

Hi Koha Architects

I have been following the redevelopment of the site at Pendower and as my first assignment for my Building Surveying course in 2016, I submitted the attached document.

It is primitive, really quite bad and as you can tell it was a first assignment with limited knowledge but my design proposal uses all of the current building footprints and it is this design that works best for the property and which would suit the locals and business owner perfectly. Indeed it would enhance the area, not least because there are so few decent places to eat out and the bistro (casual) plus formal restaurant will provide for all walks of life. There are no spa's anywhere on the Roseland Peninsula, very few boutique hotels and yet there are so many who would happily travel further afield to experience spas. It would be a destination.

Car Parking is an issue which I have addressed. The parking area should be cleared to the Eastern side of the property and a bridge built over the river (stream) to protect it. This is the only area that would work. It is a compromise. If you work to the current standards of tiny car parking spaces and limit the numbers based on projected turnover and how many people you'd need to attract at any one time, the space cleared wouldn't need to be massive. The National Trust car park could be used to accommodate additional cars.

As for jobs, clearly, this new hotel will provide a living for a good number of local individuals.

See what the owner thinks. It is the best use of the space on the site.

Best wishes
Amanda