

The Cornwall Design Guide:

Key points which may affect redevelopment of the Pendower Beach Hotel site

Taken from '2.6; Creating a place; Working with a site and its context'; p20

We recommend working with contours of the land rather than against them, exploring how built form and detailed housing design can creatively respond to the topographical character; thinking carefully about the roofscape;

We recommend you avoid leaving an assessment of whether there are any views into and from the site that merit a design response until late in the design process.

Taken from '7.3; Designing for movement and connections; Streets as places'; p55

We recommend using buildings that work with the street as a whole, with fronts of buildings creating street frontage, facing onto key public areas and open spaces. Avoid having blank sides or the back of buildings facing public highways, – use openings, windows and doorways, to actively engage with the street.

Taken from '7.3; Building Design; Built form and Character'; p66

We recommend designing house/bungalow plans based upon the traditional rectangular form with a simple pitched roof spanning the narrower dimension creating a horizontal 'long and low' emphasis;

We recommend creating larger or more complex buildings through groupings of the basic forms to make up 'L' plans or 'T' plans with rear extensions or a deeper plan by adding a parallel range behind with an M-shaped roof and central valley avoiding square or big boxy plan forms which may produce uncharacteristic pyramid-shaped roofs;

We recommend you avoid narrow frontage detached houses which create a discordant building line and do not reflect the wider frontage local characteristic; join up smaller houses in terraces to create an overall rectangular form.

Taken from '7.7; Building Design; Roofs, chimneys, dormers and roof lights'; p69

We recommend continuing use of real slate where there is an appropriate local source, such as Delabole slate; Using reconstituted mid/pale grey slate roofing where real slate is unavailable.

Taken from '7.8; Building Design; Walls'; p72

We recommend using local granite, slate or other local stone for walls, with granite for lintels, quoins and openings; Using render as an alternative to stone; Using slate hanging as a feature for walls.

We recommend you avoid the use of brick as a walling material other than for traditional detailing; Ribbed or struck pointing to stone walls – generally use lime mortar in preference to hard cement mortar; Areas of token stonework; Cold grey coloured cement render; Expansion joints or if unavoidable shield with down pipes.

