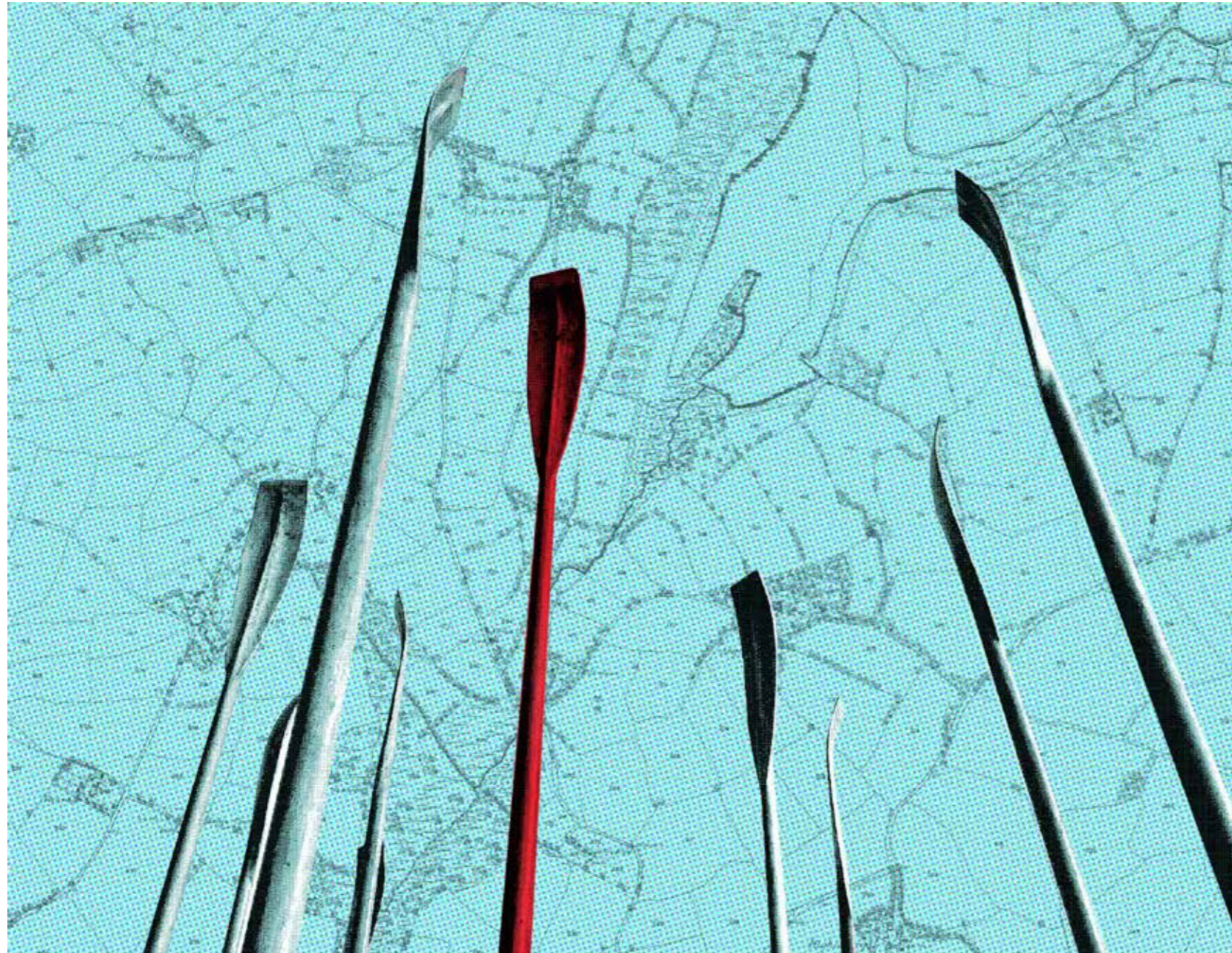


Ambos: Brigantine

RIBA Stage 0-1

Pre- Application Planning Advice

August 2022



Project Information

PROJECT ADDRESS:

Land formerly known as 'Brigantine'
Land off Lower Market Street
Penryn
TR10 8BH

CLIENT:

Ambos

JOB REFERENCE:

2221

DOCUMENT TITLE:

Pre-application Planning Advice Report

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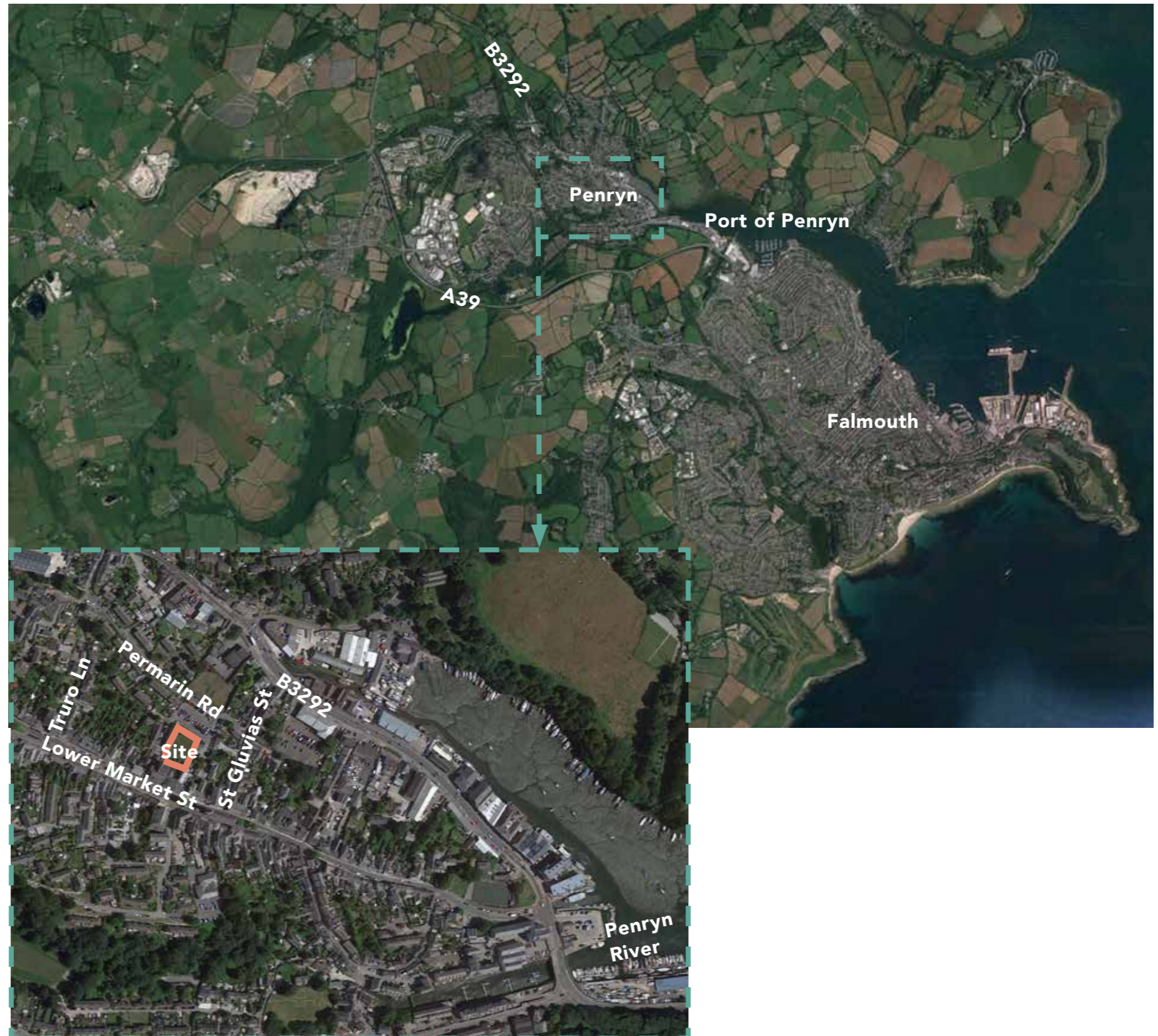
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Site Location



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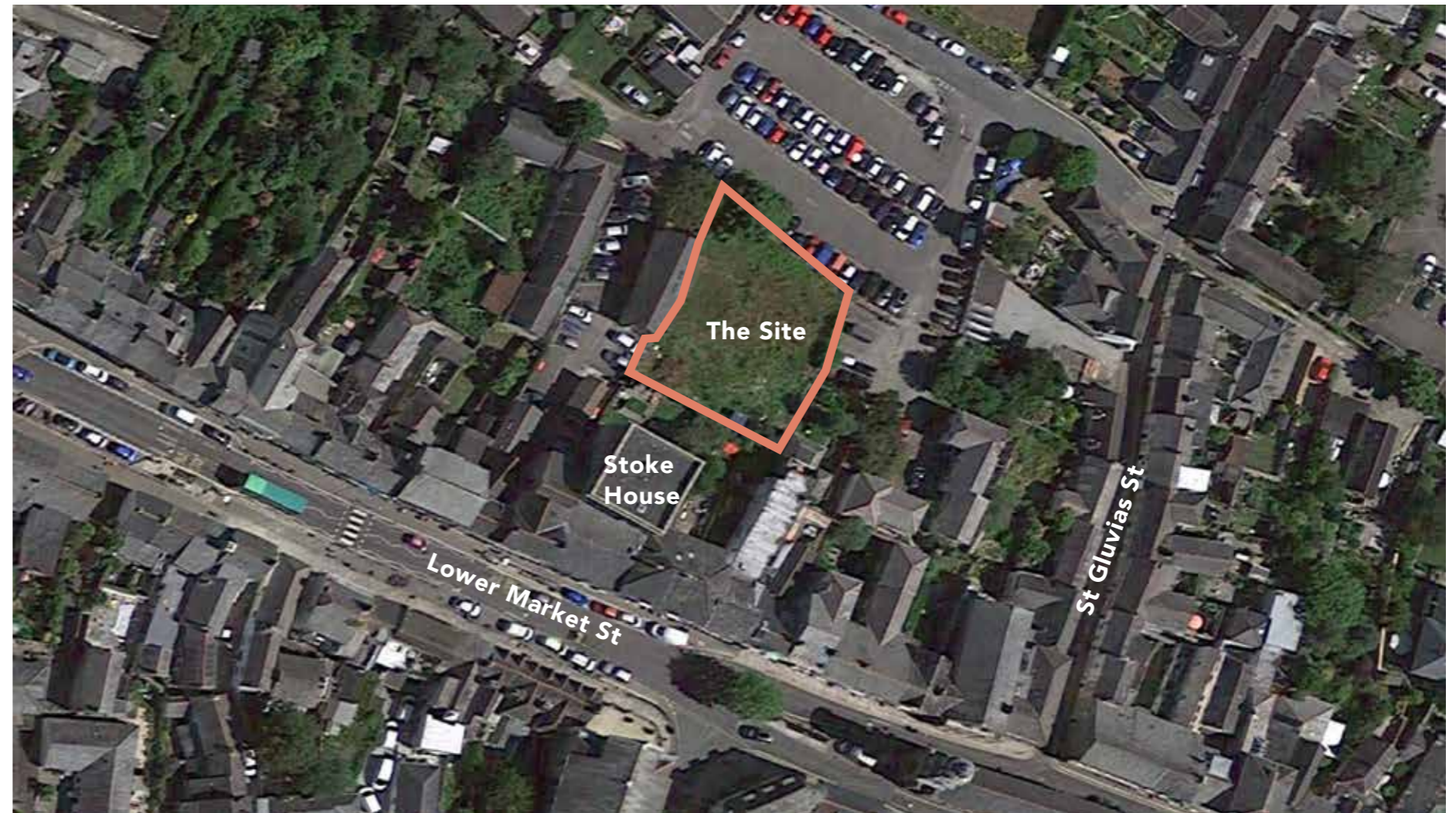
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1. Introduction

Barefoot Architects have been appointed by the client, Ambos, to explore initial ideas for a new community housing scheme on the site formerly known as Brigantine in Penryn. The site is located at the edge of Penryn Conservation Area near Lower Market Street and the town centre.

The purpose of this pre-application submission is to engage in early dialogue with the LPA and key stakeholders as to the requirements for an outline submission in due course.

The proposed development is for 10-13 new dwellings, in a mix of sizes and types that respond to local needs identified. In addition to the houses the proposal includes shared facilities such as a common house, studio, parking and storage area.



2. Community Led Housing - Context

Community led housing is residential accommodation and ancillary space and facilities developed and/or managed by local people or residents, in not for profit organisational structures. The range of models that can be adopted for providing CLH includes self-build housing, co-housing, co-operatives, mutual housing, tenant-controlled housing, and community land trusts (CLTs).

The Building and Social Housing Foundation's (BSHF) criteria for projects to qualify as CLH are:

- Community integrally involved throughout the process
- Community groups/organisation taking a long term formal role in stewardship of the land and the homes
- Benefits to the local area and or community of interest must be clearly defined and legally protected in perpetuity.

CLH can involve new-build, regeneration and the use of existing buildings. CLH groups may involve members from the same geographical area, such as in Falmouth, or members with a shared community interest or common link (e.g. Refugees, Older People, LGBT). The latter are often known as 'intentional communities'

There are three main ways in which community-led groups become involved in the CLH process as set out by the Building and Social Housing Foundation are as follows:

Group led: Grass roots groups respond to local housing need or demand, or people decide to develop their own homes.

Extension of community-based activity: Existing community based organisations with local roots decide to

provide housing in addition to their current activities.

Developer-Community partnership: A local authority, landowner, housing association or small builder which wants to provide housing that benefits the local area in perpetuity, draws on community-led housing expertise to recruit 'founder members' from within the community and support them to take over ownership, stewardship and/or management of the homes.

Key requirements for Community Led Housing

- Committed individuals with a shared vision
- Some kind of formal structure e.g. charitable, Community Land Trust
- Suitable land/building: council, private, residential, agricultural, industrial
- Money and / or skills for development plans and employing professionals
- Ability and willingness to access grants and loans
- Time –schemes (with land identified) takes anywhere from 3 to 10 years

The National Context

It's a crucial time for the housing sector. The housing crisis is as severe as it has ever been, the fire tragedy at Grenfell Tower in London has thrust social housing into the spotlight and the government's position on housing, and its approach to the social housing sector, has changed significantly in recent months. The lack of affordable, decent homes is affecting families across the whole country.

Home ownership is slipping out of reach: On average, house prices are now almost seven times people's incomes. No matter how hard they work, it's becoming more and more difficult for young people to save up and buy a home of their own. In the last decade, home ownership fell for the first time since Census records began.

Housing costs are hugely expensive: Many of the people on the housing ladder did so by taking out risky mortgage loans that stretched them to their financial limit. Now that the economy is struggling, people are finding it harder to meet their monthly repayments, often with dire consequences.

More families are renting from private landlords: There are now more than nine million renters in private rented accommodation, including almost 1.3 million families with children. Renting can be incredibly unstable, with soaring rents, hidden fees and eviction a constant worry. And it can mean living in dreadful conditions too – one third of private rented homes in England fail to meet the Decent Homes Standard.

Levels of homelessness are rising: The ultimate impact of the housing crisis is the huge numbers of people forced out of their homes altogether. The number of homeless households has risen to more than 50,000 a year. Some of these households – many with dependent children – will then wait for years, sometimes in temporary accommodation. And more than 2,000 people a year will have no roof over their head at all, ending up sleeping rough. (Source – Shelter)

3. The Client - AmBos

The Client

AmBos believe pooling collective resource; skills, ideas, money and time is part of the solution to create resilient neighbourhoods that live within the carrying capacity of our planet.

AmBos Vision: Cohousing initiatives are defined as intentional communities of private dwellings arranged around shared space. Each house or apartment is designed to have all the traditional amenities, including private kitchens and bathrooms. Shared spaces typically feature a club house, which may include a large kitchen and dining area, laundry facilities and workshops. Shared outdoor space may include car pooling space, walkways, gardens and allotments. These spaces are often given priority in the design of cohousing initiatives, rather than facing homes towards a street of parked cars.

Cohousing began in the Netherlands in the 1960s and is growing in popularity across the world as more people are drawn to living in community in order to improve social connectedness and pool resources to increase affordability. AMBOS are part of the UK cohousing network and are learning from the experiences of similar groups around the country.

AmBos Mission:

The benefits of designing common spaces into housing developments is well known within the UK retirement housing. By increasing the chances of informal interactions between neighbours and encouraging wider participation in planned

activities, like celebratory meals and exercise classes, more opportunity arise to develop meaningful connections and build a deeper sense of belonging. Cohousing simply opens up this opportunity for every generation, not just those in later life.

A Cohousing Community In The Heart Of The Town

We will build quality homes to Passivhaus standards at cost price for local people, ecologically made and mutually owned.

Space For Ethical Businesses And Social Enterprises

We will build quality, affordable work-space for local ethical businesses and social enterprises to promote community economic development and a circular economy.

Urban Mobility

We will select sites that are close to shops, doctors and schools to encourage daily walking & cycling, improving the health of residents.

Car Sharing Culture

We will provide electric vehicle sharing facilities for resident members for longer journey to discourage individual car ownership and reduce air pollution locally. Eventually autonomous vehicles will allow some roads to be converted to green space.

Inclusive Of The Whole Town

We will build inspiring public and community space to encourage interaction across every generation and reducing

loneliness and social isolation. We will hold regular public events for people to celebrate life together and be inspired by local artists, poets, speakers and musicians.

Community Owned Energy

We will Integrate community-owned renewable energy generation and energy efficient buildings. We want to ensure the income generated from energy use is kept local. Partnering with organisations like Fal Energy partnership we hope to 100% powered by solar PV and kept warm via ground-source heat district network.

Make Space For Nature

We will design regenerative environments that increase biodiversity and sequester carbon. Our buildings will utilize roof space for growing and providing habitats for wildlife.

Use Water Wisely

We will use 'Blue' roof systems to slow surface water run off and help prevent flooding and integrate sustainable drainage systems into the landscape. We will install water saving facilities and use rainwater for flushing toilets and watering gardens too.

Grow Organic Food

We will create shared organic growing spaces and celebrate life together with good food. We want to encourage a culture where we are more connected with our food supply chain and when we have to buy, we will do it collectively to reduce cost without compromising quality.

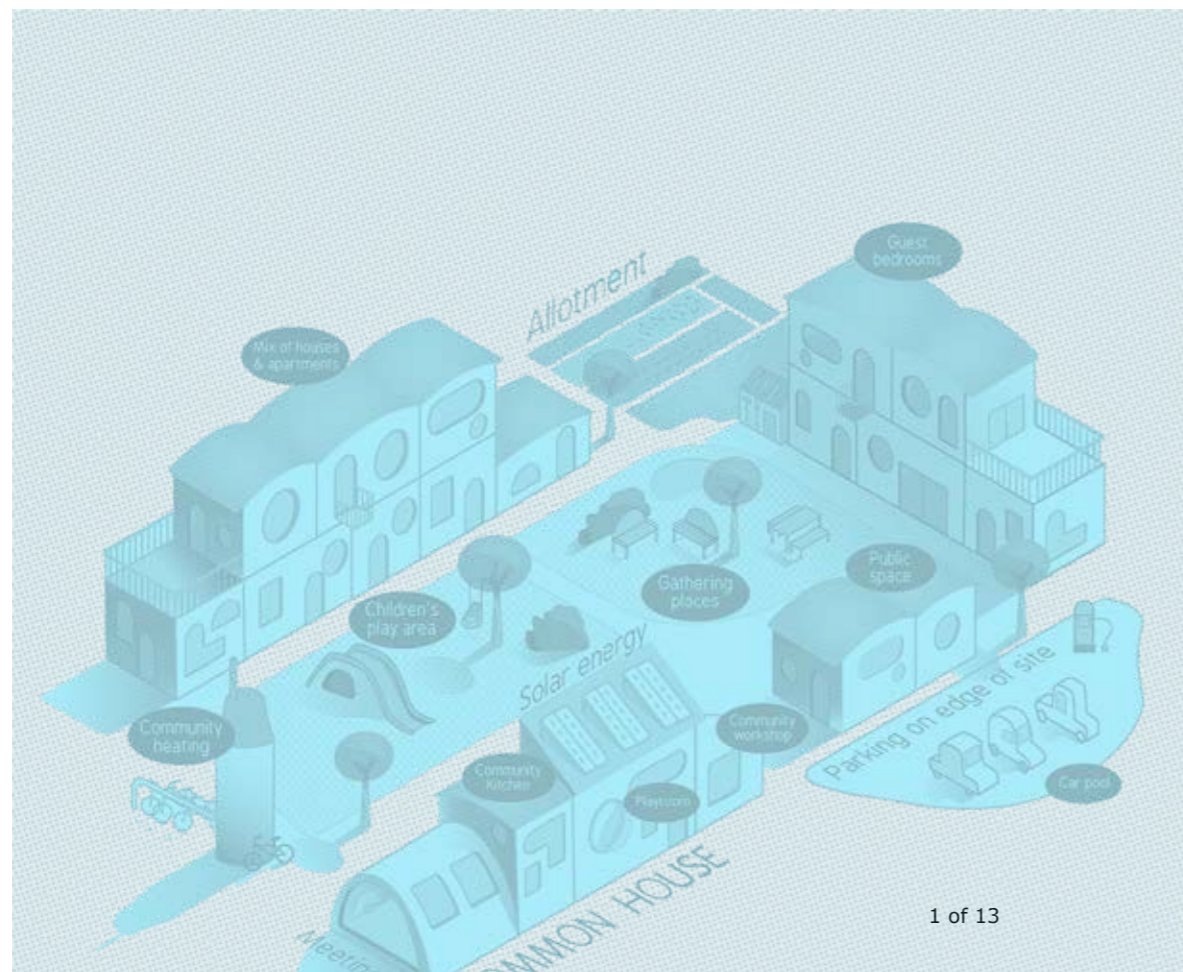
4. Project Brief



PROGRAMME BRIEF

Project: Falcon
Site: Brigantine, Penryn

Revision	Status	Date	Author
P03	S3 -Review & Comment	27.05.2022	Miguel Fernandez (APS Ltd.)



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1. PROGRAMME BRIEF

This Programme brief is intended to be a high-level assessment of Ambos' intentions over the period of 6 months (under the constraints of an anticipated option agreement), to purchase the site called 'Brigantine' in Penryn to build a cohousing community as part of their [Project Falcon](#) initiative.



Figure 1 Site Map - Red line is the proposed site called Brigantine. The blue line denotes Cornwall Council Ownership

1.1 BACKGROUND

Ambos became a Community Land Trust (CLT) in November 2021, seeking to deliver affordable homes, workspace, and community space in The Fal River area, through the creation of intentional communities via its pilot project: Falcon (Fal Cohousing Neighbourhoods). Originally back in 2017, founding member Miguel Fernandez initiated Ambos (Cornish for Agreement / Promise / Covenant) as commitment to do something about the lack of affordable local homes, workplaces, and leisure space in and around Falmouth. A poster

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4.1 Project Brief

was put up a poster at Kimberly Park to invite people to discuss setting up a cohousing community. Along the way, the group realized that our archaic system of land ownership and market speculation was not only hampering Ambos' vision, but also the vision of other land-based community groups in the area. Ambos Community Trust Fal (ACTF) is now seeking support in building a more strategic approach to securing land to deliver their vision and supporting other organised groups who share Ambos' values; building a coalition of strategic support to unblock delivery; and a streamlining of their messaging to build trust, transparency, and increased membership.

1.2 THE VISION

At the heart of Ambos lies a desire to promote community resilience by tackling loneliness, isolation, and economic insecurity by promoting cohousing and community economic development (CED) in the Fal River Area. Ambos' cohousing initiatives are underpinned by the Trust's core values of:

1.2.1 BUILD A SENSE OF BELONGING

- Help connect people to nature and each other, building a sense of place.
- Be an outward facing group, committed as much to the prosperity of the wider community as to its own flourishing.
- Create a thoughtful balance of private homes, social enterprise, and public space where resources are well utilized.
- Facilitate inclusive decision making that empowers all members.

1.2.2 BE RESOURCEFUL

- Participate in the thoughtful gathering and sharing of skills, funds, and ideas to make a place that is as brilliant as it can possibly be.
- Utilize collective knowledge and collaborative learning to inspire the conversation around ecological living, both within and beyond into the wider community.
- Share space and stuff - Making and mending is important to us, we want to put an end to a throw away culture.
- Encourage neighbourhood development that keeps amenities accessible by foot or bike, cars are designed for, not prioritized.

1.2.3 CHAMPION DIVERSITY AND EQUALITY OF OPPORTUNITY

Cohousing in the UK has typically attracted white middle-class members of society, partly due to lack of Government support, meaning personal resources are needed for success, and consequently a cultural barrier to participation (Source: [Beyond Affordability](#)). Ambos wants to buck that trend and:

- Champion multi-generational cohousing. Homes set up and run by and for the diverse mix of individuals and families living there.
- Support community economic development and provide space for a variety of social enterprises to thrive.
- Offer people from all income brackets and cultural backgrounds the opportunity of a long-term stable affordable home and/or affordable rent for social enterprise initiatives and ethical businesses.

1.2.4 BE LONG-LIVED

- Explore creative participation and use our imaginations to ensure the place remains vibrant, relevant, and fit for present and future generations.
- Be regenerative by creating and maintaining green space for play, growing food & medicine, and wildlife habitat creation.
- Inspire regeneration beyond our borders and enable future initiatives.

1.2.5 AIM FOR EXEMPLARY

- Promote place making - be part of the movement to reintroduce the creation and development of places to live, through sharing space, resources, and skills.

- Provide stable, secure, long-term homes, where investment is about way more than money, and where the sense of ownership is about the place and a vision of the people living there.
- Be mindful of environment and ecology, drawing on the latest technologies and techniques to keep the footprint small, for the long run.

1.3 OUTCOMES

- 1.3.1 10 – 16 quality homes at cost price for local people, mutually owned and ecologically made. A range of tenues to suit each household's financial situation. A viable mix options could include Social Rent, Affordable Rent, a Mutual Home Ownership Society (Cooperative), Shared Ownership (with varying staircasing options), Affordable Sale & Market Leasehold Sale.
- 1.3.2 A common house for residents to share and hold events.
- 1.3.3 Integrated affordable workspaces either for the cohousing residents or Penryn residents who are promoting a circular economy.
- 1.3.4 Increased active travel by residents. bike parking and pedestrian circulation prioritized over the car.
- 1.3.5 An electric car club established to reduce car ownership amongst the cohousing residents and the sites neighbours.
- 1.3.6 An inspiring community space to encourage interaction across generations to tackle loneliness and isolation. Perhaps a public courtyard or community garden?
- 1.3.7 A community owned energy installation and buildings reaching Passivhaus levels of energy efficiency.
- 1.3.8 Increased site biodiversity of at least 10% (achieving [Building with Nature](#) or similar certified status)
- 1.3.9 Rainwater attenuated on site for reuse in community gardens and slowing surface water runoff in the area.
- 1.3.10 Onsite food growing or an established link with a local food growing initiative to fuel the common house meals.

1.4 BENEFITS

Studies have shown that cohousing can bring a number of benefits to residents (and the area that is home to the project) when compared to the estates and street landscapes we've become used to. (Refer to ['Living Closer' report by Studio Weave](#) and ['The Wider Benefits of Cohousing' by the London School of Economics](#) for further details of the benefits of Cohousing).

1.4.1 AFFORDABLE LIVING

By disconnecting the property from the underlying land value, homes are kept affordable in perpetuity. Sharing facilities, meals, energy can also reduce overall living costs ([Hudson et al.](#)).

1.4.2 LOW CARBON LIVING

A 2017 study looking at 23 cohousing communities suggested that they had smaller ecological and carbon footprints than traditional housing, plus residents tended to live in a more sustainable way ([Daly 2017](#)). LILAC (low Impact Affordable Living) is also pioneering this aspect of Cohousing ([Chatterton 2015](#)).

1.4.3 IMPROVED HEALTH AND WELLBEING

An increasing number of studies are showing the benefits to health through living in cohousing. Reduced isolation and loneliness not just amongst the older generation but also amongst younger households has been shown. ([Carrere et al. 2020](#)), ([Scanlon et al 2021](#)), ([Hudson et al 2021](#))

4.2 Project Brief

1.4.4 IMPROVED SOCIAL INTERACTION AND NEIGHBOURLINESS

Fostering conversation, cooperation, and collaboration through co-design ([Housing LIN 2008](#)), ([Kunze, et al. 2016](#))

Monitoring and documenting the project's benefits is essential. We hope to attract creative academic researchers to take an interest in Project Falcon and collaborate in producing both qualitative and quantitative analysis. A clear methodology of how this pilot project will record the data as it emerges is yet to be set and we invite people to approach Ambos with suggestions.

1.5 RISKS

1.5.1 SHORT 6 MONTH OPTION AGREEMENT PERIOD PREVENTS SALE OF LAND (HIGH RISK)

- Delays with Cornwall Council Planning process are out of our control and should be mitigated with clear 'backstops' in the agreement.
- Option Agreement legal fees are higher than an exclusivity agreement, which is not legally binding – additional funding to cover these costs should be a high priority of the team

1.5.2 LACK OF ACTF BOARD EXPERIENCE IN DELIVERING COHOUSING COULD DELAY PROGRESS INLINE WITH CRITICAL DEADLINES (HIGH RISK)

- Lack of capacity and skills within the project team members and an overreliance on voluntary support, is likely to slow the production of 'critical path' project outputs, leading the delay of understanding the financial viability and business plan and therefore the agreement of an 'in principle' offer from lenders not being received before we need to exchange contracts on the sale of the site. To mitigate this, strong professional support is needed but with this comes more cost. The elevated costs should be clarified, and funding/loans should be sought and factored into the development appraisal.

1.5.3 SITE IS IN A CONSERVATION AREA AND NEXT TO STOKE HOUSE - A GRADE II LISTED BUILDING, WHICH COULD JEOPARDISE A PLANNING APPROVAL, DUE TO SHORT PERIOD OF DESIGN DEVELOPMENT (MEDIUM RISK)

- It will be important to engage with planning as soon as possible with a clear and concise pre-app, helping planning officers with understanding the design concepts held within cohousing and quickly establishing the 'sticking points' in policy.
- Appointing a conservation specialist will be essential to ensure that innovation and creating a 'future conservation asset' is favoured over a 'protectionist' approach to development in the conservation area.
- Establishing strategic support from Cornwall Council about the benefits of building cohousing into our towns and villages, will help speed up decision making. Clearly communicating our deadlines and needs could help unlock a more collaborative approach to this development.

1.5.4 LACK OF SITE ACCESS FROM THE NORTHERN SIDE OF THE SITE COULD AFFECT THE NUMBER OF HOMES THE SITE CAN CARRY, DUE TO VEHICULAR ACCESS REQUIREMENTS AND REDUCING THE QUALITY OF THE SOUTHRN ASPECT (MEDIUM RISK)

- Support in principle from Cornwall Council to develop a community car club and gaining resident access from the North side, would be extremely helpful and potentially a make-or-break aspect to viability.
- Design options for onsite parking will need to be explored early by the design team to evaluate the financial viability and support a Site Options Appraisal.
- Connecting with local MP's and residents who have a particular interest in tackling the 'Parking crisis in Penryn and forming a team to liaise with EV car club providers (including Co-Cars) and Cornwall Council's Transport Team. This will further help to encourage participation in a potential pilot scheme adjacent to the Brigantine site.

1.5.5 SHORT OPTION AGREEMENT PERIOD COULD AFFECT THE QUALITY OF COMMUNITY ENGAGEMENT AND JEOPARDISE 'BUY IN' FROM THE WIDER COMMUNITY THROUGH INSUFFICIENT COMMUNICATION OF THE NATURE AND BENEFITS OF AN AMBOS COHOUSING INITIATIVE (MEDIUM RISK)

- It will be important to adequately resource the community engagement process, with a clear focus on communicating the constraints of the option agreement period and the need to secure funding

and planning permission, with 6 months.

- A clear, honest, and achievable brief 'What can be influenced by the community' must be in place at the earliest possible moment to give the highest possible opportunity for participation. Currently Liminal, have been appointed in principle, but it is clear the quoted budget is not sufficient to cover the suggested activities.
- The initial engagement events, which will inform the pre-app and planning application, must happen within the first two months.
- Clear lines of communication between the engagement team and the design team to ensure information coming from the wider community and potential residents is integrated into the design and subsequently the financial modelling of the development.

1.5.6 COST OF MATERIALS AND LABOUR PUSHING DEVELOPMENT COST ESTIMATES OUT OF FINANCIAL VIABILITY (HIGH RISK)

- One of Ambos' core values is aim for exemplary – this means we must take the opportunity to promote modern and ecological methods of construction, which often comes with opportunities for investment and subsidy to 'bring them to market'. (See [LILAC's Flying Factories and Modcell system](#))
- Self-finish and ways to capture 'sweat Equity' from future residents should be explored (See [Community Self Build Agency - Alabare](#)).
- Temptation to reduce the quality will certainly be raised during the pre-construction phase. It will be important to draw a 'bottom line' of standards regarding materials and construction systems to ensure that we do not compromise our values (this may lead to the difficult decision not to proceed). As well as being prepared to say no, we must stay agile and 'think outside the box' to create opportunities to raise the bar and find ways to make it financially viable.

1.6 CONSTRAINTS

1.6.1 PLANNING POLICY

- As Planning Permission being a critical objective, a clear understanding of the policies affecting the project need to be identified early by the design team. An initial summary of the planning history of the site has been produced ([Brigantine Planning History Summary](#)).
- [Stoke House](#) (1751) is a grade 2 listed building and is in the conservation area.

1.6.2 FINANCIAL SUPPORT

- Currently Ambos' sole financial support comes from Resonance Impact Limited.
- Our budget for developing the architectural concept, gaining planning permission, writing the business plan and securing the long-term finance currently stands at £55,000 (inclusive of VAT). There is potential for additional funding from Resonance if the development appraisal proves the project is still viable by the time the option agreement concludes. Compared to many commercial developers, this is not sufficient, meaning that Ambos' success is dependant of pro bono support from professionals and philanthropic individuals, and organisations.
- Going Forward Ambos must commit significant time to gaining grant funding and developing sufficient funds to pay for its operational costs. A list of possible grants can be found [HERE](#). This is an ongoing necessity for Ambos, and we need a dedicated Finance Administrator to replace Sam Westwood. Ideally some with plenty of experience, but we will also provide training if experience is not in this sector. Please email hello@ambos.org.uk if you can help.

1.6.3 A LACK OF ESTABLISHED PARTNERSHIPS AND ROUTES TO DELIVERY

- It's always difficult for the 'new kid on the block' to break into established working relationships in the 'Housing Sector'. It is therefore Ambos' responsibility to gain the support of key influencers and political powers by clearly conveying the unique benefits of cohousing and seeking to demonstrate that we should be part of the solution to the housing crisis.

4.3 Project Brief

1.7 EXTERNAL FACTORS

Brexit
Pandemics
Political processes
Funding & Finance Availability & lender's risk appetite.

1.8 ASSUMPTIONS

- 1.8.1 Cornwall Council will support the project both in terms of planning assistance and funding towards the transport strategy EV club.
- 1.8.2 Homes England will help fund with enabling access to the site from the Northern side in conjunction with the EV car club. Higher level decision making may prevent funding being directed toward Ambos, but previous support from Homes England may help.
- 1.8.3 Resonance Impact Ltd will assist with further pre-development costs (Bii investment) to enable the project to be ready for Senior Debt Development Finance. – Risk appetite may be too low for organisation and necessary for alternative lenders.
- 1.8.4 That the local community and Penryn Town Council are welcoming to Ambos' values and objectives and will be supportive of the proposals. – Conflict may arise through fear of the unknown or competing values and interests.
- 1.8.5 That there will be sufficient committed households from the existing member interest register and the community engagement by the time and financial commitment is needed from them

1.9 STAKEHOLDER SUPPORT AND ENGAGEMENT

Paul Mundy - Site Owner. MF has been in direct contact. A good rapport has been established, but a clear sense that 'time is of the essence' hence the short option agreement.

Penryn Town Council – Contact with Tamsyn Widdon has been made who is supportive of the project and is particularly interested in how the EV car club can help alleviate the 'parking Crisis' in Penryn. More effort needs to be given to understand the Local Neighbourhood plan and demonstrate the benefits the project could bring.

Penryn Neighbourhood Development Plan

The [Penryn NDP](#) does not have any mention of cohousing, community-led homes, custom and self-build or cooperative home ownership. We assume that this is not by design and will endeavour to fill the data gap through a focused community engagement effort.

Penryn Place Shaping Board

Becalelis Brodskis and Andrew Marston are on the board. They have expressed support for the project. A presentation to the board will be necessary. Questions about how public this forum is and how it is perceived to be 'for the community' will depend on the priority Ambos engage with this board.

Local neighbouring residents - The immediate apartments in Stoke House are owned and managed by Devon & Cornwall Housing (LiveWest). No contact has been established yet, but there exists an opportunity to collaborate to give both Brigantine and Stoke house residents improved outdoor space.

First contact was made with the homeowner of No. 52 Lower market street by accident, when we first visited the site. They mentioned they receive Ambos' newsletter and are keen to stay in touch to see how the project develops.

Plans for engaging and informing all residents should start as soon as the Option Agreement is signed.

Cornwall Council -

In their [Housing Crisis Action Plan](#), the Council acknowledges that they cannot address the housing crisis on their own. It needs a step change in the supply of affordable homes. They are seeking innovative solutions, including community-led housing development. Further Council priorities include working with local communities, supporting people living at home longer and a carbon neutral Cornwall. The document identifies 3 hurdles to community-led housing: finances, capacity and the securing of sites.

The document proposes a devolved Community Housing Fund, similar to the Greater London Authority.

- **Rob Lacy** (Policy Group Leader) Early conversation during the Homes for Cornwall Event at The Hall for Cornwall. Rob was the project lead for [PERFECT interreg](#) - which integrates the many benefits of green infrastructure into the planning and investment for the future of urban and rural areas.
- **Phil Mason** (Strategic Director for Sustainable Growth and Development) – A presentation was made December 2021 shortly after the CLT was formed to outline the strategic aims of Ambos. A subsequent meeting had to informally discuss potential ways in which Cornwall Council could support Ambos' Cohousing initiative. A further meeting is arranged in May to discuss the potential for partnership at Brigantine as CC own the carpark to the north of the site. A more formal partnership has been proposed on several occasions.
- **Kate Kennelly** (Chief Executive) – Ambos have had a brief response from Kate, via the former MP Sarah Newton. Kate is supportive of Community-led housing and "the Council has confirmed its support for their proposed model of Mutual Home Ownership on a number of occasions and we remain absolutely supportive of what they are trying to achieve" (email from Sarah Newton quoting Kate).
- **Tamsyn Widdon** (Cornwall Councillor and Penryn Town Councillor) – An initial informal meeting in May to discuss the project at Brigantine was positive. Ambos has asked for support with regards to the EV car club.
- **Oliver Monk** (Homes Portfolio Holder) – A small amount of contact through emails and networking events. We believe that Oliver is supportive in principle.

Falmouth Residents, Falmouth Town Council & Falmouth NDP

- Ambos' previous potential sites have been in Falmouth and consequently, a considerable amount of investment in time and money has established a clear level of support for the aims and ambitions (see the [Building Belonging Report](#) and [concept proposals](#)).

Cornwall Community Land Trust

- Ambos have been in contact with CCLT for some time. Support via the Community-led Homes Hub has helped us assess some site around Falmouth. We would like to see this partnership strengthened as part of a network of Cornish CLT's and consider how cohousing could be promoted more confidently within the CLT network.

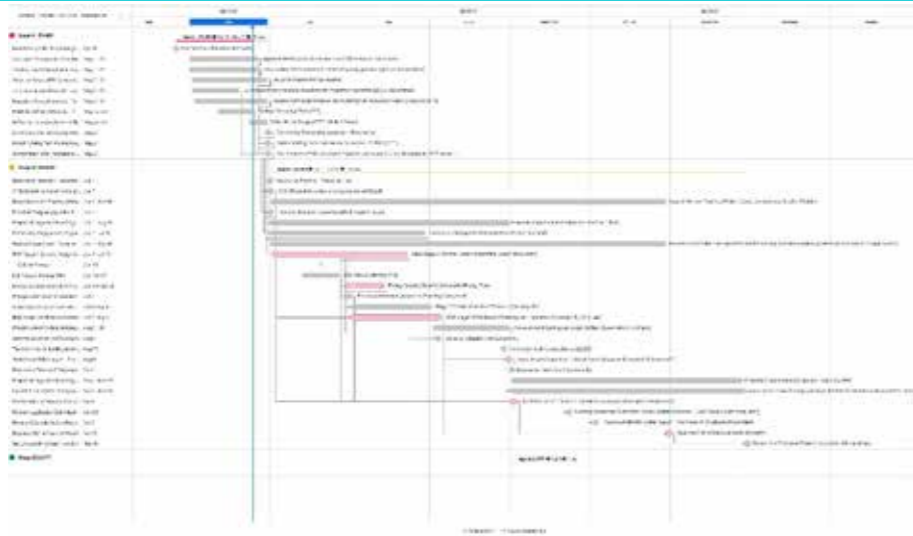
1.10 Estimated Costs, Funding and Effort

JL, PC, CL to enter preliminary scheme details here:

Some project cost estimates can be found in 1.14 Key activities. A Funding diagram can be found [HERE](#).

4.4 Project Brief

1.11 Programme Timescale



1.12 Options for Delivery

Options Appraisal Summaries will be entered here in due course:

Option 1 –

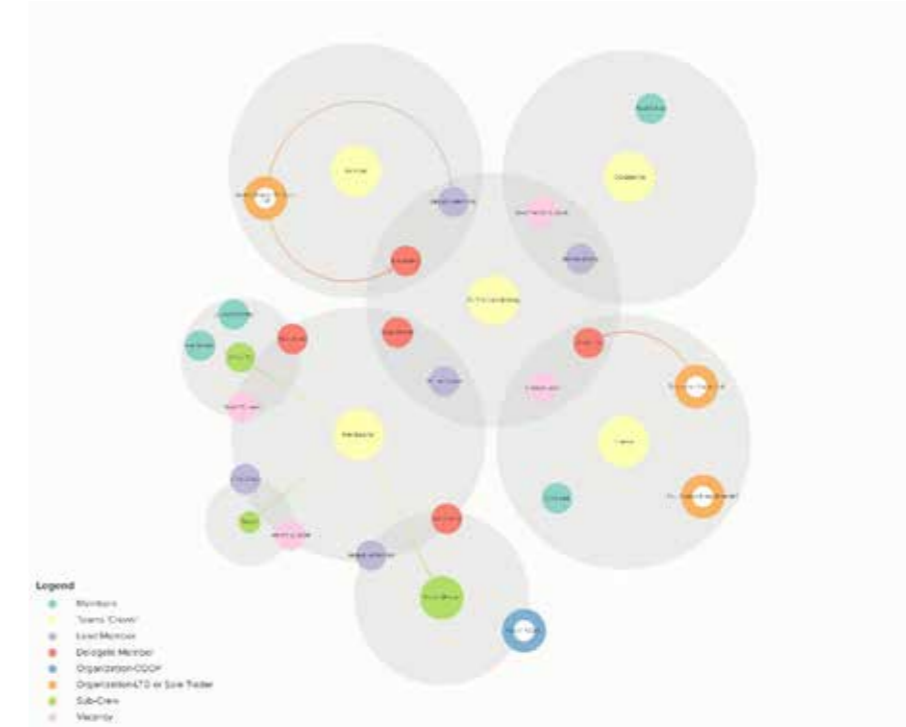
Option 2 –

1.13 Structure (Governance and Roles)

The organisational structure of Ambos Community Trust Fal, in a Community Benefit Society (in the process of registering for charitable status). The board are committed to consent-based decision making called [Sociocracy or Dynamic Governance](#).

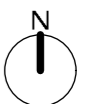
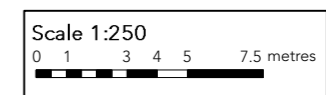
Ambos will operate in advance of the final resident members association of 'Brigantine' being formally decided and incorporated after Ambos' [Falcon Home Allocations Policy process is concluded](#). We welcome anyone to help us develop this policy to make it as fair and transparent as possible. [Falcon 1 Housing Cooperative limited](#) was setting up as a placeholder organisation to make onboarding easier and quicker after the allocations process is complete. Ambos holds a [Falcon Cohousing Register of Interest](#) for those wanting to know more about becoming a resident of a cohousing community, but being on it does not give you preference for being allocated, just access to news about the projects development. Each site will have a 'window of opportunity' for resident applications once the home allocation policy has been formally adopted. Ambos members, again are not given preference of allocation in any project, although members have voting rights in how the Community Land Trust is managed and run. You can read the Membership offer document [HERE](#) or sign up to be a member [HERE](#).

Much of the work towards Brigantine success being done by a small number of people, and we currently are in need of some key roles being filled to alleviate the pressure on the crew. If you know anyone who has experience in Finance and/or Governance, please do point them in our direction.



Snapshot of [ACT Fal's live Organogram \(on Kumi.io\)](#)

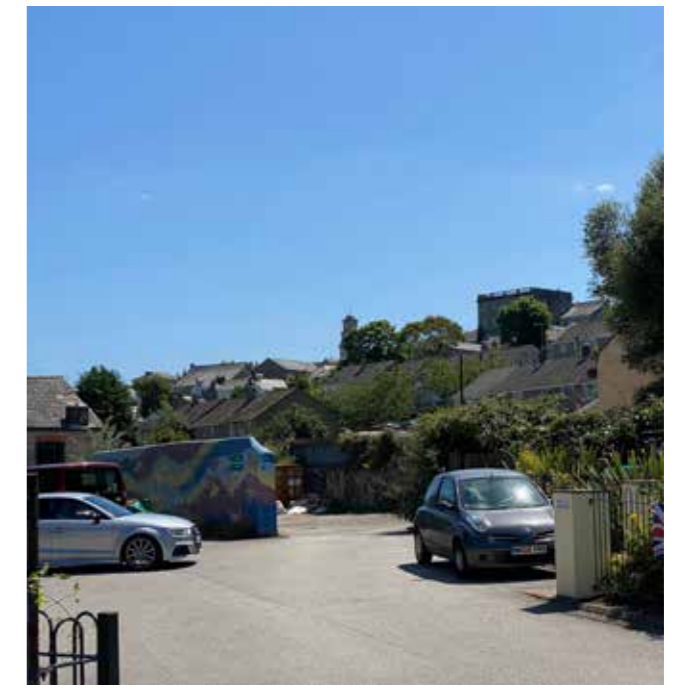
5. Site Location Plan



6. Site Photos



6.1 Site Distant Photos



6.2 Site Immediate Context Photos



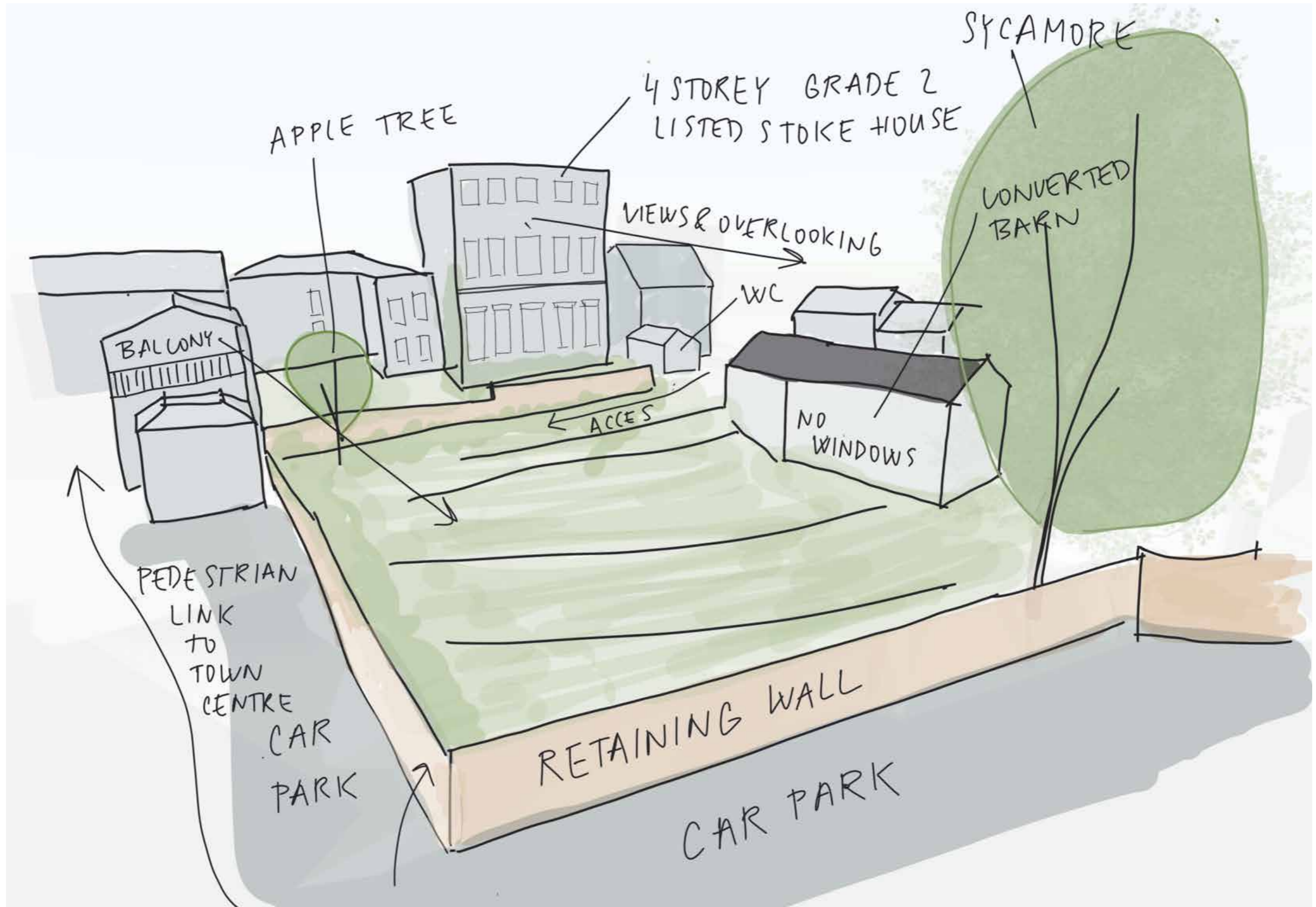
6.3 Site Wider Context Photos



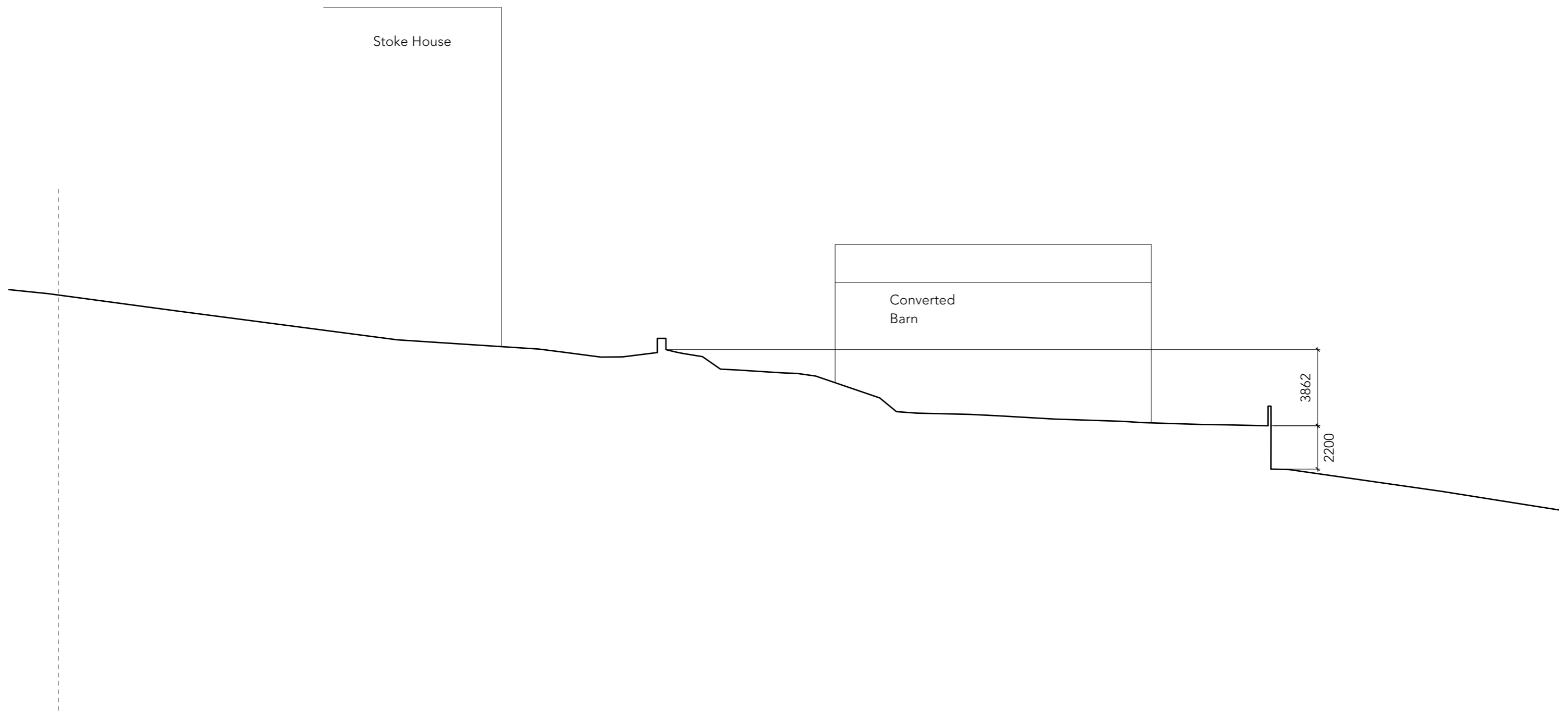
7. Site Analysis



7.1 Site Analysis : Existing Site Sketch



7.2 Site Analysis: Site Section



7.3 Site Analysis: Penryn Urban Grain

The centre of Penryn is characterized by its organic form and high development density defining the narrow streets



8. Historic Maps

The oldest available map which shows the site is the OS Map from 1878.



1878 OS Map



1906 OS Map



1938 OS Map

9. Penryn Conservation Area Appraisal

The site is located within the **Penryn Conservation Area**.

'Penryn is one of the best surviving historic towns of Cornwall.

Its fascinating and complex history, entwined with that of Glasney College, with all its cultural significance, has shaped today's town. Its striking landscape setting, estuary location, twin river valleys and dramatic promontory site form an important and attractive element of its unique character. Its strong underlying medieval layout, with swollen market street and surviving burgage strips still define the urban form. Above all, the sheer concentration and survival of 17th, 18th and 19th century buildings is of note. The building stock is also a valuable historic resource, with the potential for enabling the study of Cornish town buildings from the sixteenth to nineteenth centuries. This remarkable built environment is of the highest quality, featuring a wide ranging mix of important building groups including elements of early surviving fabric concealed behind later frontages, prestigious and impressive town houses, robust structures, warehouses, wharfs and quays, recalling the town's important maritime and industrial economy, and of more recent interest, the group of art deco structures along Commercial Road and The Praze. Unified by the use of granite (itself an internationally important trade centred on the town in the 18th and 19th centuries), stucco and of slate, the town also displays imported red brick and pantiles, unusual in the Cornish setting but at home in this historic port.'



9.1 Penryn Conservation Area Management Plan

Materials

Traditional walling materials within the Conservation Area include granite, local killas stone, cob, some slate hanging, occasional brick, and a small amount of timber framing. Many older buildings have been rendered, painted or whitewashed. Natural slate roofs predominate as the characteristic roof coverings. Cast iron is the traditional material used for rainwater goods. Timber is predominantly used for windows, doors and historic shop fronts.

5 New Design in the Conservation Area

5.1 Guidance on enhancements and new development

This section sets out design guidance for enhancements to and new development in the Conservation Area. This guidance builds on the requirements of PPG15: Planning and the Historic Environment and the new PPS5 - Planning for the Historic Environment. It should be read in conjunction with the Conservation Area Appraisal

Character based principles for the management of change

In line with the findings of the CSUS study, the Conservation Area Appraisal has established clear character based principles for managing change in the Conservation Area. These are:

- Respect and safeguard the fundamental importance of the natural setting and physical topography to the unique and special character of Penryn.
- Seek to regain the sense and awareness of the waterside location and the maritime and industrial character of these parts of the town; encourage public access to and use of this special asset.

- Recognise the superior quality and particular distinctive character and remarkable survival of the historic built environment of Penryn, and achieve equally high quality and distinctiveness in all future new build and the public realm.
- Respect the different character areas within the town and acknowledge and reinforce the urban hierarchy and diversity they represent, whilst simultaneously binding the different areas together to ensure Penryn works as a united whole, rather than as fragmented elements.
- Present, interpret and promote Penryn as an historic Cornish town of quality, character and significance.

Design principles

All new development within the Conservation Area should seek to conserve or positively enhance its intrinsic character, appearance and special interest. New development should be appropriate in design, materials, detailing, scale, massing and grain, and should utilise traditional methods of construction and trade/craft skills, where applicable. As with alterations and extensions to existing buildings, the Council will welcome high quality contemporary design solutions wherever they are appropriate and provided they reinforce local distinctiveness. Pre-application discussions with the Council are strongly recommended prior to submission of any formal application(s) for permission(s).

The following design principles identify the key strategic design issues that need to be considered in determining how the Penryn Conservation Area is shaped by future development.

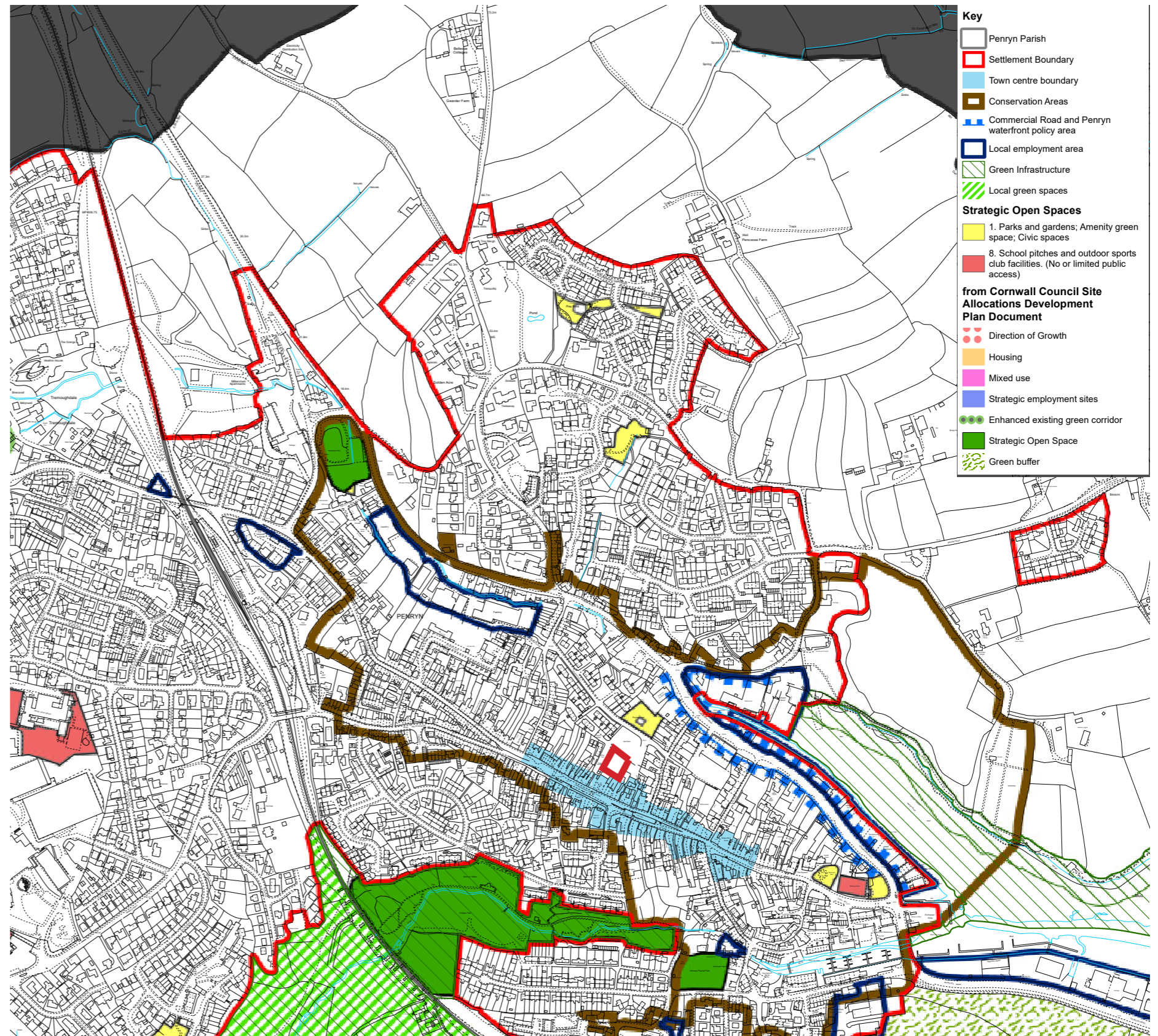
- The existing historic townscape should be protected and enhanced

The Conservation Area appraisal identifies areas, features and characteristics that make a positive contribution to Penryn's townscape. These include:

- Buildings of architectural and historic significance
- Property boundaries and back land garden walls that reflect and record the settlement's lasting medieval urban form (see also Draft Policy 4)
- Important building lines that contribute to the urban grain of the historic townscape
- Important views, vistas and landmark buildings (see also Draft Policy 1)
- Existing land uses and the contribution they make to the vitality, character and diversity of the area should be protected and enhanced. Development proposals should seek to reinforce the individual identity of existing areas of distinctive land use character as identified in the appraisal (see also Draft Policy 3).
- The environment of the Conservation Area and its wider setting should be improved. Improving the environment of the Penryn Conservation Area is important so as to create and nurture a sustainable community, living and working in an attractive, safe and pleasant place. Improving the environment as an objective must include:
 - Good quality architecture which respects the architectural legacy of the area and building traditions, whilst helping to build a new heritage
 - Building, form, height, mass, skylines and roofscapes – architecture which relates well to its context now and in the future.

10. Relevant Planning Policies 10.1 Penryn Neighbourhood Plan

- The Site is located in the Penryn CA
- The Site is located next to the Town Centre Boundary



10.2 Relevant Planning Policies - Penryn Neighbourhood Plan

- Local Parish Housing Need Surveys - there isn't one available for Falmouth&Penryn Parish, based on our the client's local knowledge and considering the location of the site, we assume that it is better suited for smaller homes

Housing and Growth



Our community is diverse. It needs affordable and available homes to meet the varied needs of both local residents and students. Residents told us that they want to see mixed, inclusive and balanced communities, and make sure development respects and enhances Penryn's unique character.

Between 2011 and 2017:

The population of Penryn increased 16% (1,137) to 8,266.

The average growth in Cornwall during that time was just 5%.

51% of the population increase was of people aged 20 to 24.

— Source: [Nomis](#)

In 2017:

Data shows that Penryn has a younger age profile than Cornwall.

35% are in their 20s and 30s compared to 20% across Cornwall.

Only 16% are aged over 65 compared to 24.5% across Cornwall

— Source: [Nomis](#)



"Sympathetic to our beautiful landscape. Environmentally sympathetic and built to last!"

"Takes into account the (under) usage of existing housing stock rather than just building more."

"A mix of affordable, family and first time homes alongside student housing."

"Protection of key sites to control type and scale of new housing."

"Priority for local residents who buy (over landlord second home owners)."

"High quality and low cost (this is possible!)."

"Multi generational housing, not ghettos of students or older people, a space for all generations."

10

How will this plan help with housing and growth?

Creation of a settlement boundary that sets out where new development should be.

- New developments should focus on infilling and rounding off, using previously developed land and smaller-scale sites closer to the town, to complement the sites identified by Cornwall Council.
- This will manage growth on the edge of town, promote regeneration of areas closer to the town and help maintain and improve links between different areas.
- Sites outside of the settlement boundary should only be supported where they are on previously developed land or meet a local need for affordable homes.

A limit on the number of Homes in Multiple Occupation (HMOs) so that residential areas are balanced and mixed.

- HMOs should make up no more than 10% of the total number of dwellings in a 100m radius (excluding purpose-built student accommodation).
- HMOs must be able to meet the needs of the proposed residents (such as parking, bin/recycling storage, and other shared facilities) without an unacceptable impact on nearby residents.
- HMOs shouldn't sandwich a non-HMO residential property.

In 2011:

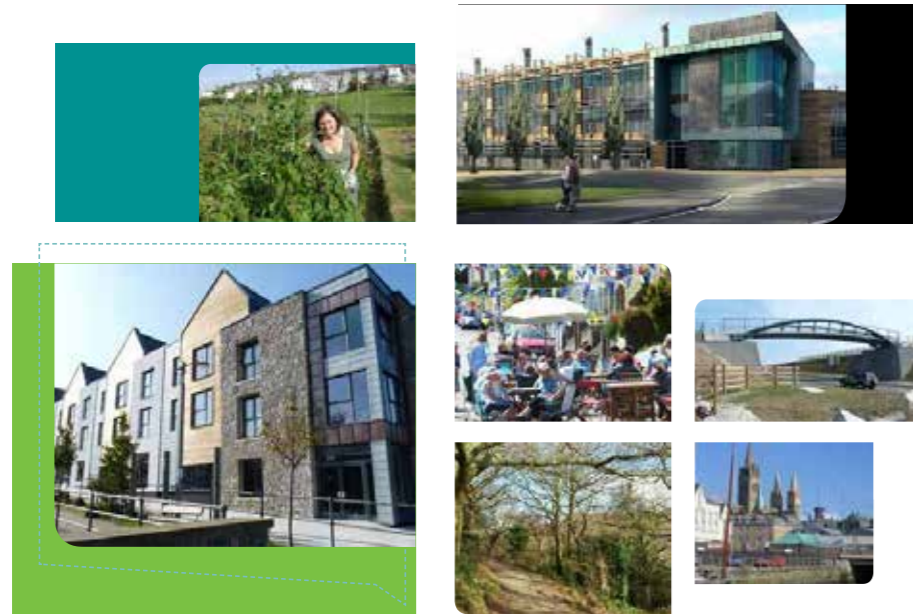
23% lived in the private rented sector — 6% higher than the Cornwall average.

17% lived in the social rented sector — 5% higher than the Cornwall average.

Only 58% owned their own homes — 11% lower than the Cornwall average.

— Source: [Nomis](#)

10.3 Relevant Planning Policies - Cornwall Local Plan



Cornwall Local Plan

Planning for
Cornwall's future

Strategic Policies 2010 - 2030

Towl leel Kernow

Polis Stratejiek 2010 - 2030

www.cornwall.gov.uk



Policy 13: Development standards

All new development will be expected to achieve the provision of the following:

1. Sufficient internal space in housing for everyday activities and to enable flexibility and adaptability by **meeting nationally described space standards for all affordable housing***; and
2. Public open space on-site, in proportion to the scale of the development and providing for different types of open space based on local need. Where there is access to alternative facilities that would meet the needs of the new development, contributions to the ongoing maintenance and management of these alternative facilities may be required as part of a reduced requirement on site and
3. An appropriate level of street parking and cycle parking taking into account the accessibility of the location in terms of public transport and proximity to facilities and services; and
4. Sufficient and convenient space for storage for waste, recycling and compostables; and
5. Avoidance of adverse impacts, either individually or cumulatively, resulting from noise, dust, odour, vibration, vermin, waste, pollution and visual effects. Such adverse impacts should be avoided or mitigated during the construction, operation or restoration stage of development; and
6. Utilising opportunities for natural lighting, ventilation and heating by design, layout and orientation; and
7. Where feasible and viable, connection to an existing or planned heat network. In the absence of an existing or planned heat network development will be expected where

feasible, to provide a site-based heat network, or be designed to facilitate future connection to a heat network.

Housing developments of **10 dwellings or greater should provide 25% of dwellings as accessible homes** (Building Regulations Approved Document M4 (2): Accessible and adaptable dwellings or successor documents) unless site specific factors make the development unsuitable for such provision.

*The reference to affordable housing in this policy does not include starter homes

10.4 Relevant Planning Policies - Cornwall Transport Plan



The Cornwall Transport Plan

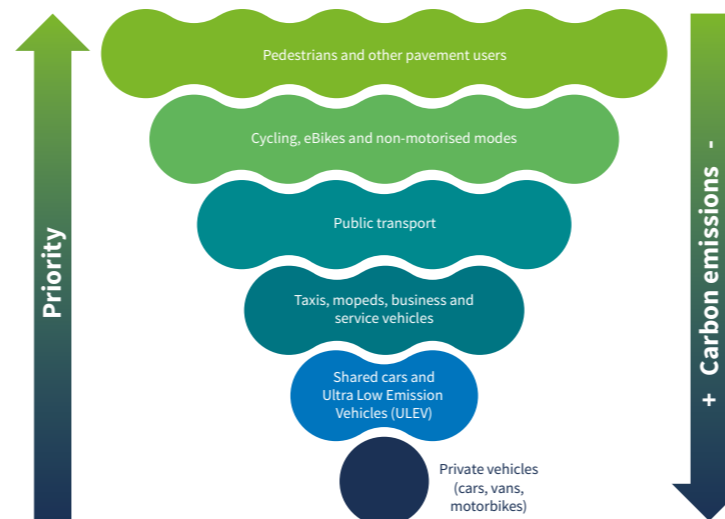
Local Transport Plan to 2030



The Modal Hierarchy

One way we will be doing this is setting out a hierarchy of road users putting the lowest carbon emitters at the top. This also reflects much of the hierarchy in the revised Highway Code (January 2022) which gives priority to the most vulnerable road users. We will use this hierarchy to prioritise the users at the top in our transport schemes and decision-making processes.

Figure 2: Modal hierarchy



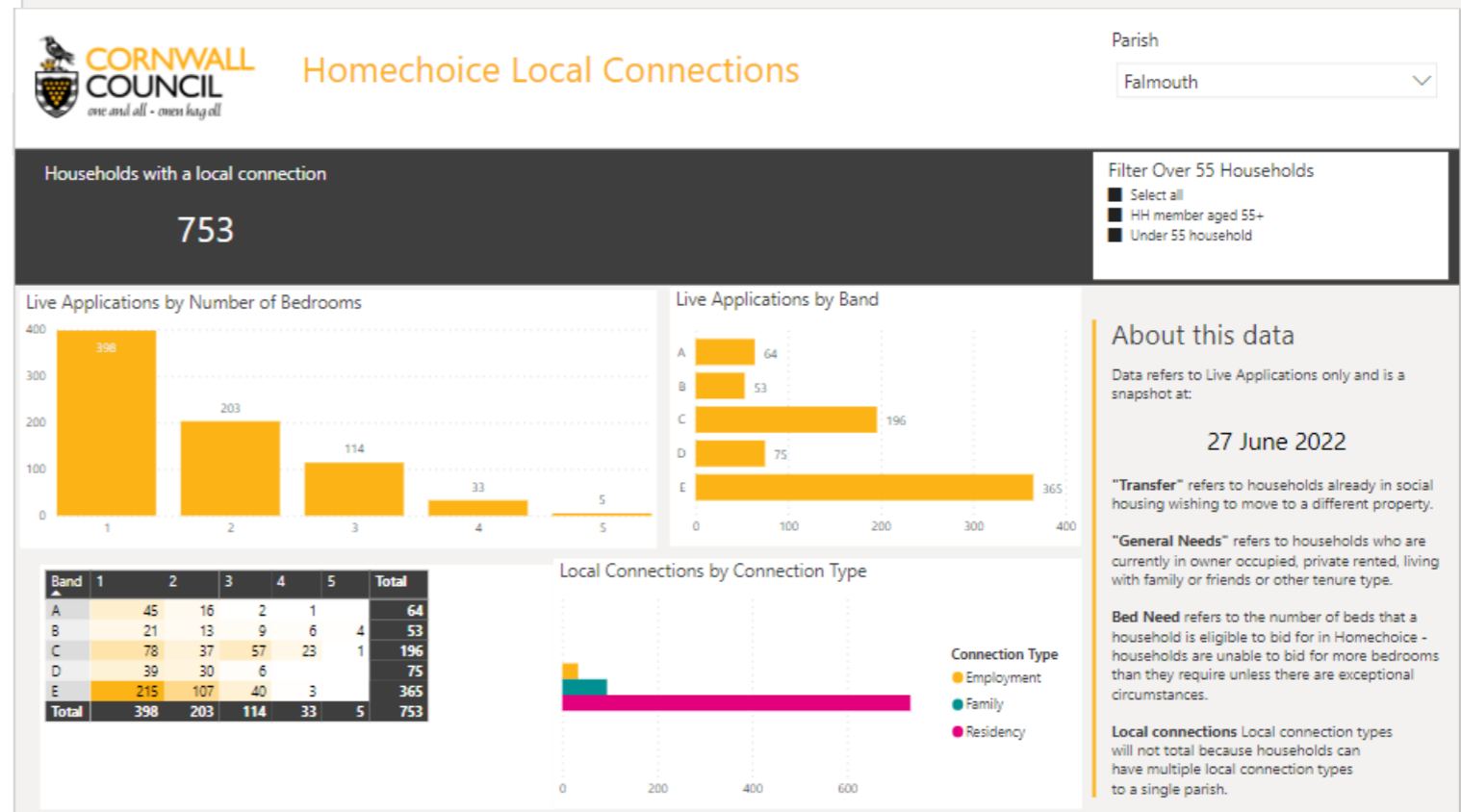
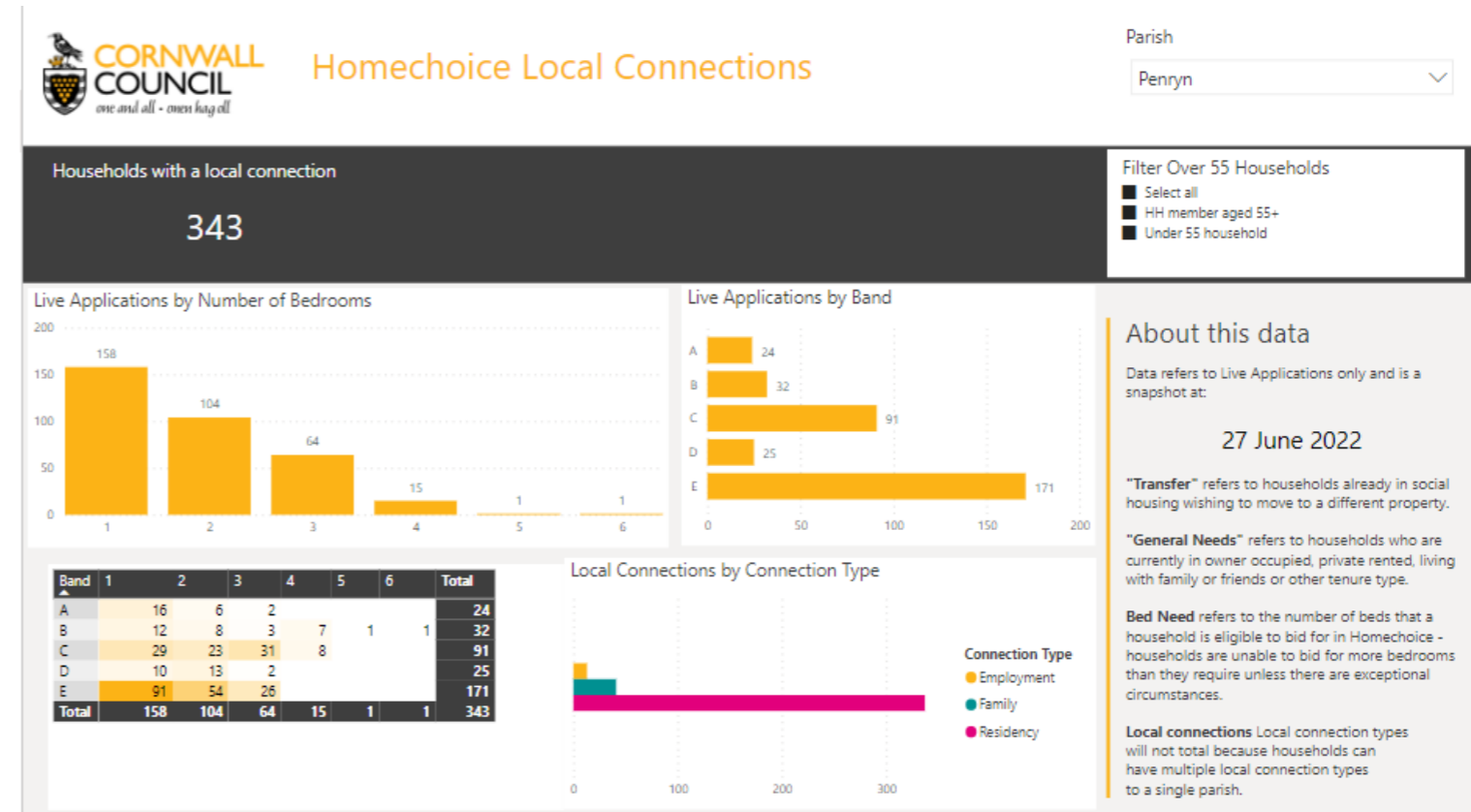
Local Transport Plan to 2030 | 13

Cornwall Council parking guidelines (Maximum Standards)

Food Retail	1 sp/14 sqm GFA
Non-food retail	1 sp/25 sqm GFA
D2 including leisure	1 sp/25 sqm GFA
B1 including offices	1 sp/35 sqm GFA
B2 Employment	1 sp/50 sqm GFA
B8 Warehousing	1 sp/50 sqm GFA
Hospitals	1 sp/4 staff + 1 sp/3 visitors +
Higher and further education	1 sp/2 Staff + 1 sp/15 total possible students
All other schools	1 sp/2 staff other spaces will require justification
Stadia	1 sp/15 seats
Cinemas/conference/places of worship	1 sp/5 seats
Community centres	1 sp/5sqm public floor space
Food and Drink	1 sp/5sqm public floor space
Housing	1 sp/unit where highly accessible 2 spaces/unit elsewhere 1 ½ spaces/unit not to be exceeded overall larger developments
Studios/bedsits	1 sp/3 units
Old peoples homes	1 sp/6 residents + 1 space/2 staff
Hotels	1 sp/bedroom allowance made for other facilities
Disable parking spaces	5% (min) of all uses
Cycle provision	4% (min) of all uses
Motorcycle/moped provision	2% (min) of all uses

11. Local Housing Needs

- The following graphs show local housing need data for the parishes of Falmoputh and Penryn
- The graphs show that there is a particular need for smaller homes, specifically 1 and 2 bedroom
- The proposal will aim to provide mix of 1, 2 and 3 bedroom homes in proportion reflecting the housing need graphs



12. Planning History

Summary

- Total of 7 planning applications submitted.
- Intended occupation ranges between 12-16 inhabitants over a variety of building types
- Types vary between student accommodation, apartments, houses and supported living.
- The designs are to a maximum of three stories and in a variety of local styles apart from the latest application.

PA20/07772 - Erection of 12 x 1 bed purpose built supported living units (C3) with communal hub and staff office and all associated site works including landscaping

Withdrawn October 2021

The latest planning application, a proposal for a modern three storey accommodation block of twelve one bedroom supported living units with staff and communal facilities.

A/09494 - Erection of 4 student houses

Conditional approval - Jan 2017.

A resubmission of PA16/04723. The construction of a staggered terrace of four three-storey, 6-bedroom student houses across the northern section of the site, incorporating second floor accommodation in a mansard style roof.

PA16/04723 - Construction of 4 new student houses.

Application withdrawn August 2016 as unsupported on grounds of form, layout, design and concerns of Penryn Town Council.

PA13/03592 - Extension of time for implementation of PA01/0107/10/M

Conditional approval granted July 2013 – permission lapsed.

PA10/07933 - Conversion of bungalow into 2 student houses and construction of 2 new student houses

Conditional approval granted February 2011 – permission lapsed.

The construction of two two-storey, 4 bed detached student properties and the conversion of a large 1970s bungalow into two two-storey 4 bedroom semi-detached student properties as well as the construction of a care takers house.

1/PA01/0107/10/M - Demolition of bungalow and outbuildings inc. garage and erection of 12 no. apartments.

Conditional approval granted May 2010.

Almost identical to the scheme submitted in C1/PA01/0189/09/M but only containing documents relating to the twelve-apartment design.

A complex of twelve 1-bedroom apartments and ancillary accommodation along with the provision of a service court and disabled parking, constructed in the style of the local vernacular and finished with local materials.

C1/PA01/0189/09/M – Demolition of existing bungalow (Brigantine) and outbuildings including garage and erection of 13 no. 1 bedroom flats.

Refused July 2009.

Initially refused as a complex of thirteen apartments, the scheme was reduced by a unit and resubmitted. This was again refused and then later appealed, subsequently resubmitted as C1/PA01/0107/10/M.

C1/CA01/0190/09/R – Demolition of bungalow and outbuildings including garage in connection with redevelopment of the site with 12 no. apartments

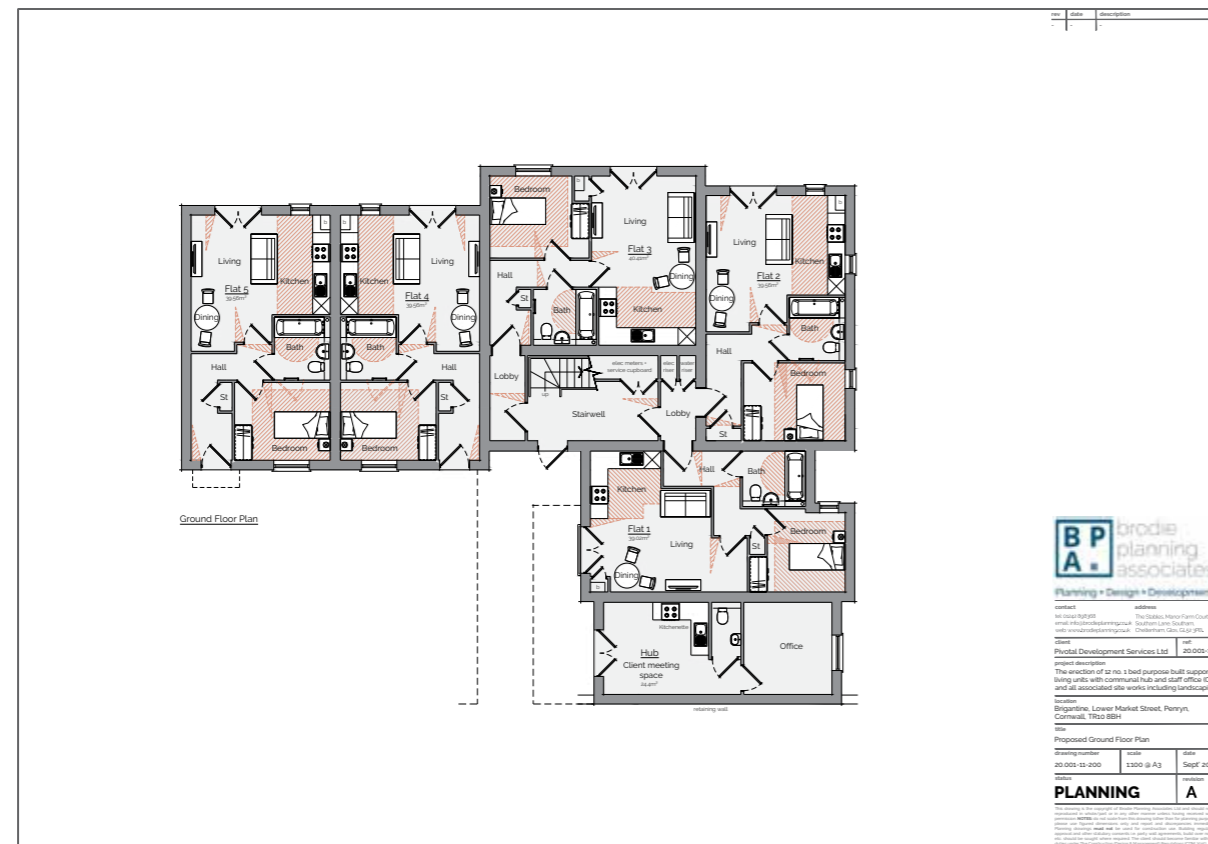
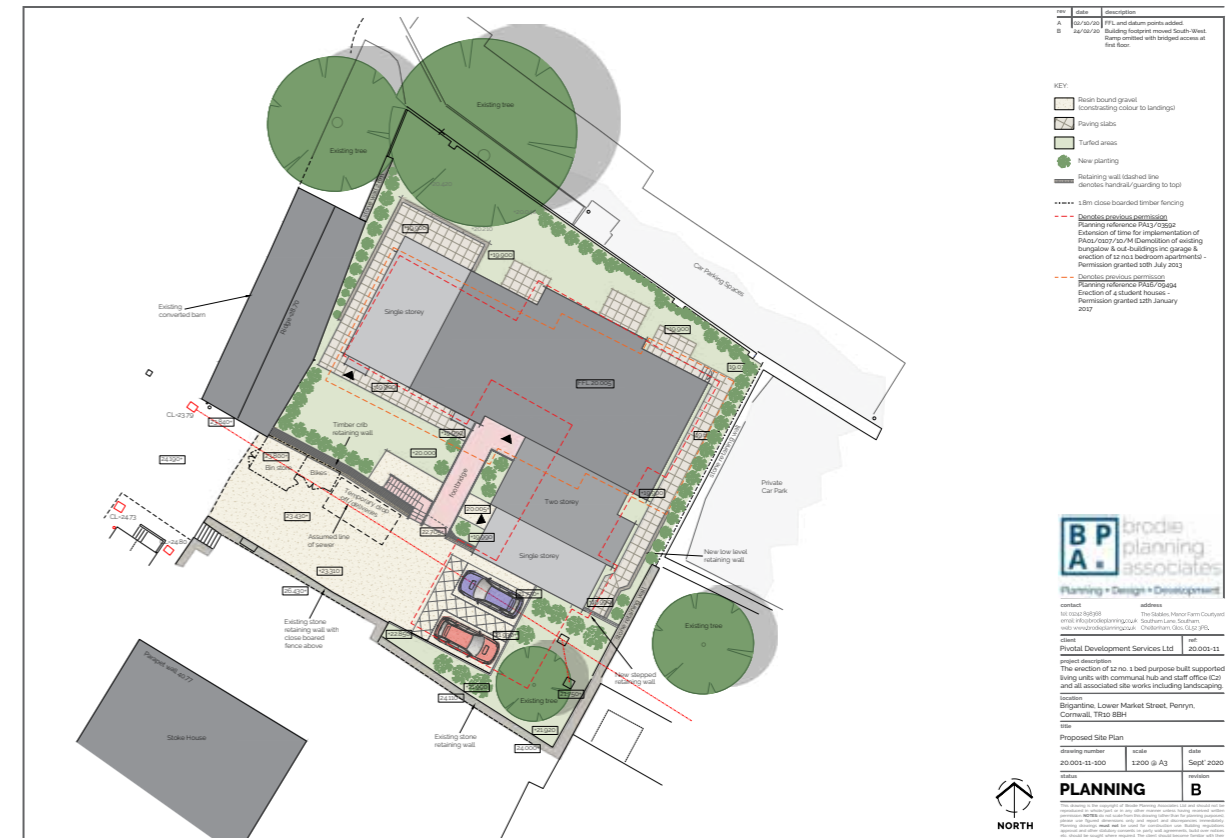
Conservation Area Consent Refused - Appealed.

Conservation Consent was initially refused on the grounds of absence of a redevelopment scheme and then appealed due to the lack of positive contribution by the existing building.



Elevation of a bungalow which used to be on site and was demolished around 2010

12.1 PA20/07772 - Planning Submission Review



12.2 PA20/07772 - Conservation Officer's Comments

Development Management Comments (Historic Environment).

Erection of 12 x 1 bed purpose built supported living units with communal hub and staff office (C2) and all associated site works including landscaping; Land Off Lower Market Street, Penryn TR10 8BH

Planning Advice. PA20/07772 Rev 29/9/21

Summary

It is recommended that the design and material philosophy of these planning consent submission proposals in their present form is not appropriate and does not meet the requirements of NPPF Sections 194, 199 and 200 (2021), and Policy 24 of Cornwall Local Structure Plan Strategic Policies 2010-2030. Further recommendations relating to the specifications of the proposed building is given below.

Consultation response

The application site is within Penryn Conservation Area, and within Penryn Historic settlement. In addition, the very close presence of Stoke House – a very large imposing Listed Grade II building overlooking this site, and its application site overlooking the valley are very important factors that should be taken into account when considering the appropriate design and materials for the development of this site.

Stoke House (52 – 56) Lower Market Street is a Listed Grade II building (No. 1298596), Listed on 28/1/1949; 'Mansion house with 2 later shops built in front. Mid C18 on C17 site, granite ashlar with flat arches and modillion cornice to 4-bay balustrade as parapet to flat roof. Double-depth plan. Mid-

Georgian style. 3 storeys over basement; symmetrical 5-bay 5-window front. C20 horned copy sashes with glazing bars; square 2nd-floor windows over tall windows; ground floor with central doorway approached by flight of granite steps and basement obscured by pair of C20 double shop fronts flanking a central passage. Rear also 5 bays with similar details. INTERIOR converted to flats c1980 at which time most features of interest, including a large open-well stair, were removed. HISTORY: in 1751 (a possible build date) this building is called Pearce's Great House. Nos 54 & 56 listed 22.9.71. (Palmer J: The People of Penryn in the Seventeenth Century: Truro: 1986-; The Penryn Survey Group: 1980-1990)'. The 1840 Tithe Map and the later 1880 OS map shows Stoke House and the rear burgage plots extending downhill from the front face of Lower Market Street shops/houses, down to what was a small stream (the present site of Permarin Road). The application site includes two rear burgage plots. Historic mapping shows that the 1970s bungalow appears to be its first build on these rear plots.

The visual significance of this site cannot be underestimated; apart from the overbearing presence of Stoke House behind, there are other listed buildings to the south east, and the north east, with the converted barn immediately to the west of the site a non-designated historic asset, and so protected by NPPF 203.

The topography of the area around the site includes a steep slope approximately northwards and downhill from Lower Market Street. Following the downward slope, St Gluvias Street to the east and Truro Lane to the west (as well as the

Gray's Yard cottages immediately west of the site), all exhibit typical small scale two storied C18 cottages on both sides of the lanes or 'opes'. The architectural style of these are atypical with pitched slate roofs and stone faced buildings with sliding sash 2/2 timber windows.

Stoke House, as described in the full listing description is a very large significant and imposing building – its former Mansion House status (more country than town perhaps), with four stories and a flat roof contrasts with the architectural style of adjacent buildings and the rest of Penryn. Its rear elevation constructed with near equal importance (with the front elevation facing the high street), to give views down to the valley, and to the right the start of the widening of the Fal. **But of equal importance is the view from the north (valley and car park) looking up to the south, and from the main road down to Penryn from Truro to Falmouth – is the grandeur and imposing square block building of Stoke House. This important view of this imposing listed building will be impacted by the present form of this development, its design and height harming its setting and character.**

Whilst this application has been slightly revised (windows on the second floor reduced in size (north elevation) and the building has been slightly set back from the main car park, this may in combination with the windows slightly help reduce the massing), the initial impression and overall instinct is that the flat roof design appears to be alien in terms of its respect and reflection of the nearby historic context of the site, with its C18 cottages sloping down-hill.

12.3 PA20/07772 - Conservation Officer's Comments

Thus, it is recommended that the design of the front elevation should not appear to give the impression of a large 1970's block building (as perceived from the public car park and lower down the valley), but perhaps it could be re-designed for the front elevation to give the impression **of two storeys height with the third storey within a pitched slate roof (and dormer windows) – the pitched slate roof is a very important design attribute which would also reflect the character of the surrounding Conservation Area. In addition, timber framed windows would also be more relevant within Penryn Conservation Area. It is recommended that the height of the building is not higher than the converted barn.**

An alternative suggestion (made in late 2020), is if the west and east sides of the building could integrate architectural elements of the downslope cottages (two storied, slate pitched roofs, stone faced with 2/2 sliding sash), with the main front section also a pitched slate roof (flat roof hidden behind), with the third storey formed in the roof space with dormer windows. Perhaps lower ground garages/parking spaces ?

It is recommended, that from the aforementioned text, these historic environment constraints should be carefully considered, and visual/design impacts mitigated. Therefore, the design and material philosophy of these planning consent submission proposals in their present form is not appropriate and does not meet the requirements of NPPF Sections 194, 199 and 200 (2021), and Policy 24 of Cornwall Structure Plan

Strategic Policies 2010-2030.

It is further recommended that perhaps a dialogue would be appropriate (perhaps a planning preapp ?) to continue discussion of these design issues and how a way forward can be accommodated for the design of such a building which would integrate far better with the adjacent architectural attributes of the Conservation Area and would not clash with and harm the setting and character of a listed building (which has two frontages).

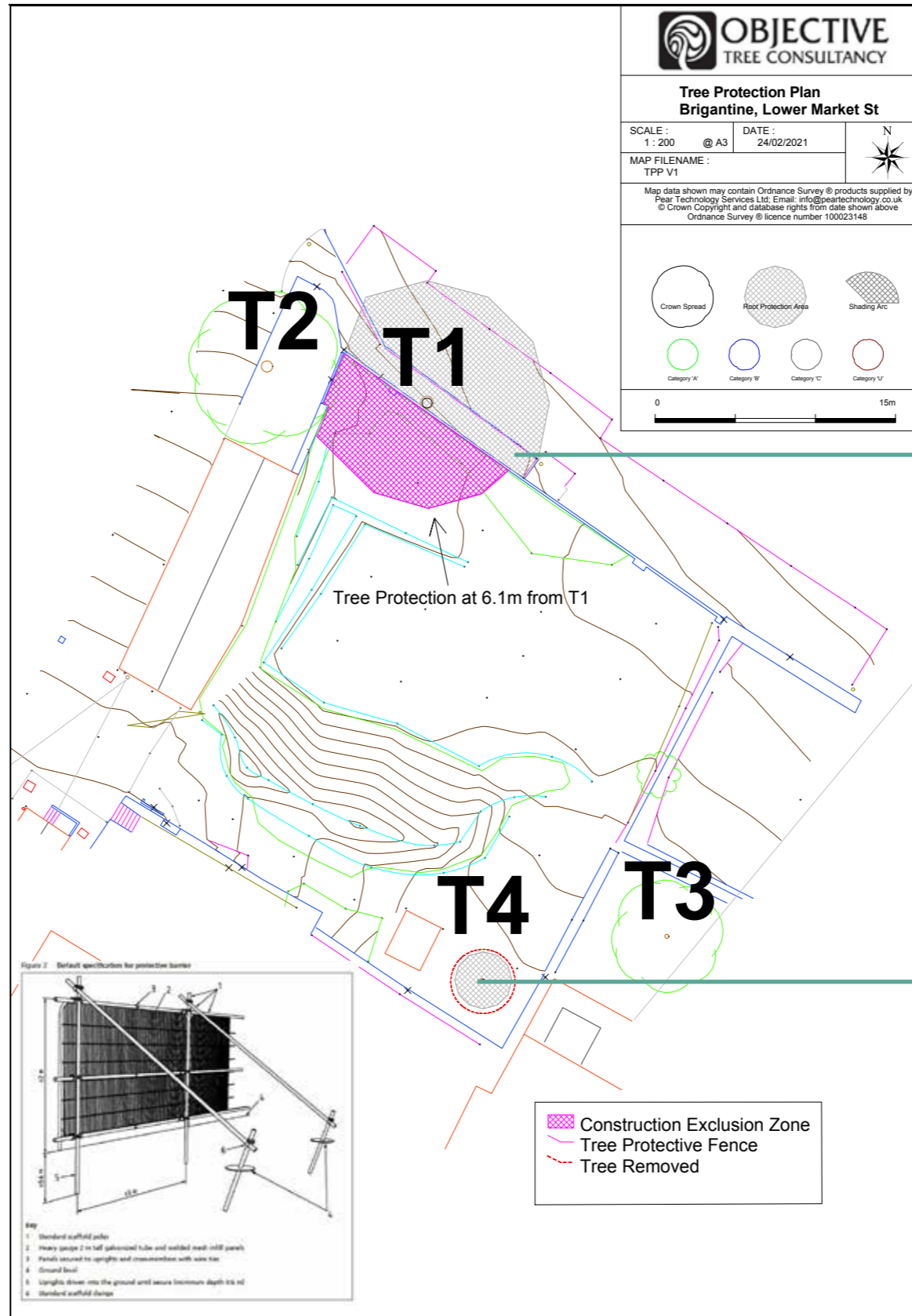
The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty in respect to Listed Buildings and Conservation Areas. In considering whether to grant listed building consent for any works (within the curtilage of the Listed building), the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (S16 (2)).

The application has been considered; there are no further historic environment observations to make in respect of this proposal. Where any specific issues arise in relation to the impact of the proposal on the Listed Building please re-consult the Historic Environment (Planning) Service.

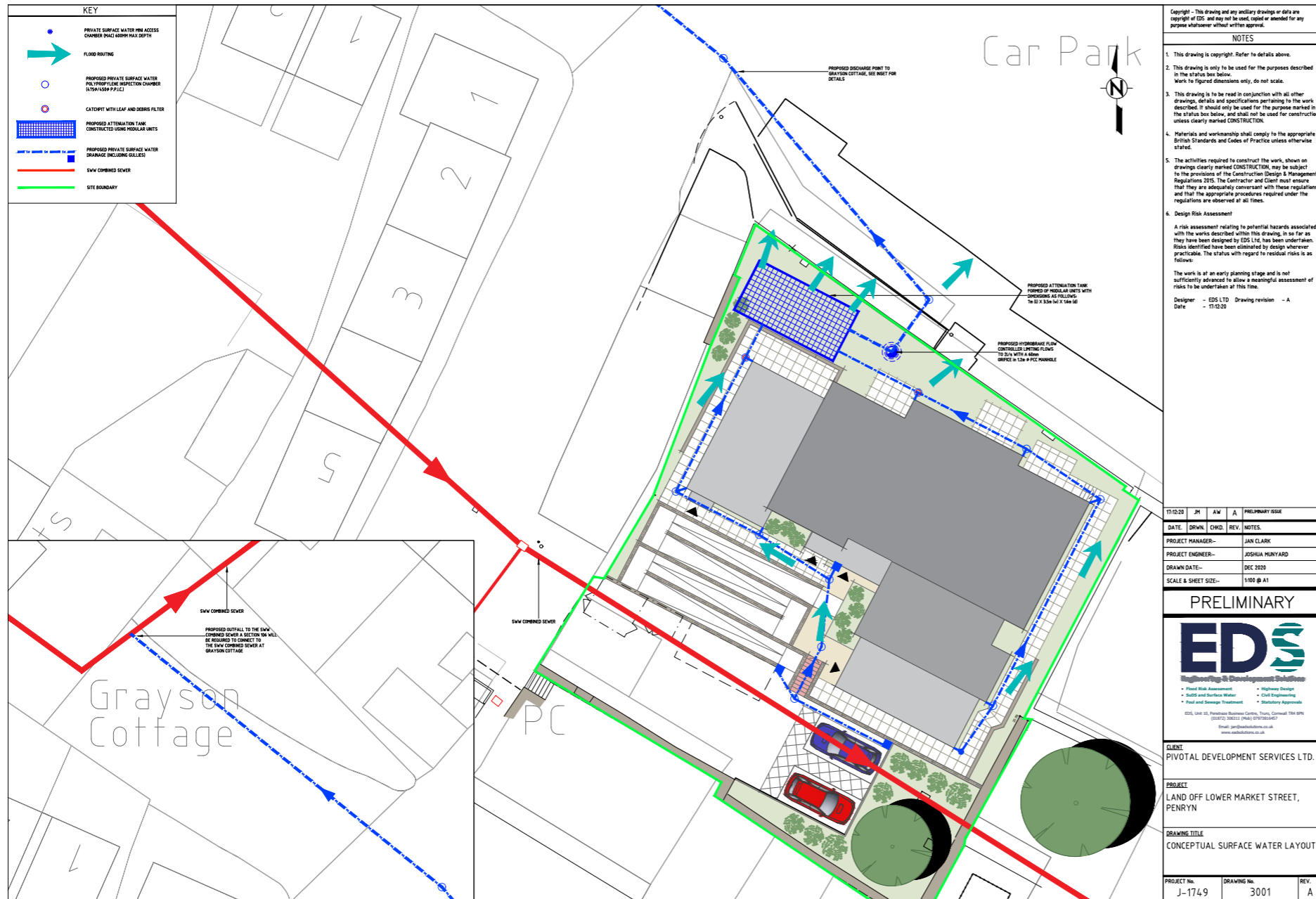
12.4 PA20/07772 - Trees

4.0 BS5837 Tree Survey

Site name: Land formerly known as 'Brigantine'														
Date of Inspection: 18 th February 2021										Weather: Sunny, light winds. Moderate visibility				
Inspector: Oliver Bennett, Arboricultural Consultant														
Tree ID	Tree species	Age	Height (M)	Lowest significant branch height / Orientation	No of stems	Stem D@1.5m (mm)	Crown Spread				Condition / Comments	Category / Sub-Category	Life Expectancy Years	
							N	E	S	W				
T1	Sycamore (<i>Acer pseudoplatanus</i>)	SM	12.5	2.5m NE	3	330, 410	5.5	6	6	5	<ul style="list-style-type: none"> Ivy covered stems. Ivy restricted inspection. Causing structural damage to car park retaining wall vertical alignment and cracking wall - see Fig 2. Roots lifting boundary wall. Basal stem in immediate proximity to retaining wall to south. Ground level increase of 115cm to north of stem base - see Fig 7. Canopy height 3m above ground level to south - see Fig 7. Advise fell due potential legal nuisance. If retained - crown lifting on south side only - Remove lowest branch extended S at 3m. Remove tertiary branches to 4m on south side. 	C	2	10 - 20 years
T2	Eucalyptus spp	Y	10	N/A	N/A	N/A	N/A				<ul style="list-style-type: none"> Tree in third-party ownership - see Fig 8. No constraints to project area 	C	1, 2	10 - 20 years
T3	<i>Ptiliosporum tenuifolium</i>	Y	8	N/A	N/A	N/A	N/A				<ul style="list-style-type: none"> Tree in third-party ownership - see Fig 9. No constraints to project area 	C	3	10 - 20 years
T4	<i>Malus spp</i>	Y	4	1.7m N	3	50, 40, 130	3	3	2.5	2.5	<ul style="list-style-type: none"> Fair structural condition. Good physiological condition. Limited amenity contribution - see Fig 10. Remove for development. 	C	3	10 - 20 years



12.5 PA20/07772 - Surface Water Drainage



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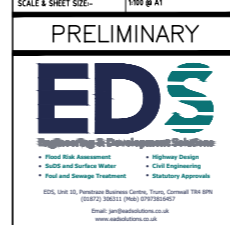
NOTES

- This drawing is copyright. Refer to details above.
- This drawing is only to be used for the purposes described in the status box below. Work to figured dimensions only, do not scale.
- This drawing is to be read in conjunction with all other drawings, details and specifications pertaining to the work described. It should only be used for the purpose marked in the status box below, and shall not be used for construction unless clearly marked CONSTRUCTION.
- Materials and workmanship shall comply to the appropriate British Standards and Codes of Practice unless otherwise stated.
- The activities required to construct the work shown on drawings clearly marked CONSTRUCTION, may be subject to the provisions of the Construction Design & Management Regulations 2015. The Contractor and Client must ensure that they are adequately conversant with these regulations and that the appropriate procedures required under the regulations are observed at all times.
- Design Risk Assessment
A risk assessment relating to potential hazards associated with the works described within this drawing, in so far as they have been designed by EDS Ltd, has been undertaken. Risks identified have been eliminated by design wherever practicable. The status with regard to residual risks is as follows:
The work is at an early planning stage and is not sufficiently advanced to allow a meaningful assessment of risks to be undertaken at this time.
Designer - EDS LTD Drawing revision - A
Date - 17/12/20

DATE	DRWN	CHKD	REV	NOTES
17/12/20	JM	AW	A	PRELIMINARY ISSUE

PROJECT MANAGER- JAN CLARK
PROJECT ENGINEER- JOSHUA MUNYARD
DRAWN DATE- DEC 2020
SCALE & SHEET SIZE- 1/100 @ A1

PRELIMINARY



CLIENT: PIVOTAL DEVELOPMENT SERVICES LTD.
 PROJECT: LAND OFF LOWER MARKET STREET, PENRYN
 DRAWING TITLE: CONCEPTUAL SURFACE WATER LAYOUT
 PROJECT No: J-1749 DRAWING No: 3001 REV: A



Conclusions

- The site is located within the Falmouth-Penryn Critical Drainage Area, special consideration has therefore been given to surface water drainage of the development proposals. The proposed surface water drainage infrastructure has been designed in accordance with guidance outlined in the Environment Agency Critical Drainage Area (CDA) advice note.
- A potential drainage solution for the development has been outlined to drain surface water from the development, in line with the relevant guidance for this area. The conceptual surface water drainage layout is shown on Drawing 3001 included in **Annex A** of this report. Due to space and topographic constraints on site an infiltration-based system is not practical, therefore an attenuation based system has been proposed with controlled discharge to a nearby combined sewer. The proposed system will control the surface water runoff rate from the site post development and ensure it meets the CDA requirements for this geographic area.
- The conceptual surface water drainage system outlined in this report will remain in private ownership and the owner will be responsible for maintenance of the surface water drainage system post development. Maintenance will comprise periodic inspection of chambers and removal of silt and debris as necessary.
- Provided the recommendations outlined in this report are adopted in the development proposal then there is the capacity to manage the surface water runoff from the development onsite. With regard to the criteria outlined in the NPPF, PPG and the CDA, the development is appropriate on this site from a flood risk perspective.

Yours sincerely
For and on behalf of EDS

Joshua Munyard
Graduate Engineer

Enc. Annex A Proposed Drainage Layout
Annex B Calculations
Annex C SWW Confirmation

12.6 PA20/07772 - Ecology

Extended Phase One Habitat Survey of Brigantine, Lower Market Street, Penryn Cornwall
August 2020

1. SUMMARY

Spalding Associates (Environmental) Ltd were instructed by Brodie Planning Associates to carry out an Extended Phase 1 Habitat survey on a plot of land (the former site of a demolished bungalow) at Lower Market Street, Penryn Cornwall. The proposal is to develop the site for housing. The survey focused on the area within the proposed development boundary which included an access route from Lower Market Street.

This site lies near to the centre of the town of Penryn in Cornwall. It is an open plot of land surrounded by hardstanding, walls, buildings and fencing which was the site of a bungalow and associated small buildings which have all since been demolished. The site sits raised above an adjacent car park to the north-east and slopes steeply from an access gateway at the south-west corner over gravelly open ground where there is a steep bank of rubble. The lower level is a relatively flat area of unmanaged neutral grassland. Habitats are disturbed in character and there are several piles of rubble and brash. There is a metal storage container on site.

Site Designations – The Fal and Helford Special Area of Conservation lies approximately 140 metres north-east and 320 metres south-east of the site; this site was designated for a number of Annex I habitats and Annex II species. Falmouth Reservoirs County Wildlife Site lies approximately 400 metres south-west of the site; it was designated for the presence of the BAP Priority Habitat Wet Woodland and a number of BAP Priority Species.

Habitats No habitats of European Community interest as defined within the Conservation of Habitats and Species Regulations 2010 (as amended) are present within this site. No UK Biodiversity Action Plan Priority Habitat (UK BAP, 2007) or Local Biodiversity Action Plan (BAP) Priority Habitats are present within this site.

Birds – The site provides some limited potential for nesting birds within dense vegetation on the walls such as Ivy and within the isolated trees. Any activities that are likely to disturb these potential bird nesting habitats should be completed in the period between September to February, outside the accepted bird nesting season. If this is not practicable, activities should be preceded by a thorough inspection for nesting birds by a suitably qualified person. If nesting birds are discovered activities should be halted until nested chicks have fledged.

Bats – This site has very limited value to bats. The grassy and scrubby vegetation and large Sycamore has very limited potential to be used occasionally by foraging and commuting bats. It is, however, near certain that a development at this site would not significantly impact the local population of bats which may be using the area and therefore no further survey work is required at this time. Ideally external lighting at the property should be kept to a minimum and lights should be kept on short timers to minimise their impact. However, due to its location the levels of ambient light-spill are likely to be relatively high. There was previously a dwelling on the site which further reduces the chance that a replacement dwelling would have a significant impact on bats. Particular effort should be made to keep lighting within the site and not to light up the faces of adjacent buildings for example the hanging slates on the gable of the building to the north-west of the site.

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Extended Phase One Habitat Survey of Brigantine, Lower Market Street, Penryn Cornwall
August 2020

Invasive Non-native species The non-native invasive plant Montbretia is growing in a small area at this site; this species is an invasive non-native that is regulated by its inclusion in Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). By law the plants on the Schedule 9 list must not be planted in or be caused to grow in the wild. Possible ways of causing to grow in the wild include moving contaminated soil or plant cuttings into the wild. Therefore measures should be taken to ensure that all parts of the plants, including seed and underground growth, are managed as part of the proposal in accordance with the law and the guidance contained in the UK Government Guidance *Treatment and disposal of invasive non-native plants: Regulatory Position Statement 178 Updated 9 April 2019*.

Further Survey work Providing the plans do not change work may proceed on site without the need for further surveys.

Maintaining and enhancing the biodiversity value of the site – New nesting provisions for birds could be provided by mounting nest boxes onto the external walls around the site boundaries or onto the large Sycamore or new building. Target species would be Swifts, House Sparrows and House Martins. Roosting opportunities for bats could be created by providing access for bats into the roof space of the new buildings or incorporating bat boxes onto or into the new buildings. Target species would likely need to be light-tolerant for example Pipistrelles *Pipistrelle sp.*

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13. Brief Development - Space Standards

- The brief is for **10-16 quality homes** for local people, mutually owned and ecologically made, at a range of tenures to suit each household’s financial situation.
- To meet the Cornwall Council Local Plan requirements 25% of the above dwellings should be provided as AD Part M4(3) accessible homes - 1 bed 1 person accessible home requires GIFA of 50sqm
- Nationally Prescribed Space Standards are **adopted by Cornwall Council for affordable houses**. Some of the homes will be classed as affordable (the proportion is not clear at this point)
- Ambos would like to explore the option of reducing the size of the homes when compared to NPSS, on the following basis:
 - The common house will provide space for socialising and working from home
 - There will be a shared laundry area
 - Lifetime storage will be available in the basement area for each home
- Based on the above we conclude that the GIFAs of each home could be reduced by approximately 10%, and sufficient living, amenity and storage space would still be provided across the site.
- We will still aim to meet space standards for bedrooms and bathroom areas - the floor area reduction is only relevant for the main living area.
- Unlike other councils (ie Bristol City Council) the Cornwall Council Local Plan does not have a specific provision for any GIFA reduction for community housing schemes where common house is provided. We assume the homes classed as affordable are likely to still have to meet the NPSS - **LPA to comment as part of the Pre-app process on whether a reduction in areas would be acceptable.**

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

14. Executive Summary

The Client - Ambos

- The project client Ambos, meaning 'agreement or promise' in Cornish, is a Community Land Trust which was formed to support community-led development in and around Falmouth & Penryn; Capturing land for community benefit and building a sense of belonging.
- Ambos aims to encourage a culture where it is normal to collectively design, build and manage our built environment, sharing resources every step of the way
- Building affordable homes is one part of their mission and cohousing is a solution to addressing the housing crisis
- Ambos Community Trust Fal Ltd is set-up and legally bound to secure, develop and hold strategic assets for community benefit in perpetuity

The Site - Brigantine

- The Brigantine site is an urban site with a great connection to the centre of Penryn and its local amenities. It is to be developed into a cohousing scheme to meet the local community housing needs.
- The site is within walking distance to train and bus station

Design Summary

- The detail design for the scheme is yet to be developed, the aim of this pre-application engagement with the LPA is **to establish the principle, quantum, density and volume of the proposed development**
- The proposal is for a cohousing scheme of **10-13 homes**, consisting of mixture of 1,2 and 3 bedroom homes of various sizes, to respond to local housing need data
- Cohousing is a group of individual homes assembled around shared facilities, which can include a common house with a kitchen and dining area, shared studio, garden, laundry, parking and storage etc
- The houses are proposed to be approximately **10% smaller than nationally prescribed space standards**, the shared facilities should make up for the reduced space in the individual homes
- Car parking provision is approximately **0.5 cars per unit**, a car club parking space will be provided to encourage car sharing, EV charging points will be provided
- Bicycle storage will be provided on the site
- **Trees** - The existing apple tree (SE corner of the site) and sycamore tree (NW corner of the site) are proposed to be retained
- The proposal aims to create **a scheme of good architectural quality** which takes references from the old town's character, while being contemporary and avoiding pastiche. It will enhance the urban design & characteristics of the site; will be a relatively dense urban development appropriate for its near town centre location; and will provide design variety in scale and materials.

- It will be a truly **sustainable development** which achieves passive house standards of airtightness and thermal insulation, built using natural, sustainable and locally sourced materials as much as possible. Heating and hot water will be provided by ground source heat pumps; and there will be on site energy production and storage. It will respond creatively to the challenges of climate change by including an integrated SUDS design
- Existing **vehicular access** to the site will be maintained

The following report presents three design options.

15. Design Options 1-3 Urban Grain Options Review

Option 1&2 - Penryn Town Grain Evolution

The proposal aims to;

- Work around the root protection areas of the existing apple and sycamore trees
- Introduce variety to create a distinctive space which reflects the urban grain and variety of the old town
- Work with the views to and from the site with the Stoke House being the main point of the views to the site
- Work with the site levels, making it as accessible as possible (Provide 1 to 2 AD Part M4(3) accessible homes)
- Provide a mix of pitched and flat roofs and work with the benefits of both (vaulted ceilings & PVs, blue roofs and roof gardens)
- Create a feature building at the lowest part of the site, furthest away from the Stoke House and the converted

barn, with lower more traditional houses closer to the heritage assets

- Provide a variety of home types and sizes, minimise overlooking, despite the high density
- The main difference between option 1 and 2 is the relationship to the converted barn, with option 2 being set away from the barn

Option 3 - Future From The Past - Stoke House Evolution

- This design option takes Stoke House as a precedent and repeats the building type three times on the site with the highest 5 stories building located at the north east corner of the site



Option 1



Option 2



Option 3

16. Feasibility Study Option 1 Concept Overview



16.1 Feasibility Study Option 1 Ground Floor Plan

- Total number of new homes 13
- Mix of 1 and 2 bedroom flats & 2 and 3 bedroom houses
- 38sqm area for common house, 38sqm area for shared workshop + basement storage, car and bicycle parking



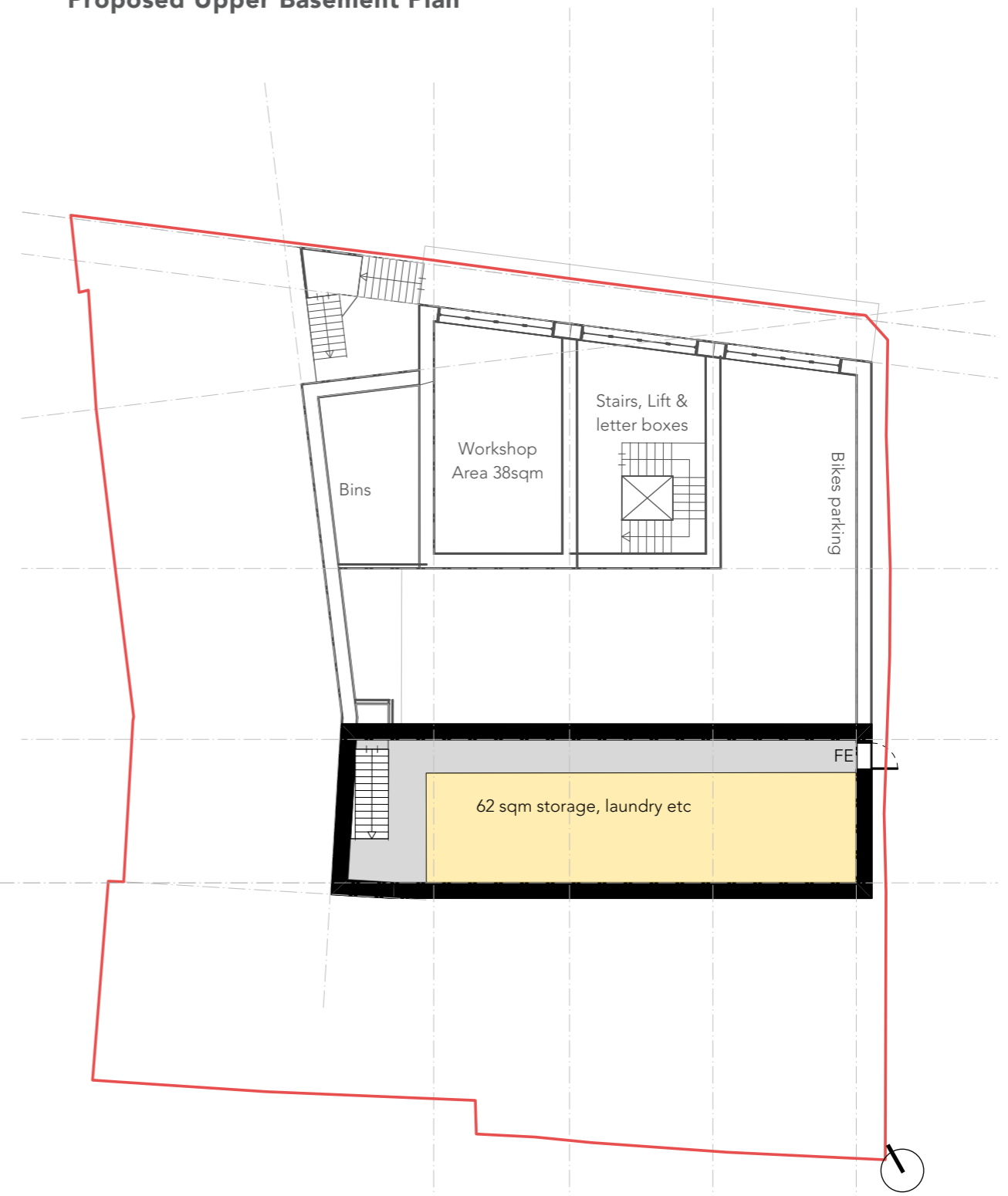
Proposed Ground Floor
 2no 1B/1P accessible
 2no 1B/2P
 Common House
 1no 2B/3P 2 Storey
 2no 3B/4P 2 Storey
 7 homes

16.2 Feasibility Study Option 1 - Basement Plan

Proposed Lower Basement Plan



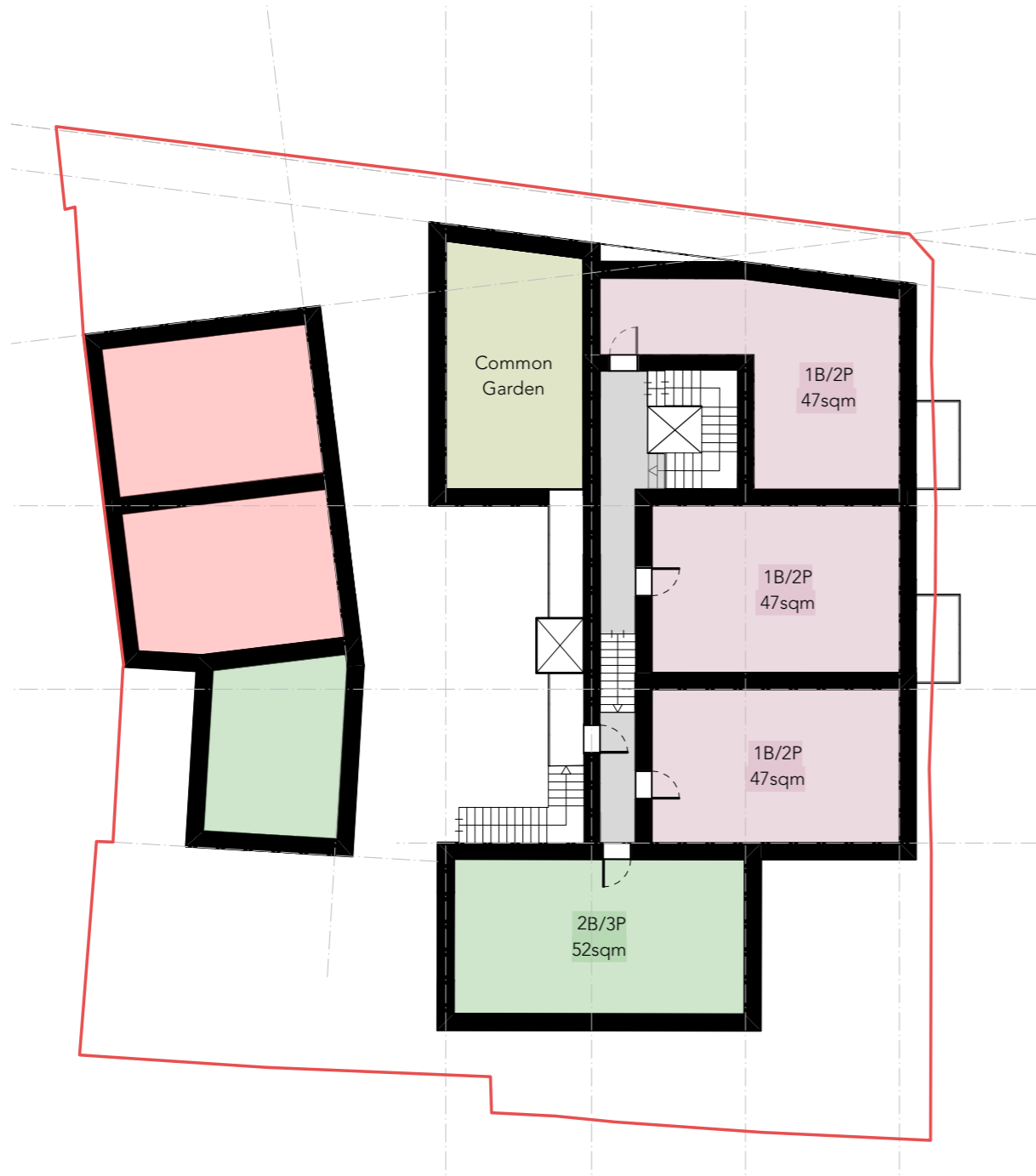
Proposed Upper Basement Plan



16.3 Feasibility Study Option 1 - First Floor and Second Floor

Proposed First Floor

3no 1B/2P
1no 2B/3P 2 Storey
Total 4homes



Proposed Second Floor

2no 1B/1P
Total 2homes



16.4 Feasibility Study Option 1 - Top View and Sections



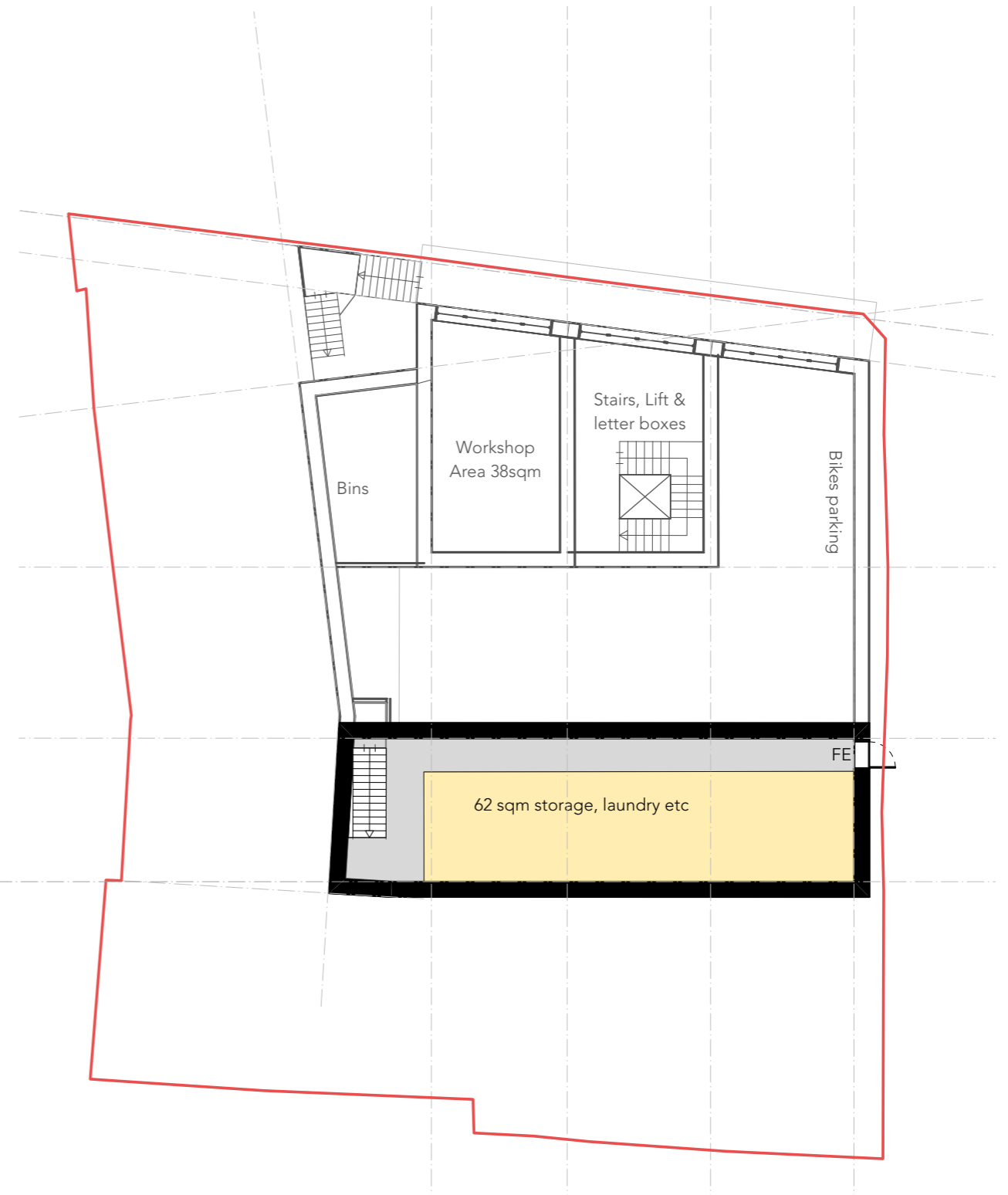
17. Feasibility Study Option 2

- Total number of new homes 13
- Mix of 1 and 2 bedroom flats & 2 and 3 bedroom houses
- 38sqm area for common house, 38sqm area for shared workshop + basement storage, car and bicycle parking

17.1 Ground Floor Plan



17.2 Feasibility Study Option 2 - Basement Plan



17.3 Feasibility Study Option 2 - First Floor and Second Floor

Proposed First Floor

3no 1B/2P
1no 2B/3P 2 Storey
Total 4homes



Proposed Second Floor

2no 1B/1P
Total 2homes



18. Feasibility Study Option 3

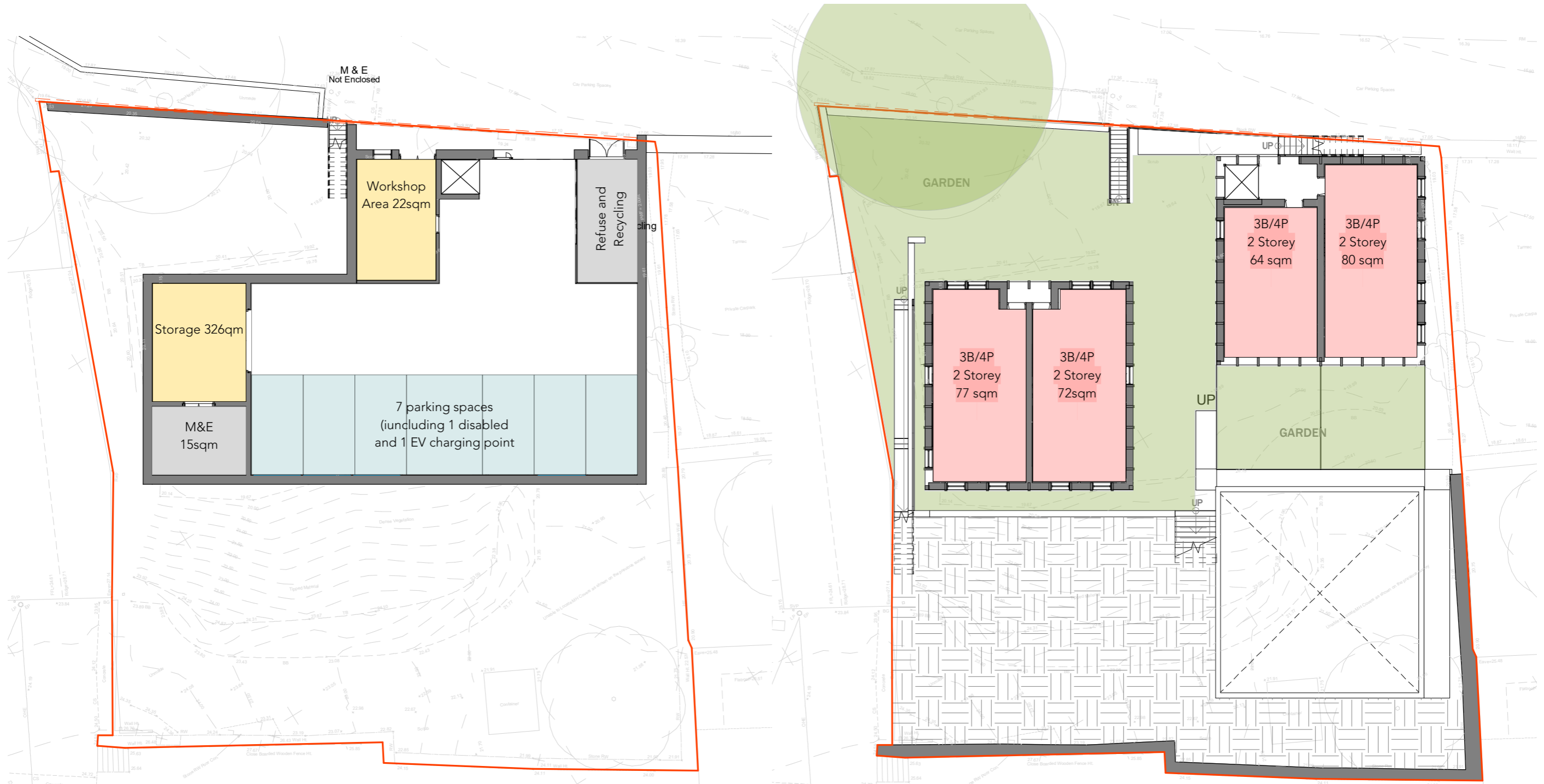
18.1 Ground Floor and Basement Plans

- Total number of new homes 10
- Mix of 1 and 2 bedroom flats & 2 and 3 bedroom houses
- Common house, shared workshop, basement plant room, storage, car and bicycle parking

Proposed Ground Floor

4no 3B/4P 2 Storeys

Total 4 homes



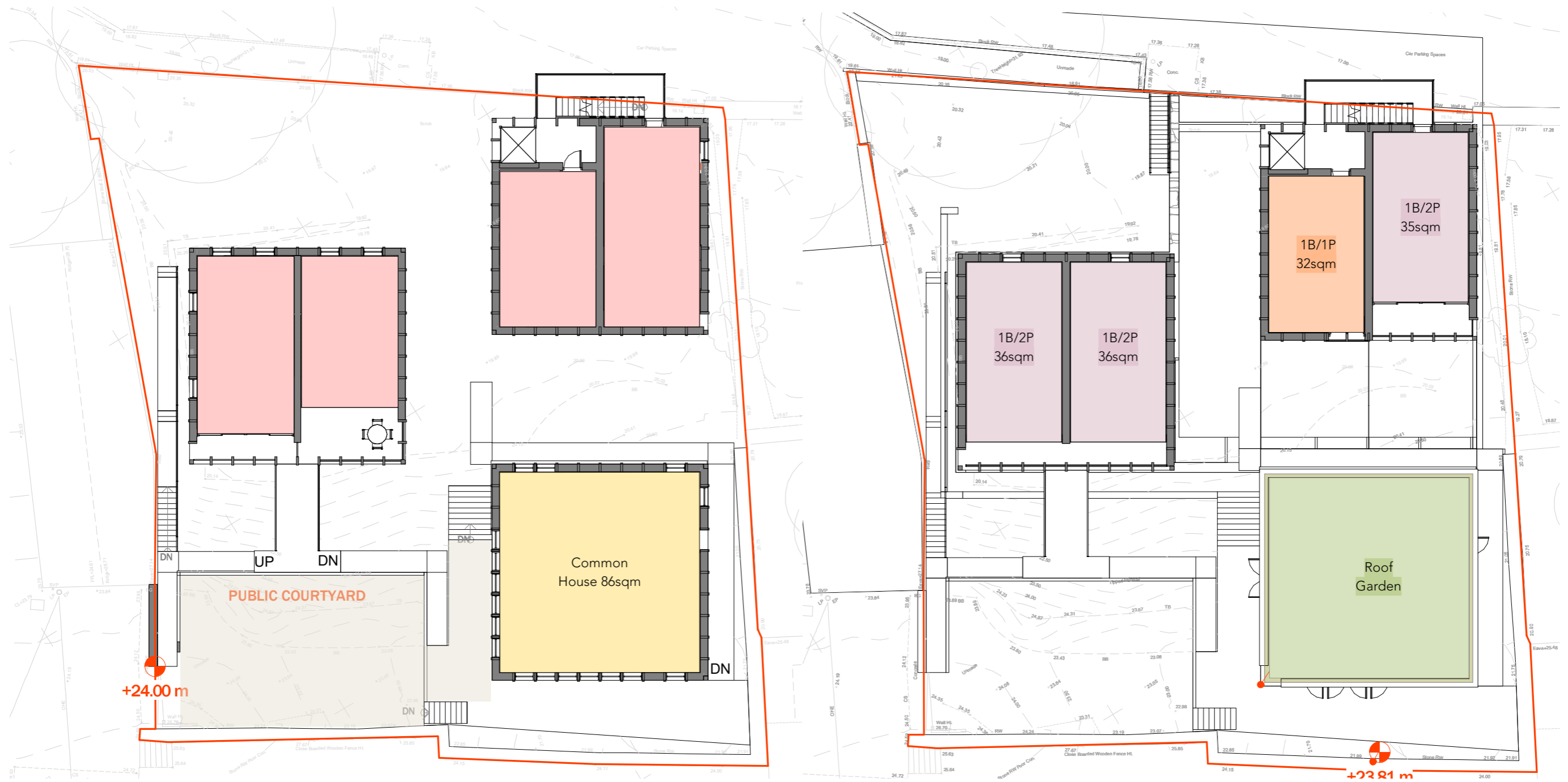
18.2 Feasibility Study Option 3 First and Second Floor Plans

Proposed First Floor

Upper floor of homes below

Proposed Second Floor

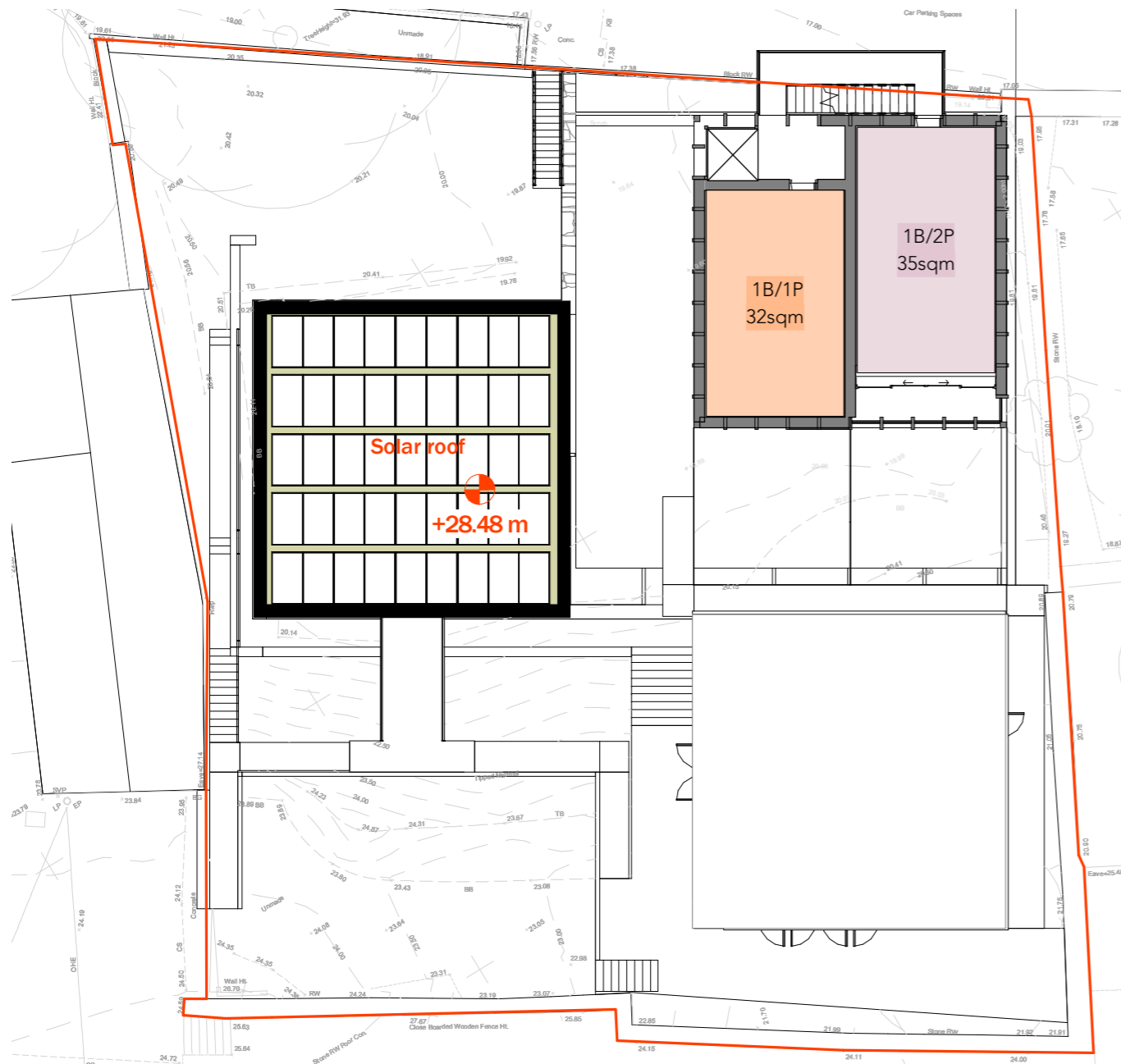
3no 1B/2P
1no 1B/1P
Total 4 homes



18.3 Feasibility Study Option 3 Third Floor and Roof Plan

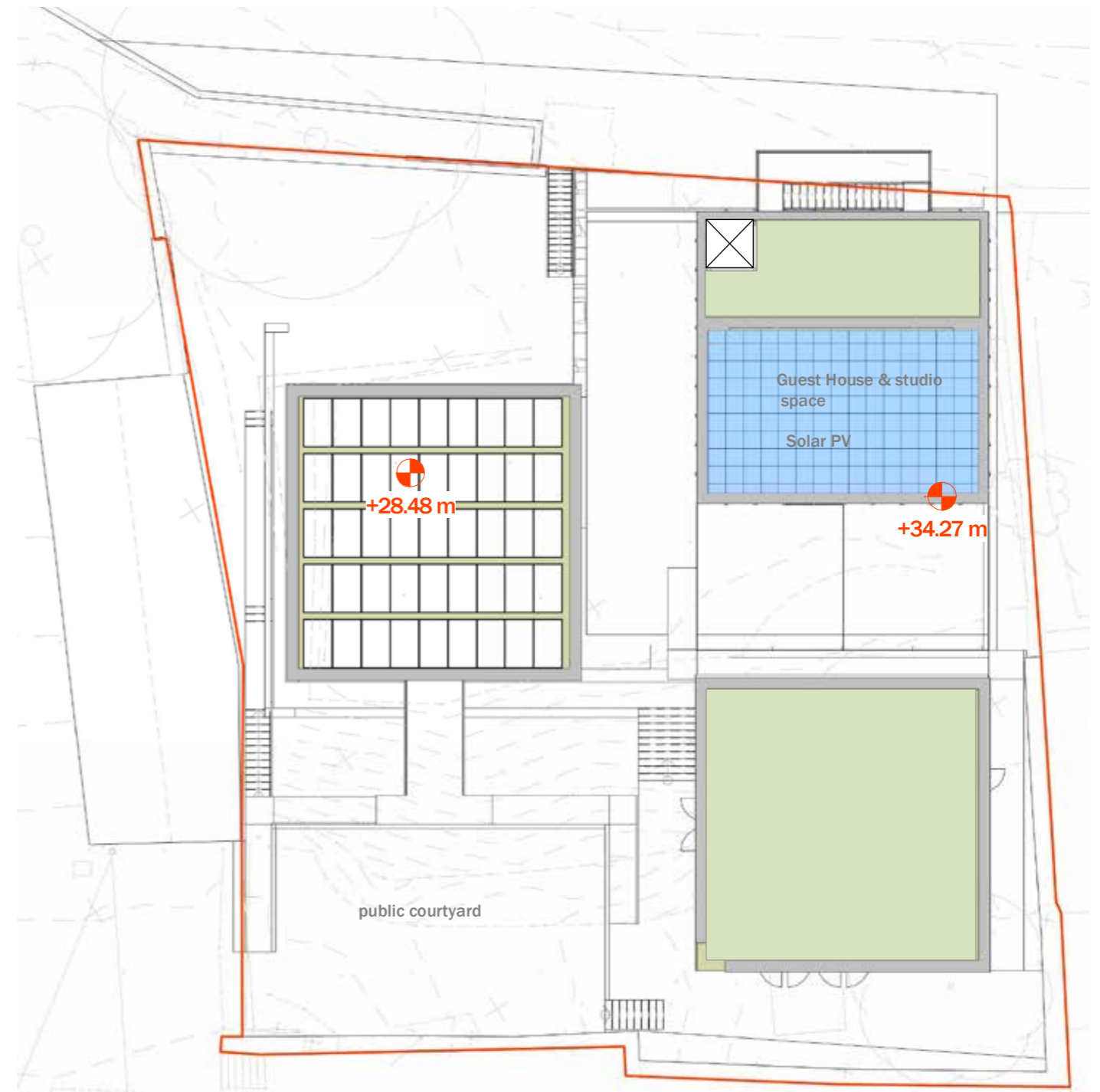
Proposed Third Floor

1no 1B1P
1no 1B/2P
Total 2 homes



Proposed Roof Plan

Guest House and Studio



19. Contact Details

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