances the site and the setting and its relationship to the hotel.

1. Seaward Cottages.

The Design Panel seems to accept the principle of design and the boathouse style, however, they question the need to step the elevations forward.   This relates to the former layout of the site and topography and to the end gable of Hendra.  It is suggested that on one hand we could reduce the units down to three, on the other that if four units were accommodated, four gables would be preferable rather than five.   Interestingly this was not something that was agreed at our meeting with Heritage England accepting a preference for odd numbered gables.  At our meeting I emphasised the desire to design intimate yet quirky spaces without obvious front doors as in the line of a terrace.   Once this was accepted it seemed that the varied elevational treatments and aspects was accepted and understood in the context of the tight and condensed development between the Garrison wall and foreshore in Hugh Town.

1. Central Block.

We have set this unit on the line of the existing staff block utilising the existing slab to reduce archaeological problems.   It is our wish on the design of this unit to relate to the upper large block of the hotel however, the roof line is discussed with the suggestion that this could be broken up or stepped.  This in part would be at odds with the formality of the upper block of the hotel but physically would be possible.  Rotating the building to run parallels with the Garrison wall and stepping down from it would impact substantially on archaeology which I am trying to avoid.   I also want to maintain privacy between all units hence the layout and design and orientation of windows between them all.

1. Accessible Cottages

I think we would be receptive to changing the gables onto Garrison Hill to hips, possibly making a small courtyard of the ground floor bedroom in the southern unit to improve internal light.   Interestingly on this one, Heritage England suggested it would be preferable to take a more arts and crafts style to possibly incorporate the copper roof for the central entrance way and use rendered walls not stone work.   This would certainly be possible.

1. Architectural Language.

I am afraid I don’t entirely understand what is being focused on here.

1. Landscapes.

Naturally I have looked at the layout, topography landscape and use of materials, granites, paving, planting, etc.   As I think we have referred to in another note, we would be happy to have this as a reserved matter for detailing along with water, sewage and waste management appropriate.

I appreciate that it is difficult to make comments on designs of this ilk on a site that has not been visited nor seen in context and hope therefore that you as a Planning Officer and the Council will be able to review these comments more effectively and ours in context.

Yours

DAVID N SCOTT

B Sc Dip Bldg Cons FRICS

CHARTERED BUILDING SURVEYOR



3 Lemon Villas   Truro   TR1 2NX