An aerial photograph of Falmouth, Cornwall, showing a harbor filled with boats and a large paved area with parking spaces. The town is built on a hillside overlooking the water. The text 'CHURCH STREET, FALMOUTH.' is overlaid in large white letters.

CHURCH STREET, FALMOUTH.

SUMMARY DOCUMENT

01 BRIEF



01.01

BRIEF

Goal

Indicative mix-use:

- Flexible event space
 - Min 1550m²
 - Mid 1700m²
 - Max 2540m²
- Lightweight permanent structure
 - Min 465m²
 - Mid 700m²
 - Max 930m²
 1. 500m² bar + restaurant including back of house
 2. 100-150m² internal seating
 3. 300m² workspace and function room
- Car park retained - 25-30spaces

The brief does not include:

- Public toilets c.100m² - equivalent to Grove Place Toilets
- Changing Space c. 15m²
- Commercial fishing store c.80m² ie £200,000@£2500/m²
- Associated marine facilities
- Provision of existing alfresco use of car park by Grapes & Indidog

Additional briefing points:

- Maintain private access to the rears of the existing buildings
- The design is to work in conjunction with proposed pontoon
- The design is to facilitate existing commercial fishing usage
- Create spaces (internal and external) that respond to local environmental factors and existing facilities. eg. Vistas , usable harbour wall, existing access
- Designs to take into consideration weather variations (wind and rain as well as sun and heat)
- Designs need to take into account seagulls as a menace
- Designs need to take into account potential Anti-Social behaviour at night

Key briefing points taken from the NDP

1. To enhance the land / water interface
2. To include maritime based facilities (toilets/ showers/ offices etc) and leisure related facilities on the site
3. To create a world class public realm and architectural scheme to help enhance the standing of falmouth on the world map
4. To enhance access in to the site for pedestrians but to allow vehicular access for servicing existing and proposed properties.
5. To improve the relationship between existing properties along Church Street and the quay
6. To incorporate disabled parking on Well Lane to compensate for the loss of parking on Church Street.

02 PROPOSALS

PHASE OPTIONS : SUMMARY



FIG. 001 Phase /Option 1 : Temporary treatment with accessible lift/ramp



FIG. 002 Phase /Option 2 : Temporary treatment with permanent private access to existing units.



FIG. 003 Phase /Option 3 : Permanent building on Fish Strand Quay.

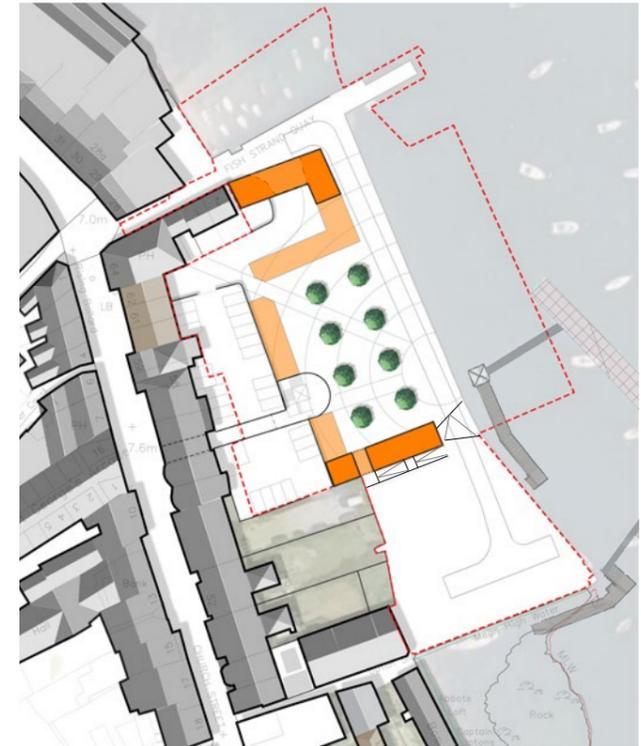


FIG. 004 Phase /Option 4 : Additional permanent building on the main car park.



FIG. 005 Phase /Option 5 : Additional permanent marina building on the lower car park.

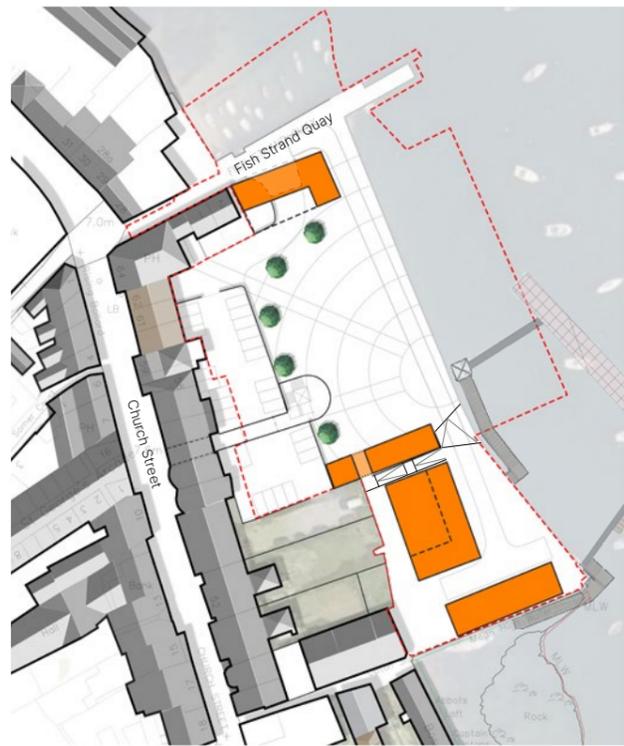


FIG. 006 Phase /Option 6 : Additional permanent building on the lower car park.

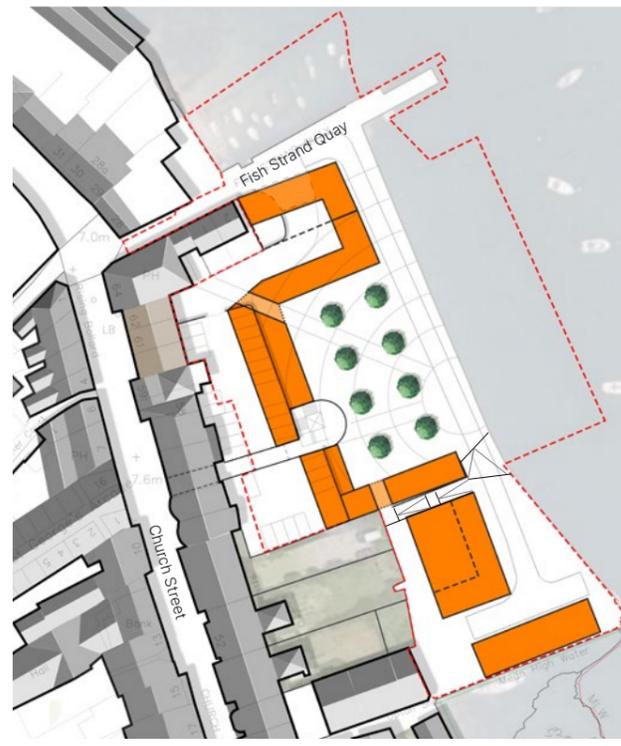


FIG. 007 Phase /Option 7 : Additional permanent buildings on the main car park- option A.

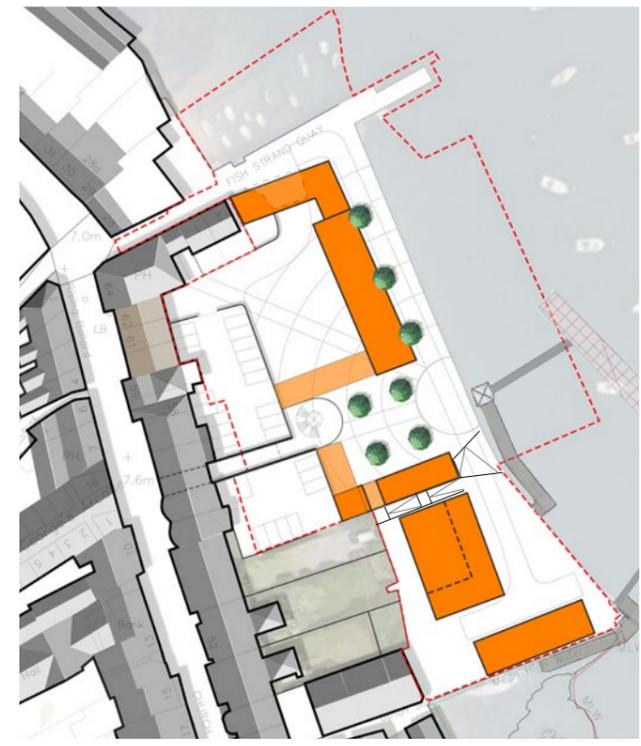


FIG. 008 Phase /Option 8 : Additional permanent buildings on the main car park- option B.

02.02

PHASE 01

Access and surface treatments

1. **Disabled access across the whole site**
2. **Improvement to public realm surface treatment**
 - **Low cost painting/treatment of existing tarmac car park and re-arrangement of parking (potentially appoint new artists every 2 years to ensure the finish is maintained as a high quality surface and to provide on going interest)**
 - **Improvement of public realm including planters and flags on harbour front. Consider lighting to avoid ASB issues**
 - **High quality granite on, listed structure, Fish Strand Quay.**

Disabled access gives the venue space a wider appeal. This access would give markets and future development a USP. ie an accessible water front venue in Falmouth.

The tower would give level access to the upper deck as well as, potentially, providing a visual beacon. This could have a smaller but similar effect as Spinnaker Tower - Portsmouth. It would be creatively lit and draw attention to the area from the water.

Key

- ① Level access & tower (ramp or lift)
- ② Improvement to fish strand quay
- ③ 1:21 ramp connecting the lower and upper deck
- ④ Quay side fenders reinstated
- ⑤ Trees in large movable planters

SQUARE

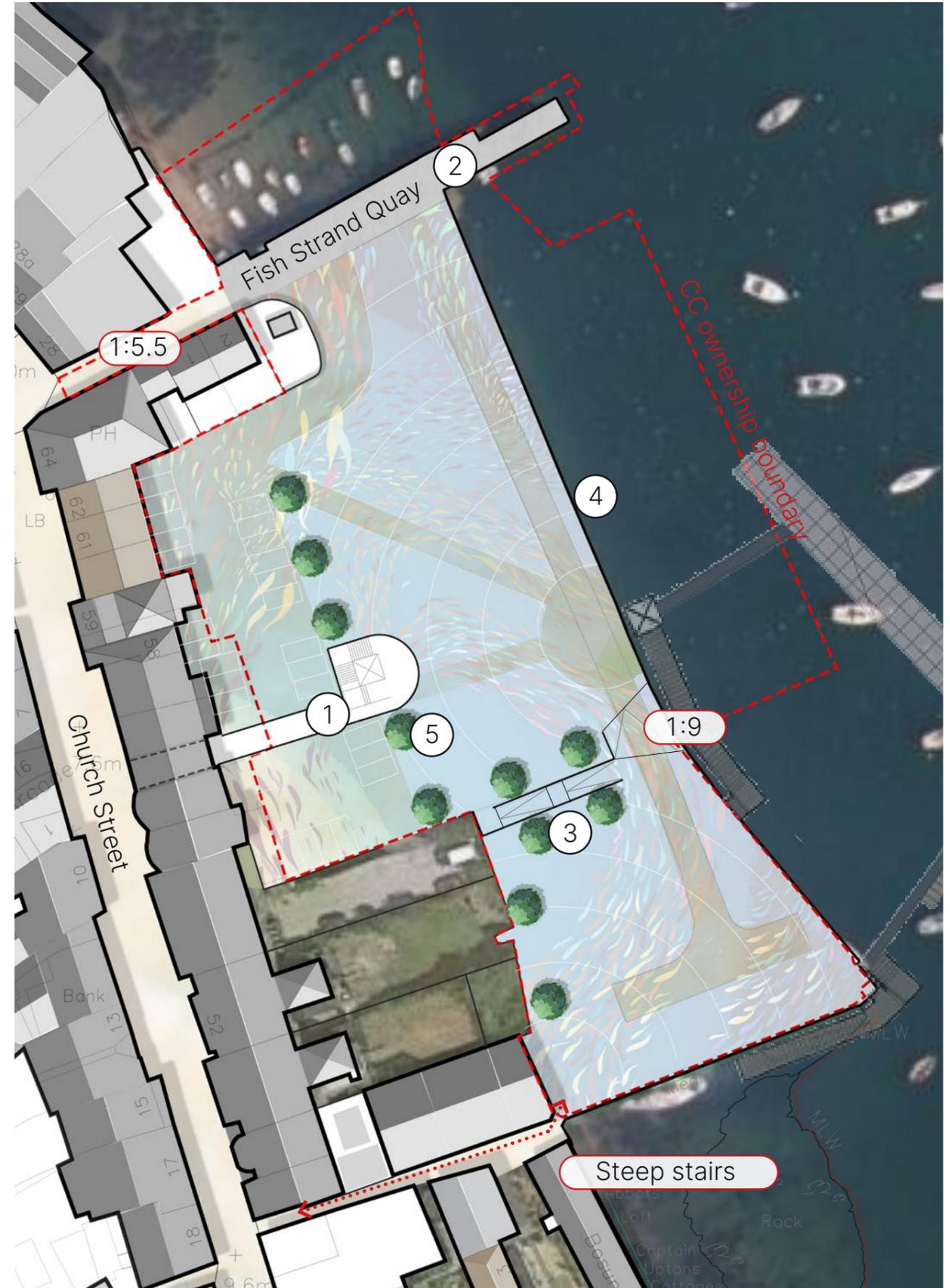


FIG. 009 Marine chart

Low cost painting/treatment of existing tarmac car park (1) and re-arrangement of parking (2)

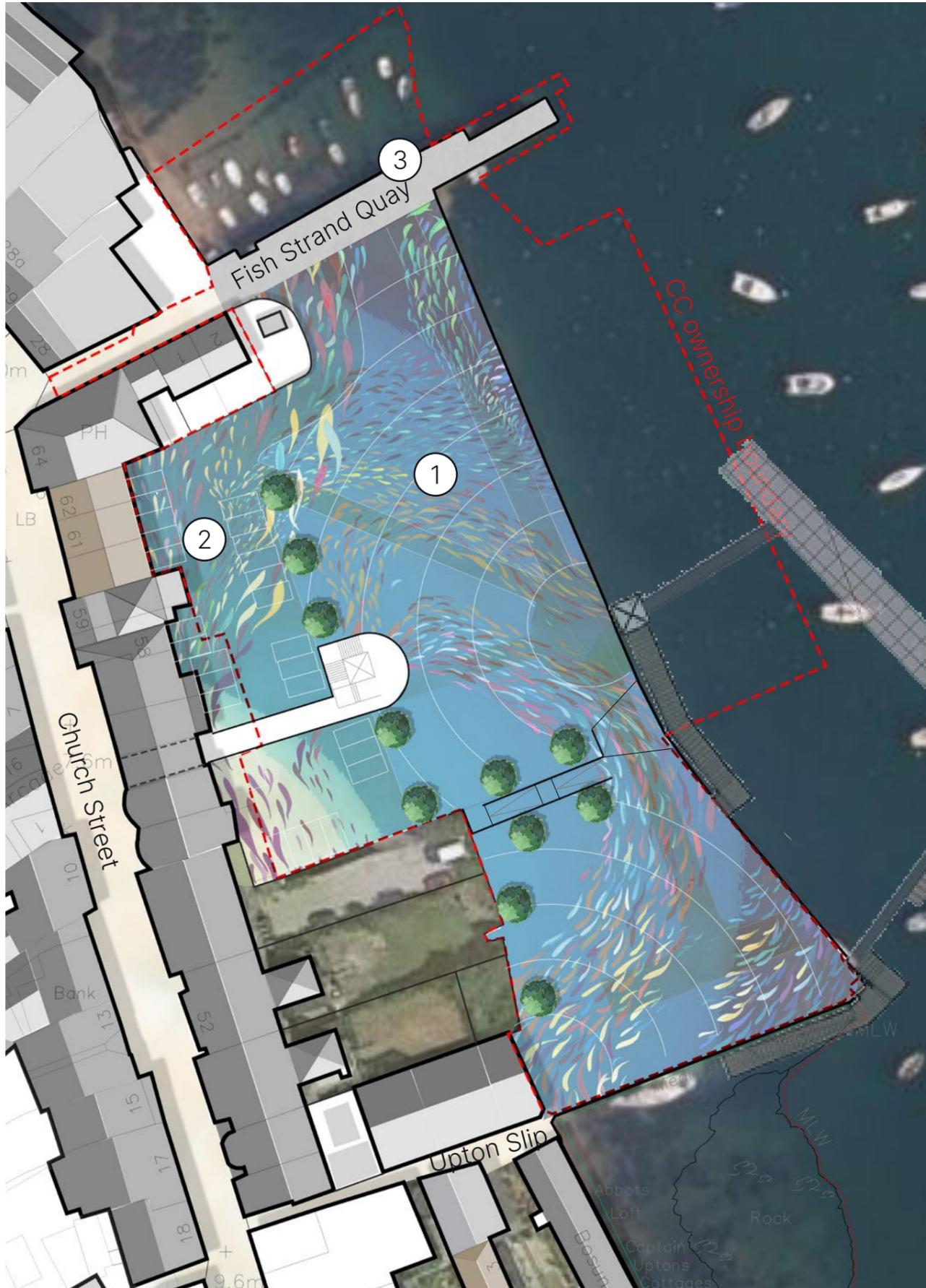


FIG. 011 Indicative painted surface design

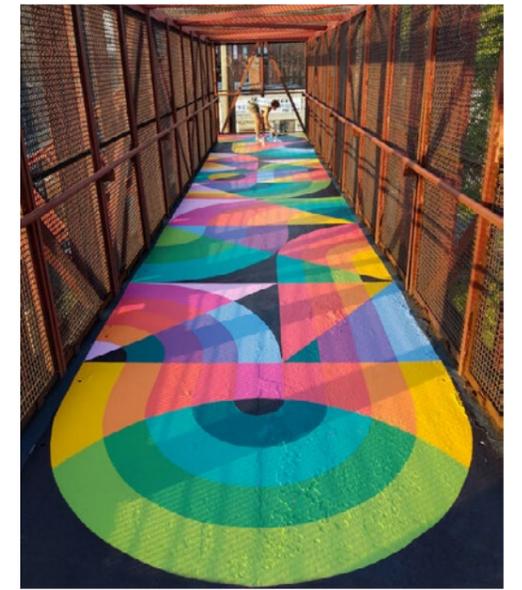


FIG. 010 Jessie and Katey

Improvement of public realm including planters and flags on harbour front



FIG. 012 Phase 01 visulisation

High quality granite on Fish Strand Quay (3), a grade II listed structure



High quality granite surfacing and improvements/ replacement of existing railings and lighting throughout Fish Strand Quay . The new surfaces and fitting should complement the historic setting.

FIG. 013 Historic image : https://www.falmouth.co.uk/download/fish_strand_44325d45a942efb5.pdf

FIG. 014 Examples of high quality granite surfacing

Disabled access from Church Street and lookout tower

Site section (below)

The section below shows the proposed level access from Church Street into the Carpark. The section also demonstrates that the structure would allow cars to pass beneath.

- ① The core of the structure houses a lift (ramp) and staircase

Precedents (right)

The precedents to the right are examples of water front sculptures that act as 24hour beacons. (right - The Candle - Gloucestershire docks) (Spinnaker Tower - Portsmouth)

FIG. 016 Precedent - Tjibaou Cultural Centre

FIG. 017 Precedent - Spinnaker Tower

FIG. 018 Precedent - The Candle

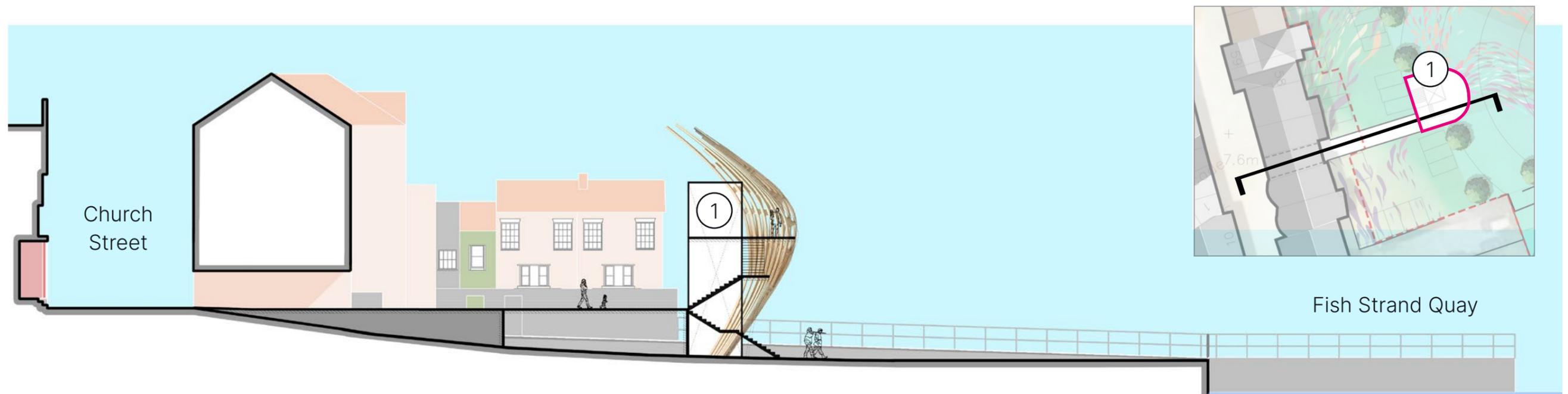


FIG. 015 Site Section showing ramp and tower

Indicative visuals of access tower and beacon (Crows Nest)

The indicative design demonstrates the creative possibilities. The design of the tower should be integrated with the scheme but, visually distinctive and impressive.

The design could be collaboration with an artist. Potentially tapping into 'arts' funding



FIG. 019 Inspiration

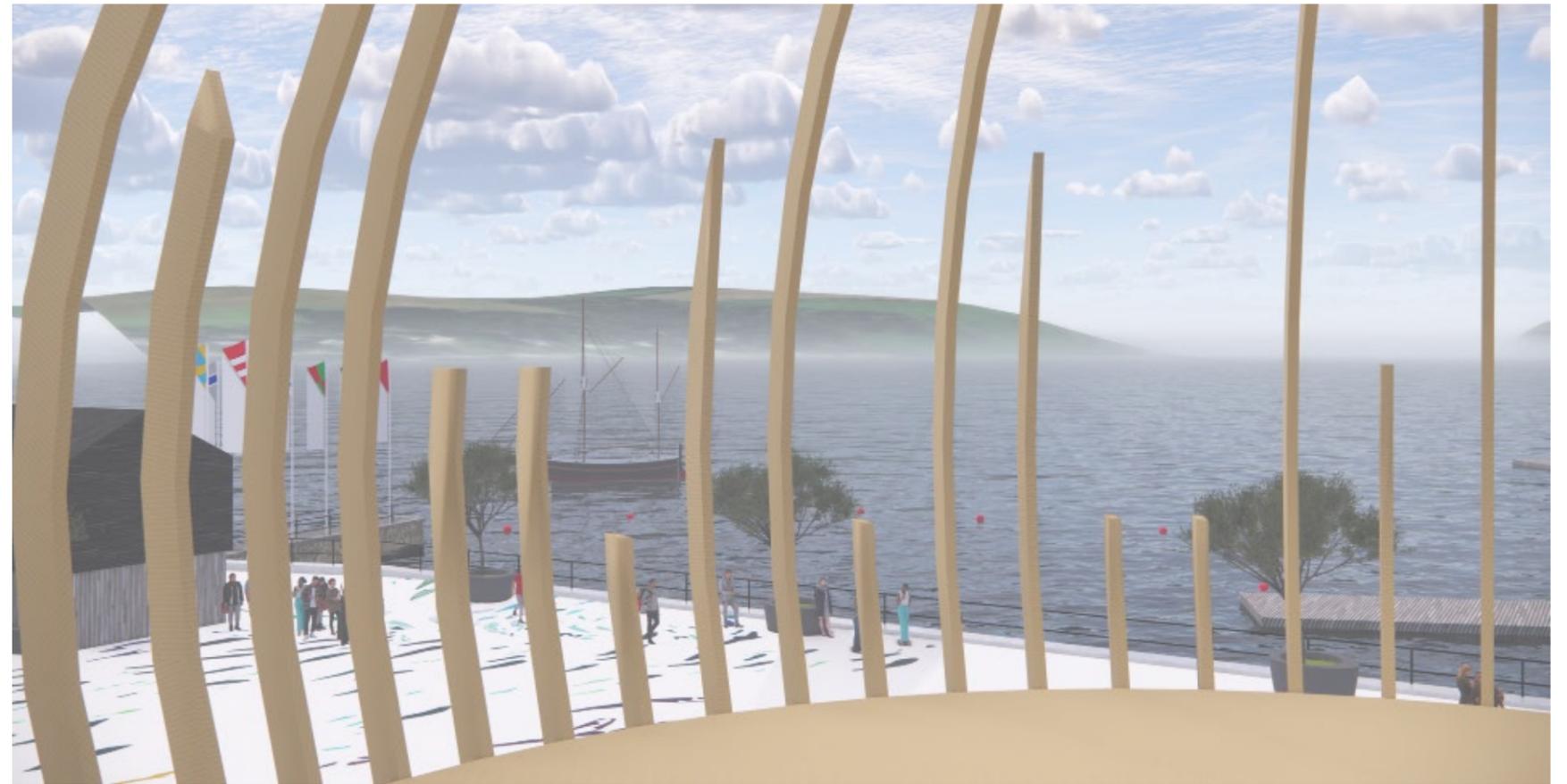


FIG. 020 Visualisation

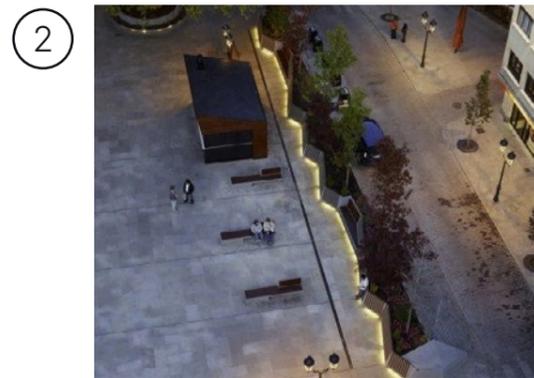
02.03 PHASE 02

Physical segregation of car parking

(A) Private rear access is maintained for domestic vehicles (height restricted)



(B) Refuse vehicles 



Resin bond or Black top

Physically segregated parking

(3) Gate/rear access to 54 Church Street would need to be rotated 90deg if the tower and lift were built. The existing access sits outside of CC's ownership

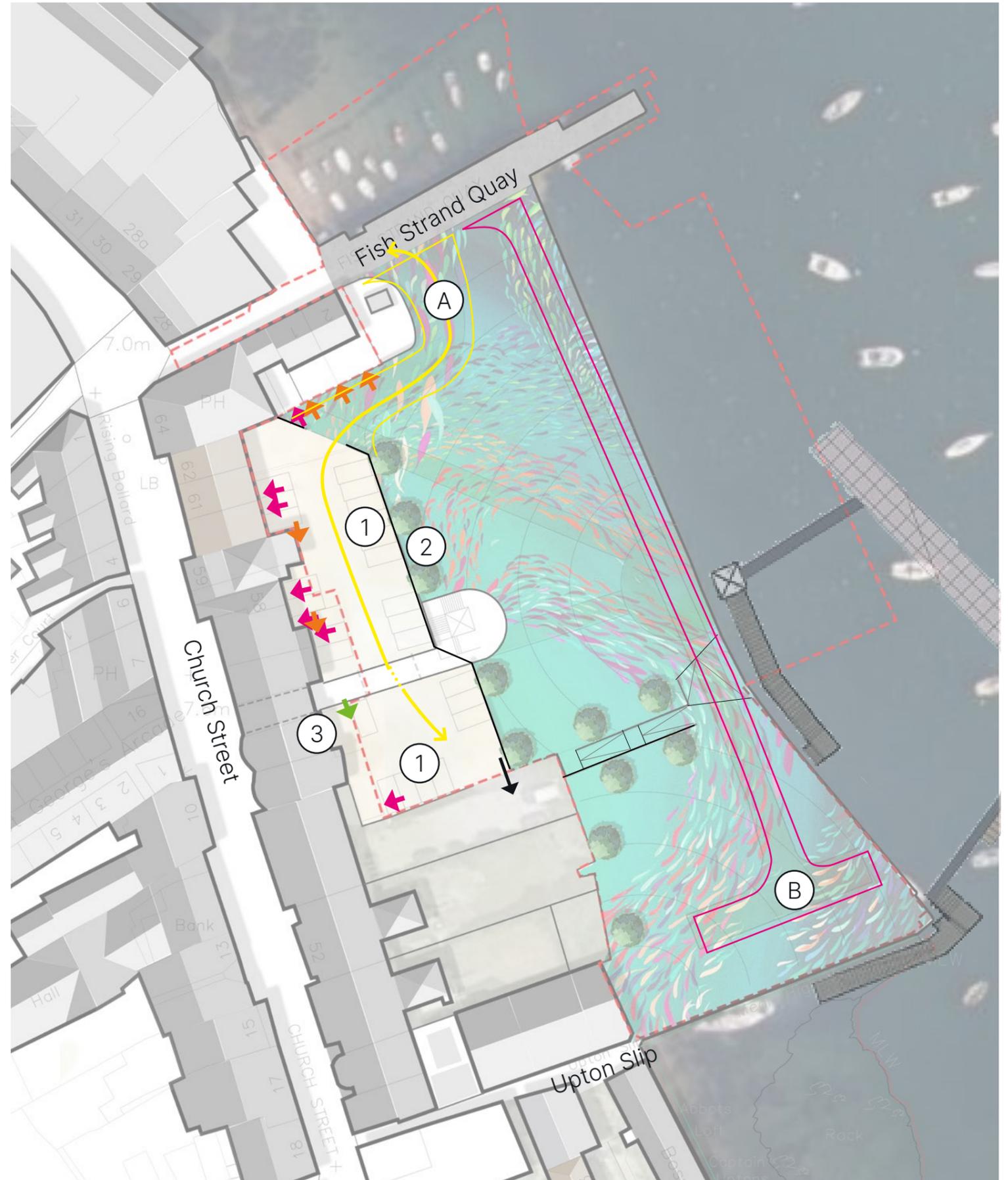
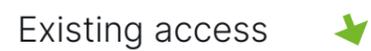


FIG. 021 Phase 02

Temporary structure option A



FIG. 022 Phase 02 Option A

Temporary structure option B

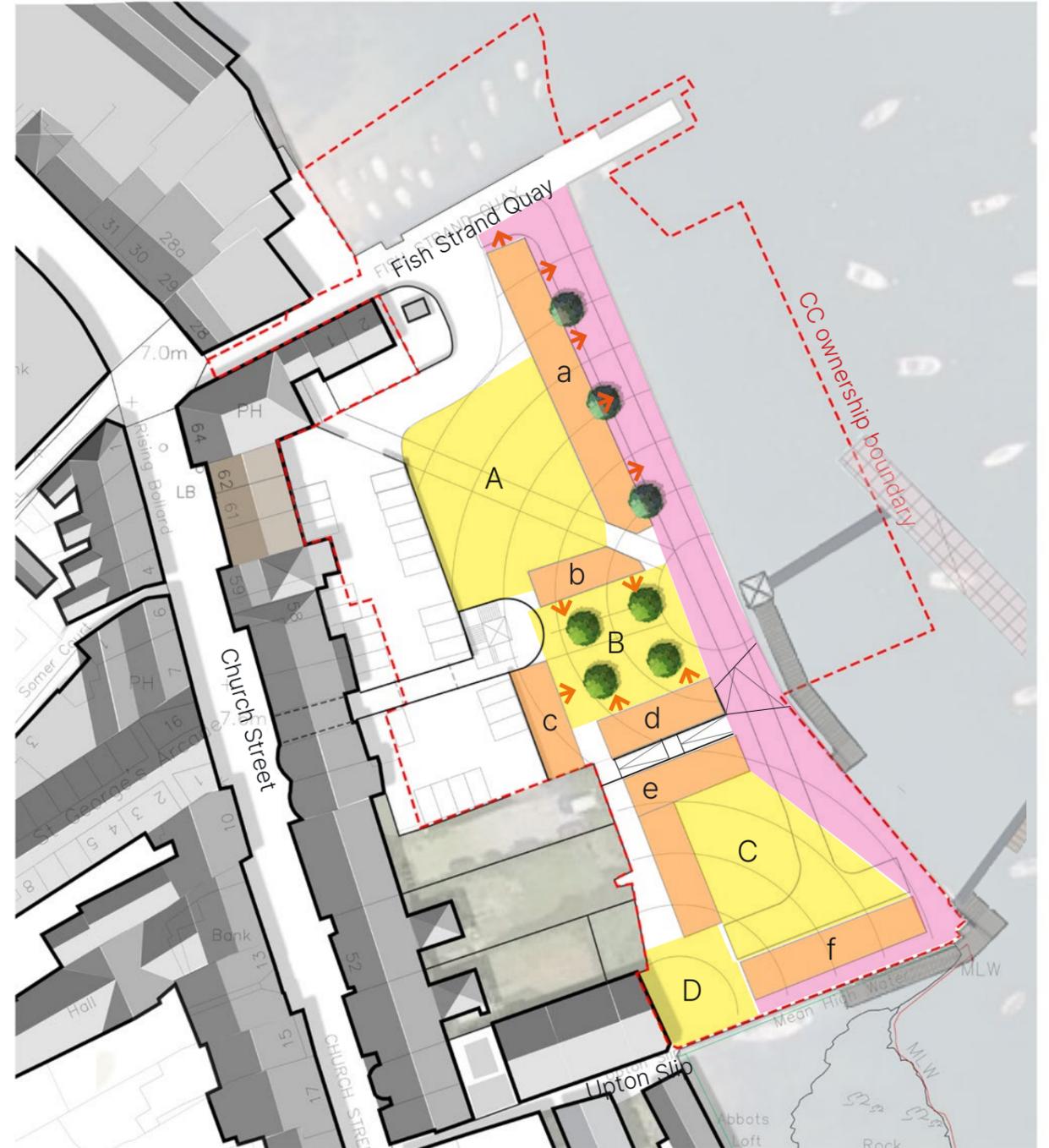


FIG. 023 Phase 02 Option B

Quantum:

	Promenade	940m ²
	Flexible space	1535m ²
	Temporary structures	794m ²

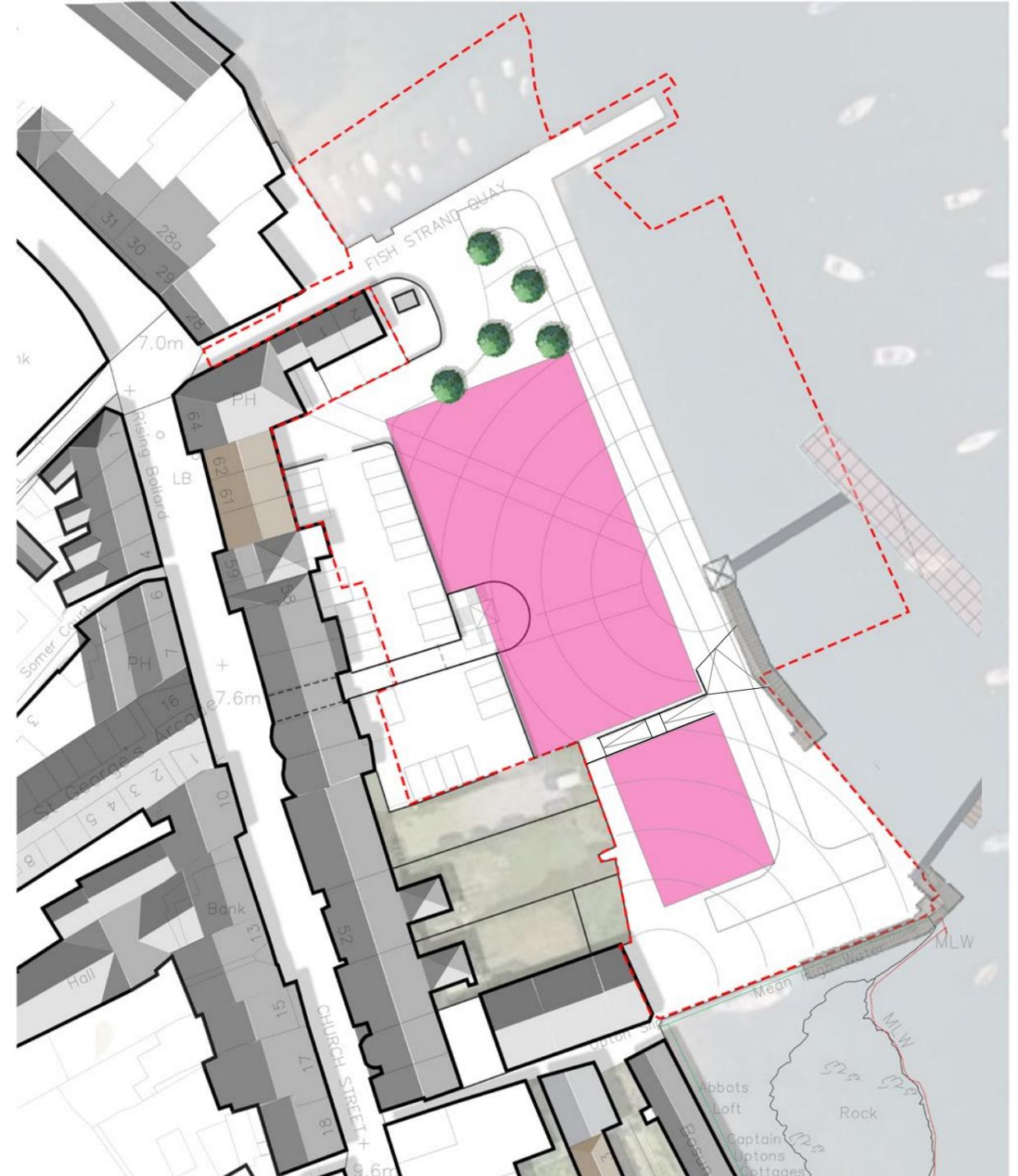
Quantum:

	Promenade	940m ²
	Flexible space	1540m ²
	Temporary structures	787m ²

DURING EVENTS



FIG. 024 Oyster festival layout



Quantum

Flexible event space - 1700 m²



02.04

PHASE 03 PERMANENT

Building adjacent to Fish Strand Quay

- 1. **GF in flood zone commercial fisherman storage and office space & fish market**
- 1. **Flexible workspace above. Maximising views across the estuary**
- 2. **Leisure boats encourage to move to the new pontoon and sustainable fishing boats encouraged to move to the existing moorings.**
- 3. **Match funding up to 200k is available for commercially related fishing . Possible facilities on the ground floor could include kayak & SUP hire and coffee shop.**

Alternative building layouts

Quantum

Ground Floor	-	95m ²
1st floor	-	95m ²

Quantum

Ground Floor	-	95m ²
1st floor	-	193m ²

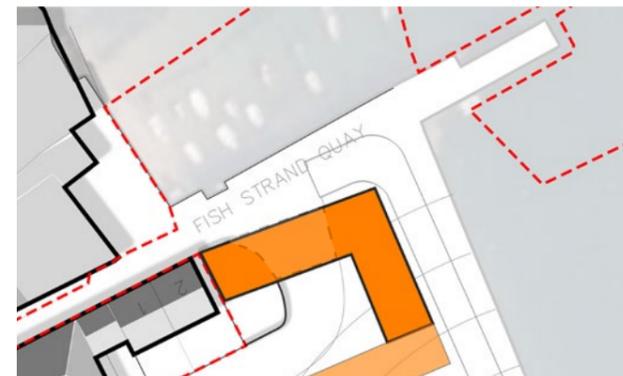
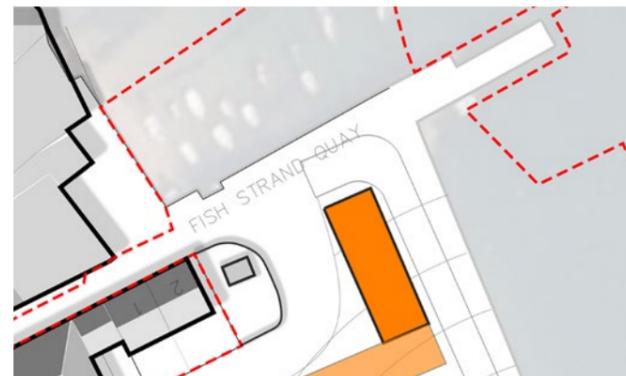


FIG. 025 Phase 03

Quantum

Car parking	-	26 spaces / 3 loading
Ground Floor	-	64m ²
1st floor	-	160m ²

Temporary structure option A



FIG. 026 Phase 03 Option A

Temporary structure option B

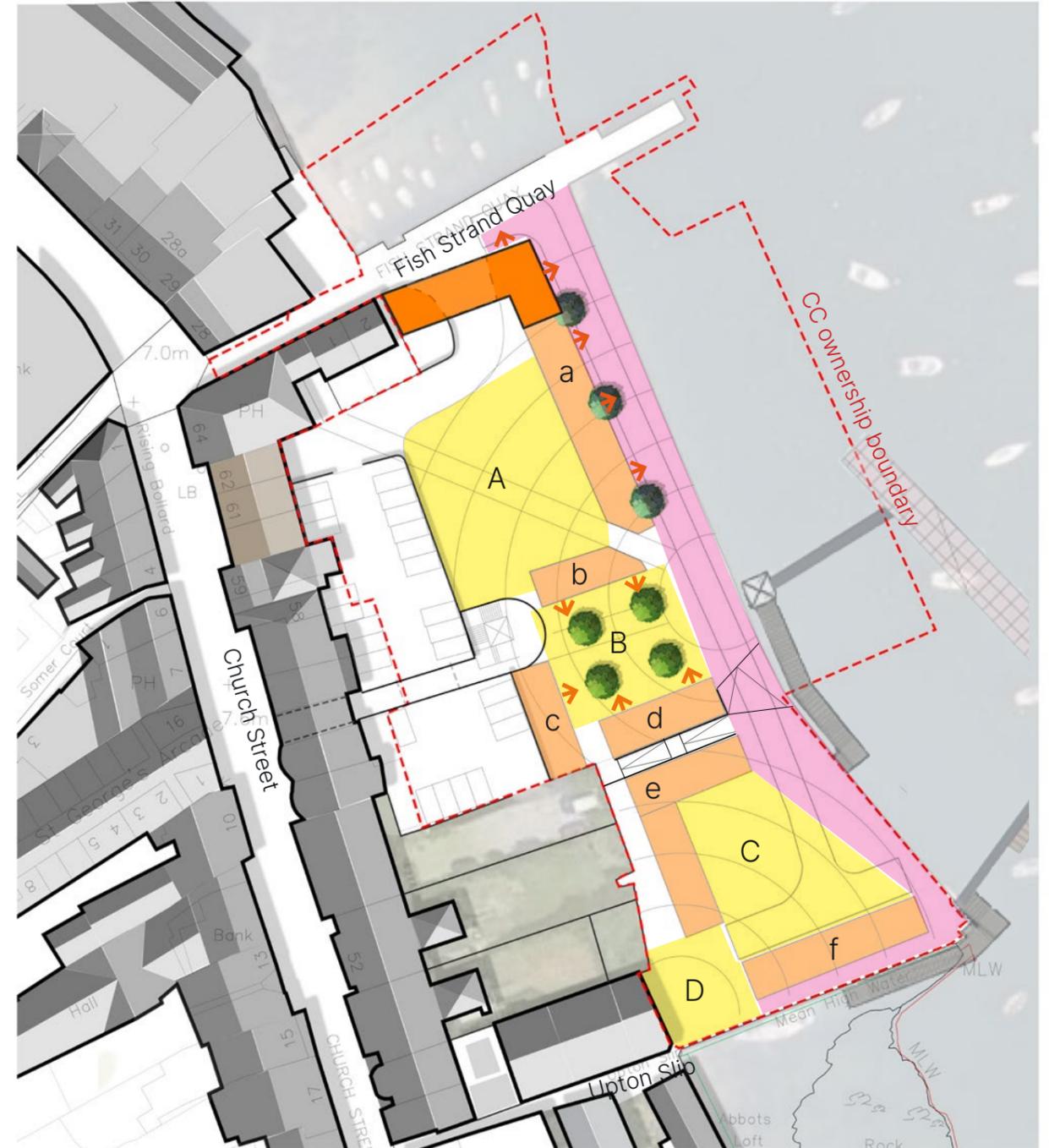


FIG. 027 Phase 03 Option B

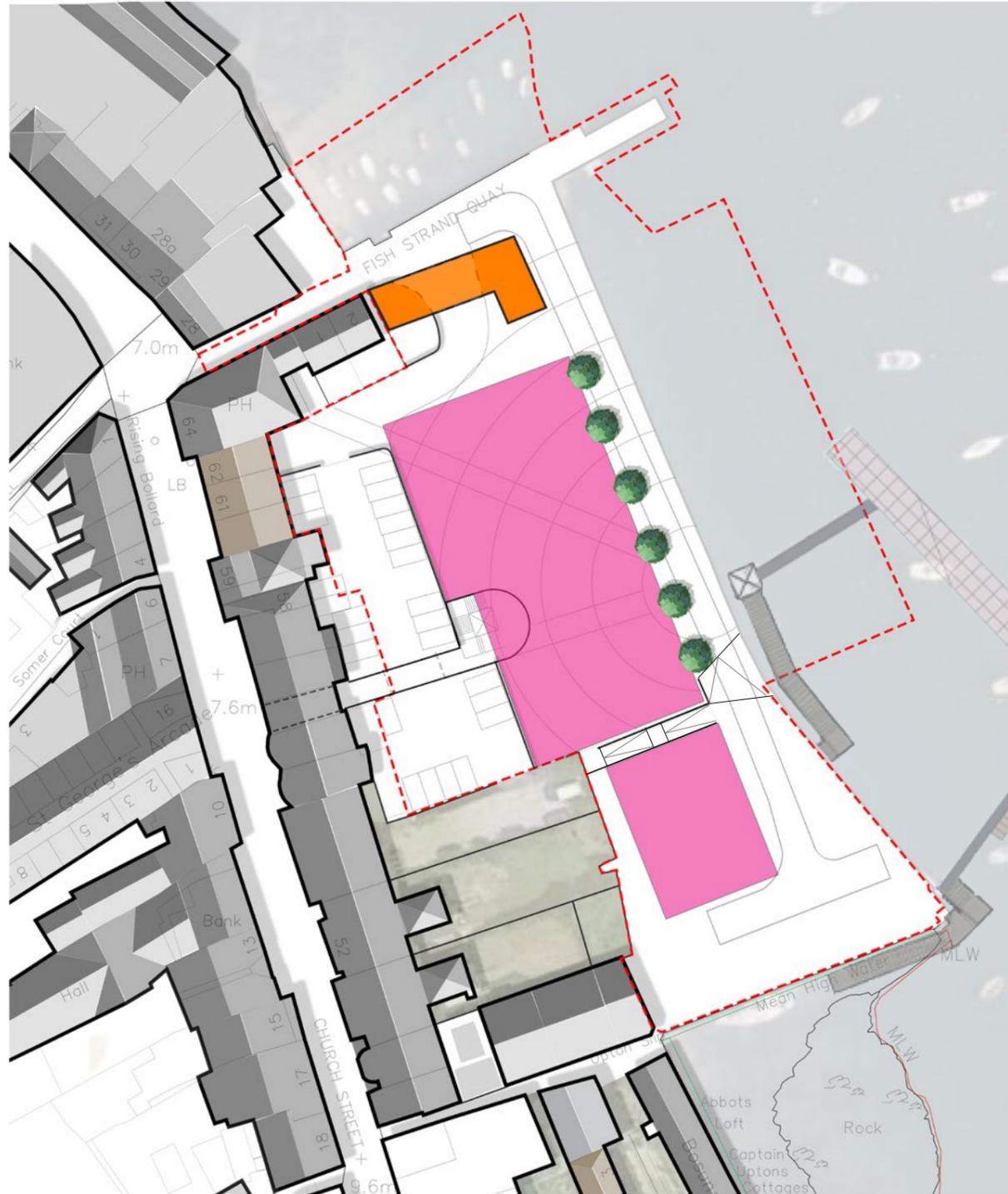
Quantum:

	Promenade	940m ²
	Flexible space	1535m ²
	Temporary structures	735m ²
	Permanent buildings	224m ²

Quantum:

	Promenade	940m ²
	Flexible space	1540m ²
	Temporary structures	732m ²
	Permanent buildings	224m ²

Events



Quantum

Flexible event space - 1700 m²



FIG. 029 Fish Strand Quay - Artistic interpretation



FIG. 028 Fish Strand Quay - Artistic interpretation

Visuals



FIG. 030 Fish Strand Quay - Artistic interpretation

02.05 PHASE 04

Permanent Toilet block

Since the Changing Place shut at Ships and Castles there are currently no Changing Places in Falmouth or Penryn. There appear to be plans to install a Changing Place at Grove Place Toilets.

Square

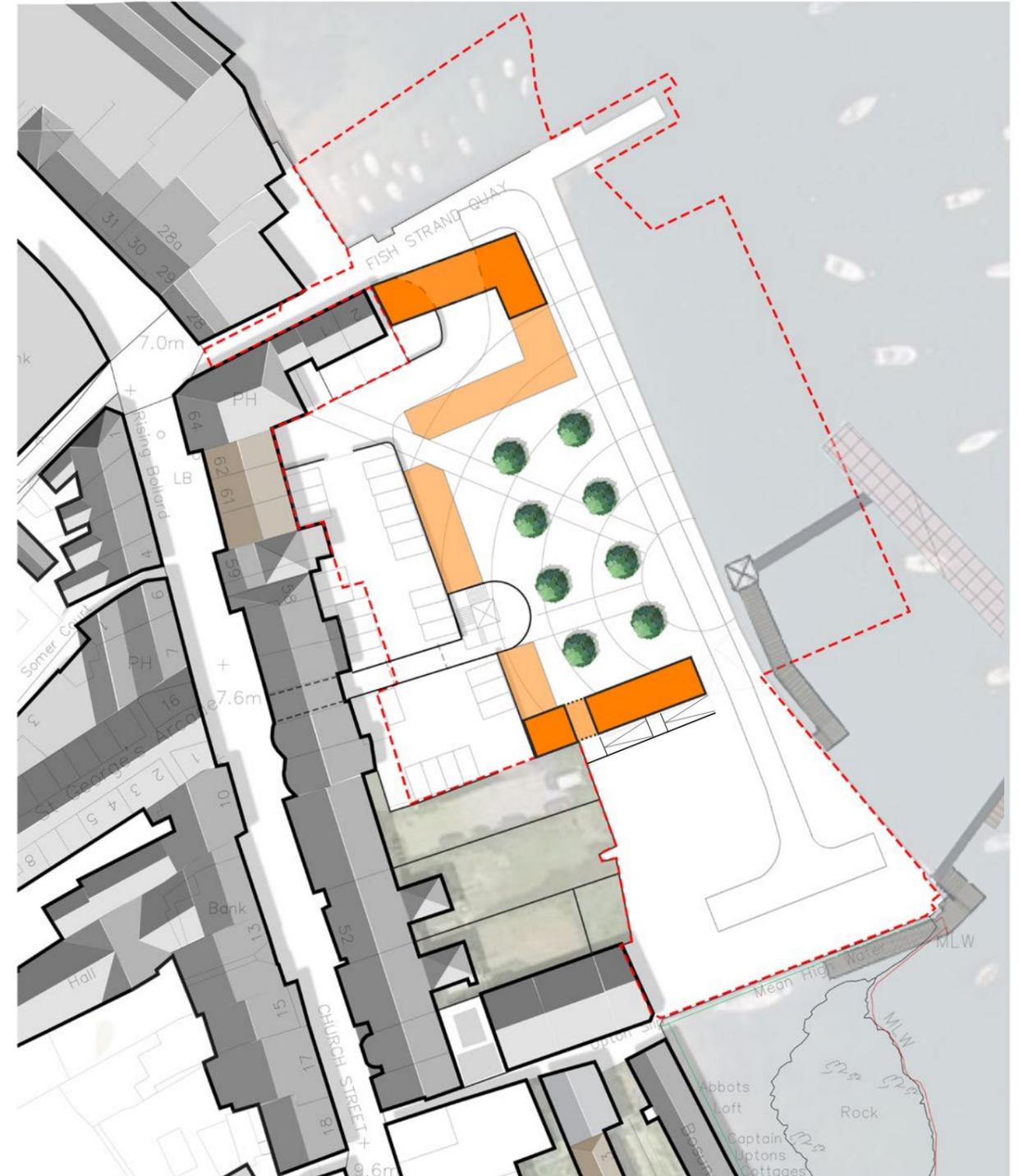


FIG. 031 Phase 04

Quantum

Toilet ground floor - 30m² & 90m²

Total: 344m²

Toilet block layout and visual

The toilet block is based loosely on Grove Place toilets C.100m². It includes a Changing Place



FIG. 033 Indicative toilet block layout

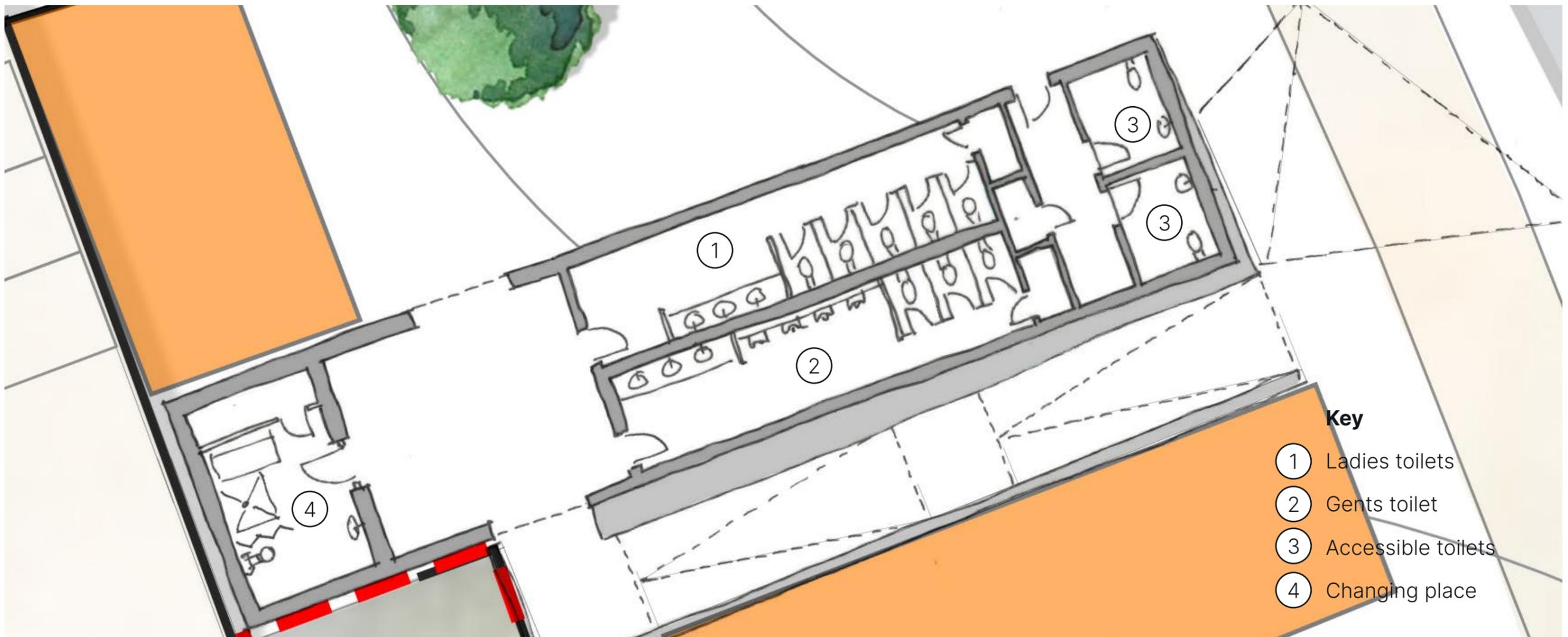
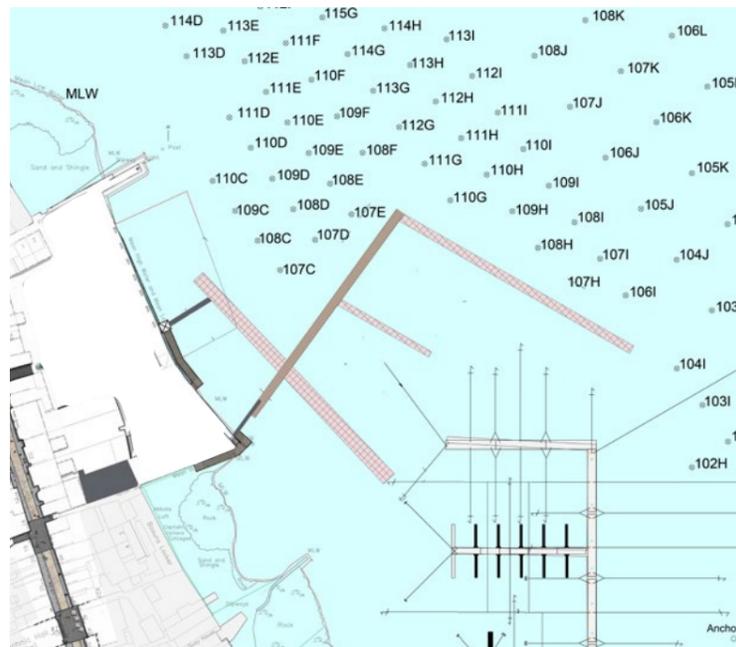


FIG. 032 Indicative toilet block layout

02.06 PHASE 05

- Marina building offers berthing fees as well as increased footfall.
- 2nd storey there is an opportunity for offices space or food & beverage.
- Extended ground floor could be maritime workshop space (possibly falmouth marine school or small boat builder) with use of southern wall as to bring boats alongside and steps to access them

The site is adjacent to the old Penrose sailmakers. The site is has a unique opportunity to serve customers from both the land and sea.



Square

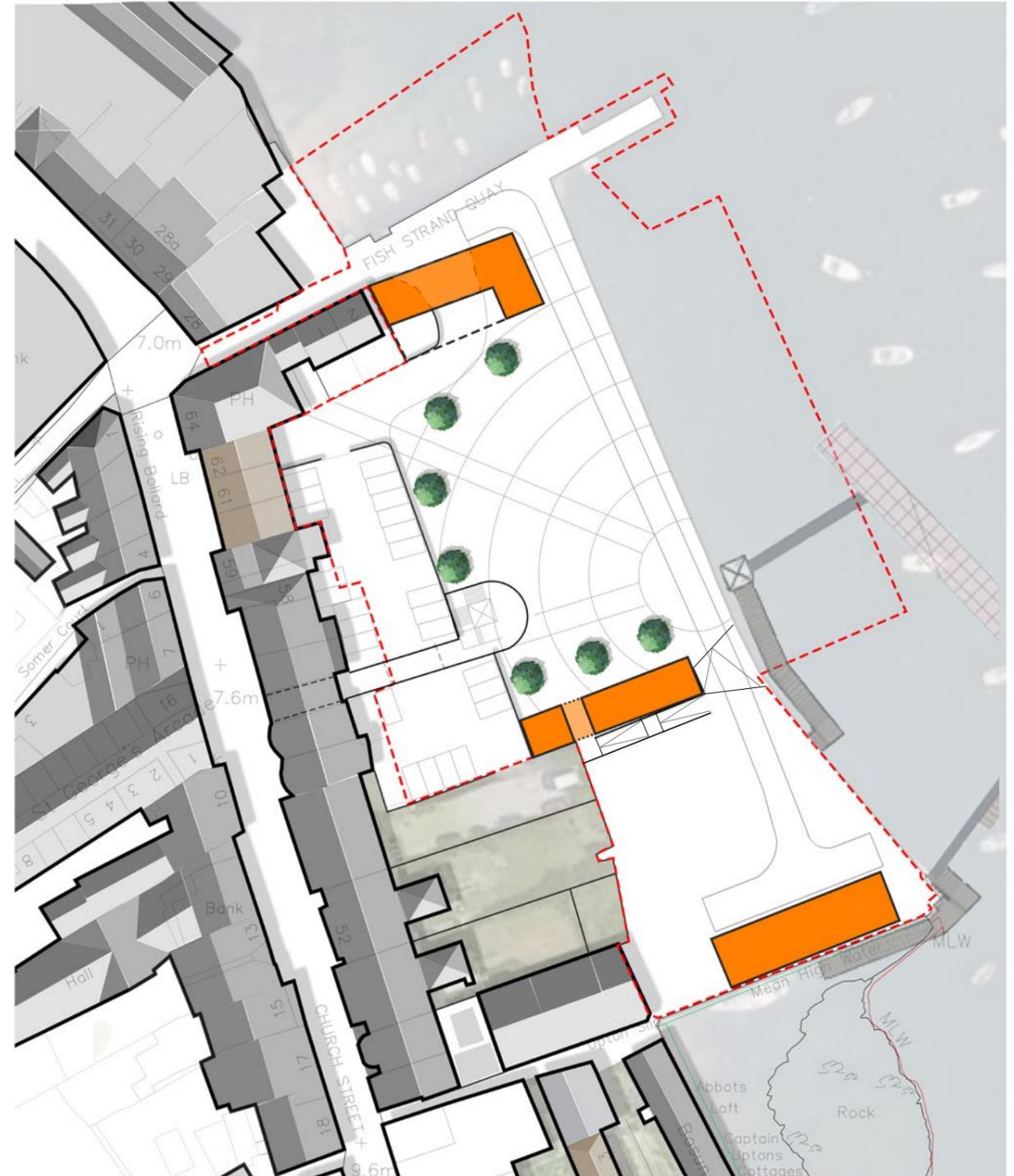


FIG. 034 Phase 05

Quantum

Marina building

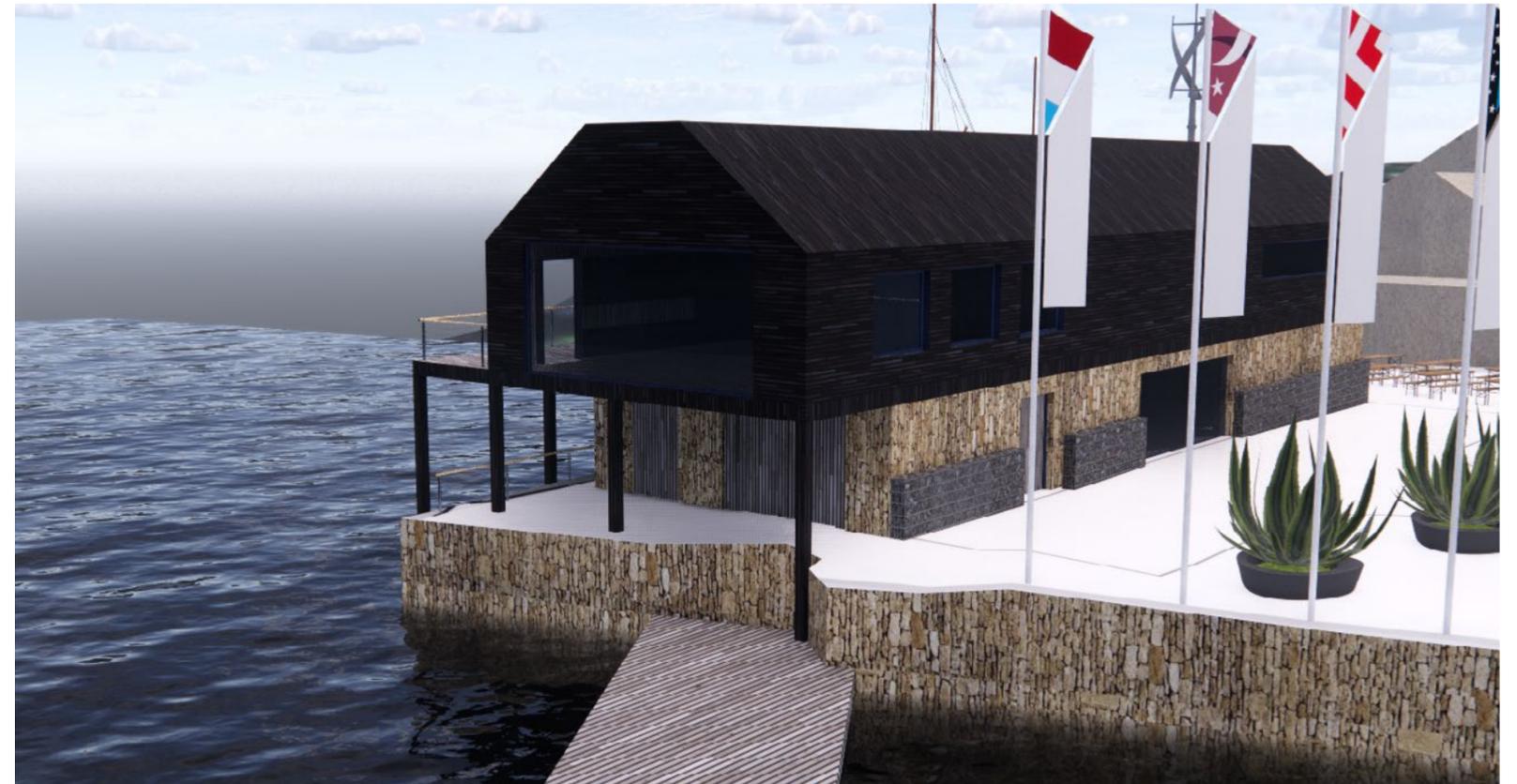
GF 170m²

1F 170m²

Total

Total: 684m²

VISUALS



02.07 PHASE 06

Maximum development on the lower deck

Ground floor

- Flexible space suitable for: night time venue

The site faces East and would be a suitable morning yoga venue

First Floor

- Would be suitable to have some Food and beverage offer, working in tandem with the mariner building.
- The space should maximise its views and positioning. Combined with the 'Level' disabled access it would be a unique accessible access with sea views.
- Some of the space on the first floor would also be suited to flexible work space. In tandem with the F&B it could be a hot desking work place. F&B capacity needs to be considered for Falmouth as a whole.



Square

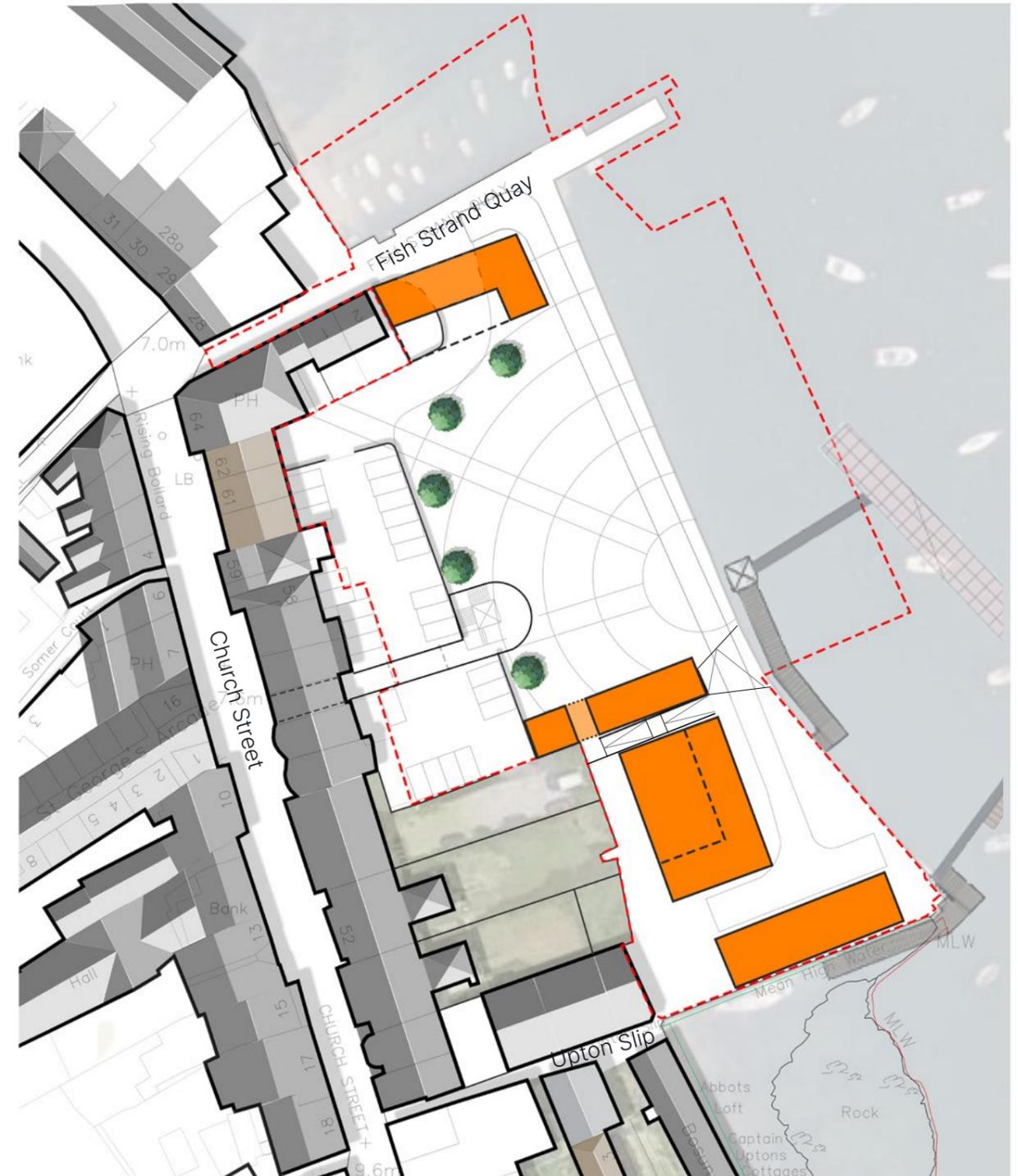


FIG. 035 Phase 06

Quantum

<u>Marina building</u>	<u>Northern building on lower deck</u>	<u>Total</u>
GF 170m ²	GF 340m ²	Total: 1184m ²
1F 170m ²	1F 160m ²	

Temporary structure option A

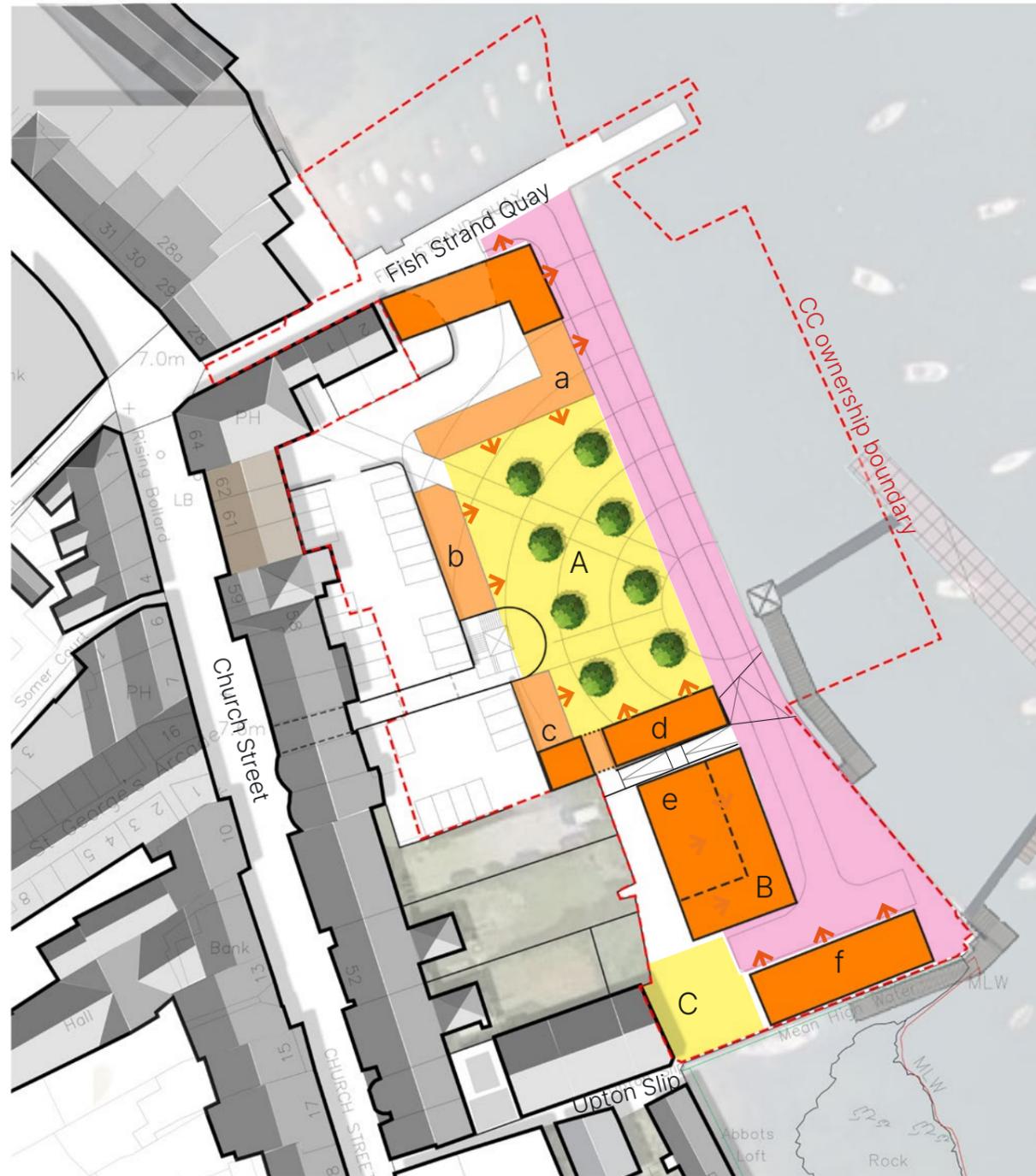


FIG. 036 Phase 06 Option A

Temporary structure option B

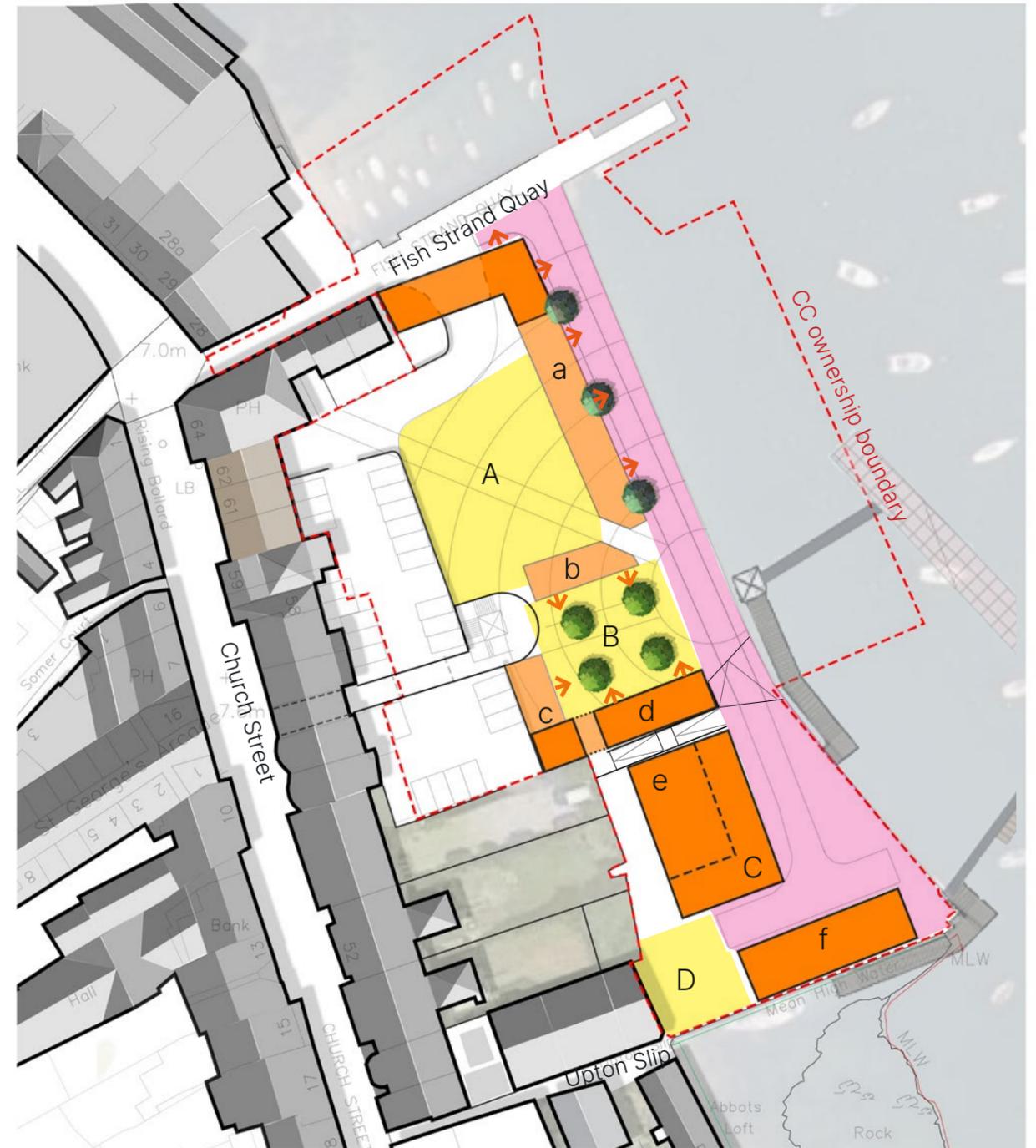


FIG. 037 Phase 06 Option B

Quantum:

	Promenade	1110m ²
	Flexible space	1105m ²
	Temporary structures	325m ²
	Permanent buildings	1184m ²

Quantum:

	Promenade	1110m ²
	Flexible space	1110m ²
	Temporary structures	297m ²
	Permanent buildings	1184m ²

Events

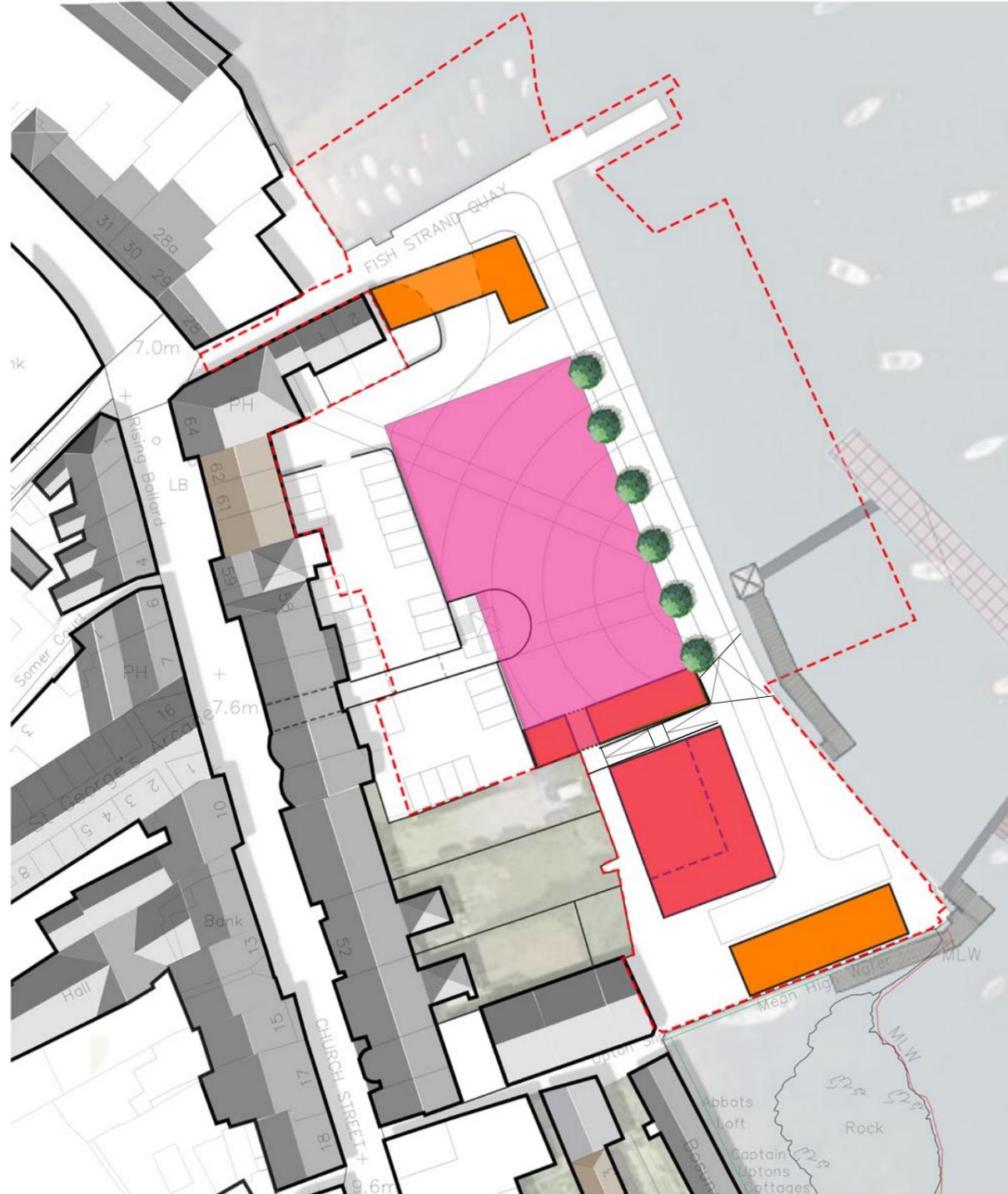


FIG. 038 Phase 06 Events

Quantum

Flexible events space

1700m²

VISUALS



02.08

PHASE 07 (OPTION 1)

Note : consider high quality granite materials throughout the public realm for this option.



Square

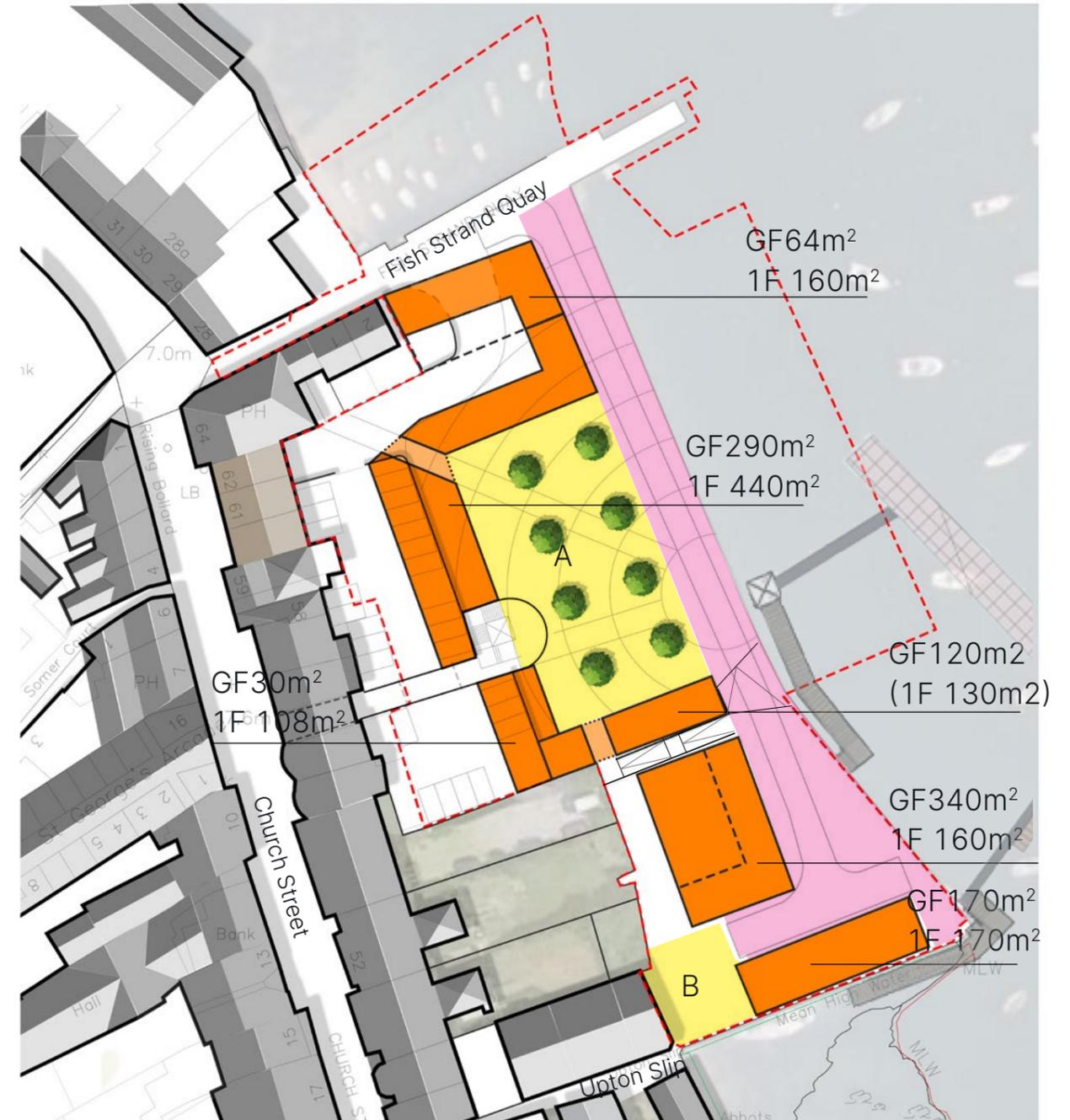


FIG. 039 Phase 07

Quantum:

 Promenade	1110xm ²
 Flexible space	1095m ²
 Temporary structures	0m ²
 Permanent buildings	2052m ² (2182m ²)

Temporary structure option A

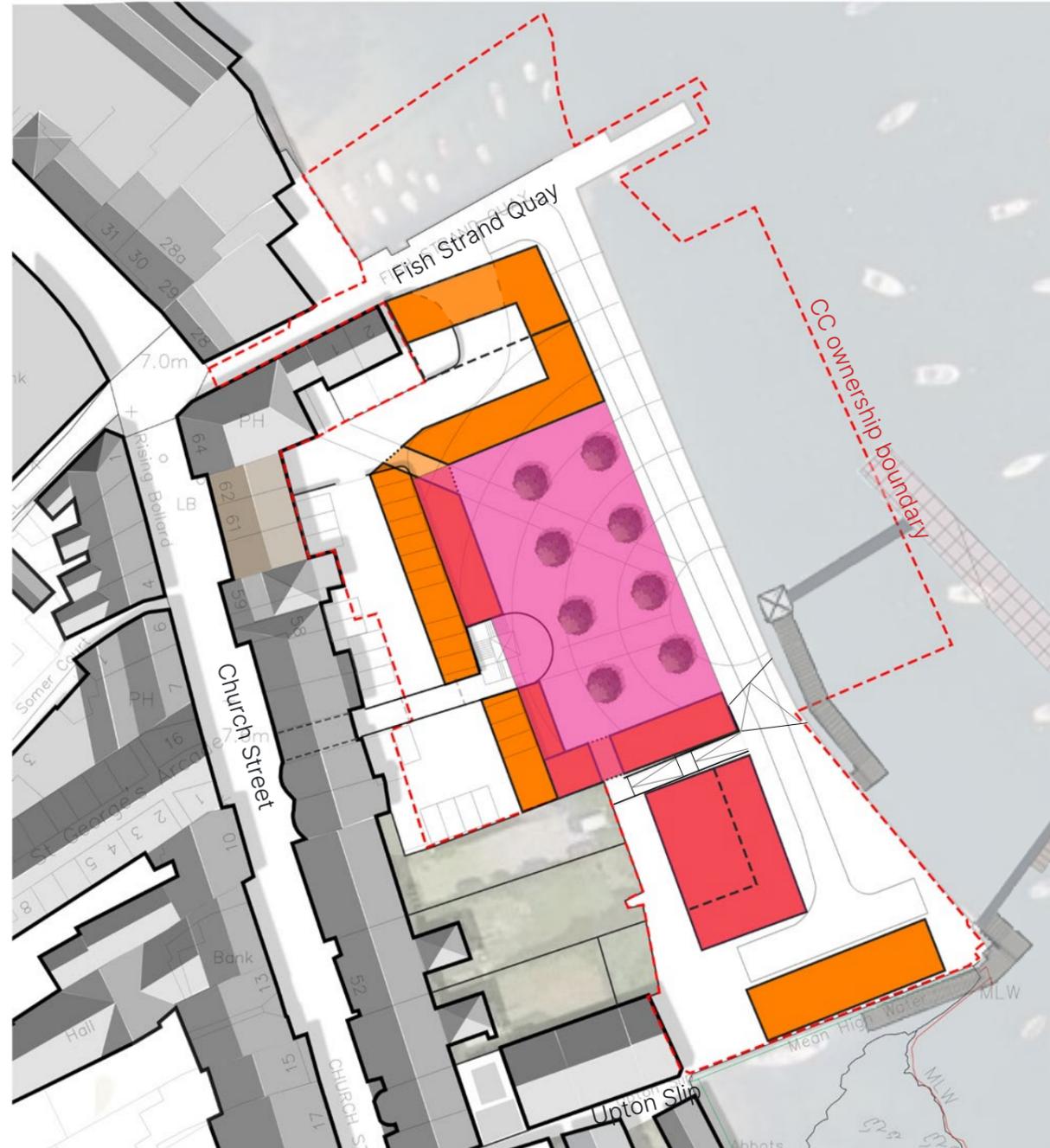


FIG. 040 Phase 07

Temporary structure option B

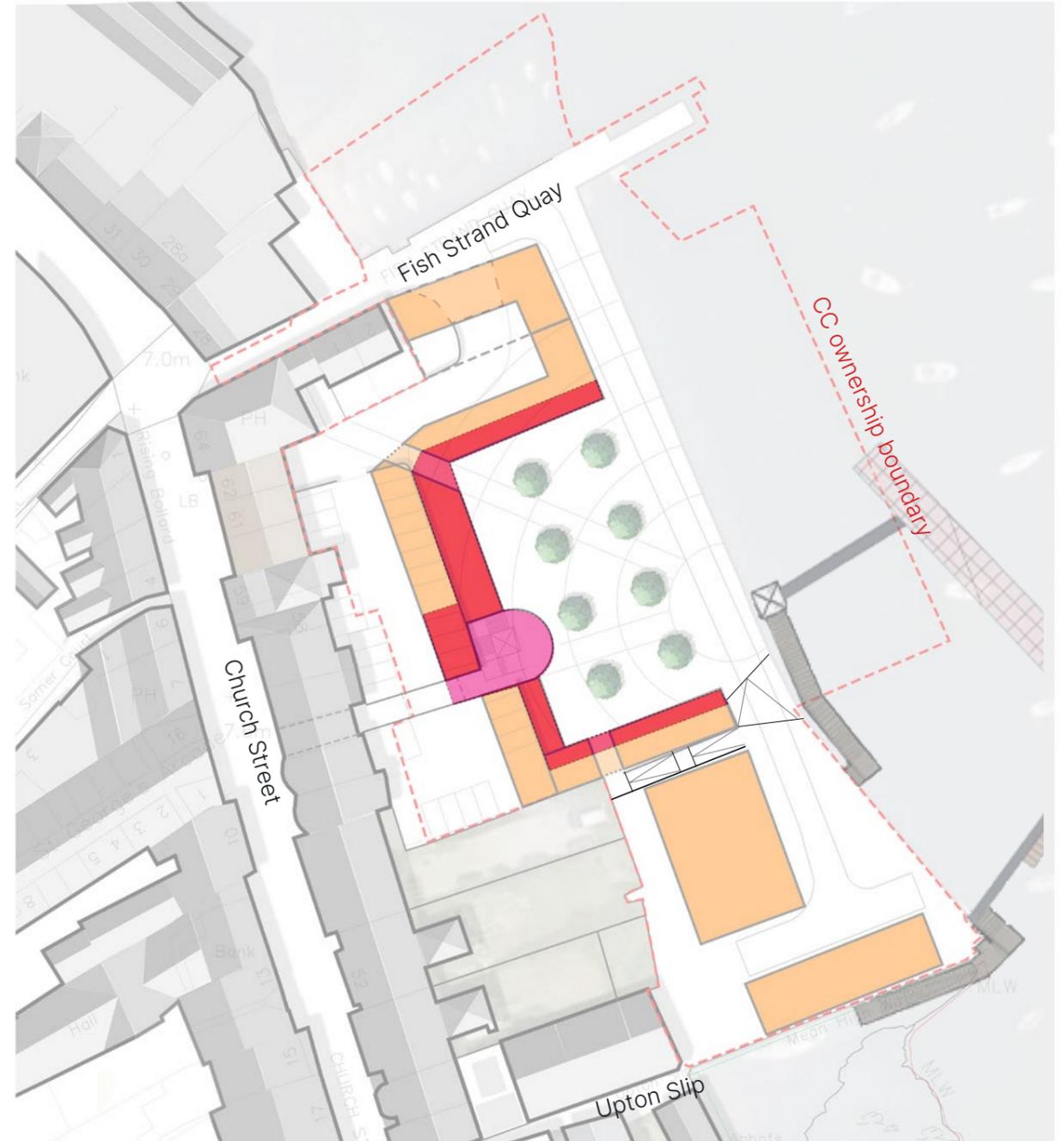


FIG. 041 Phase 07

Quantum:

 Events GF	1564m ²
Events FF	450m ²
<u>Total</u>	<u>2014m²</u>

02.09

PHASE 07 (OPTION 2)

Flexible frontage. Creating a busy promenade. This frontage could be two storeys allowing for creative work space/studio space above.

Note : consider high quality granite materials throughout the public realm for this option.



Square



FIG. 042 Phase 07 Option 2

Quantum:

 Promenade	1110m ²
 Flexible space	920m ²
 Temporary structures	160m ²
 Permanent buildings	1744m ²

Events

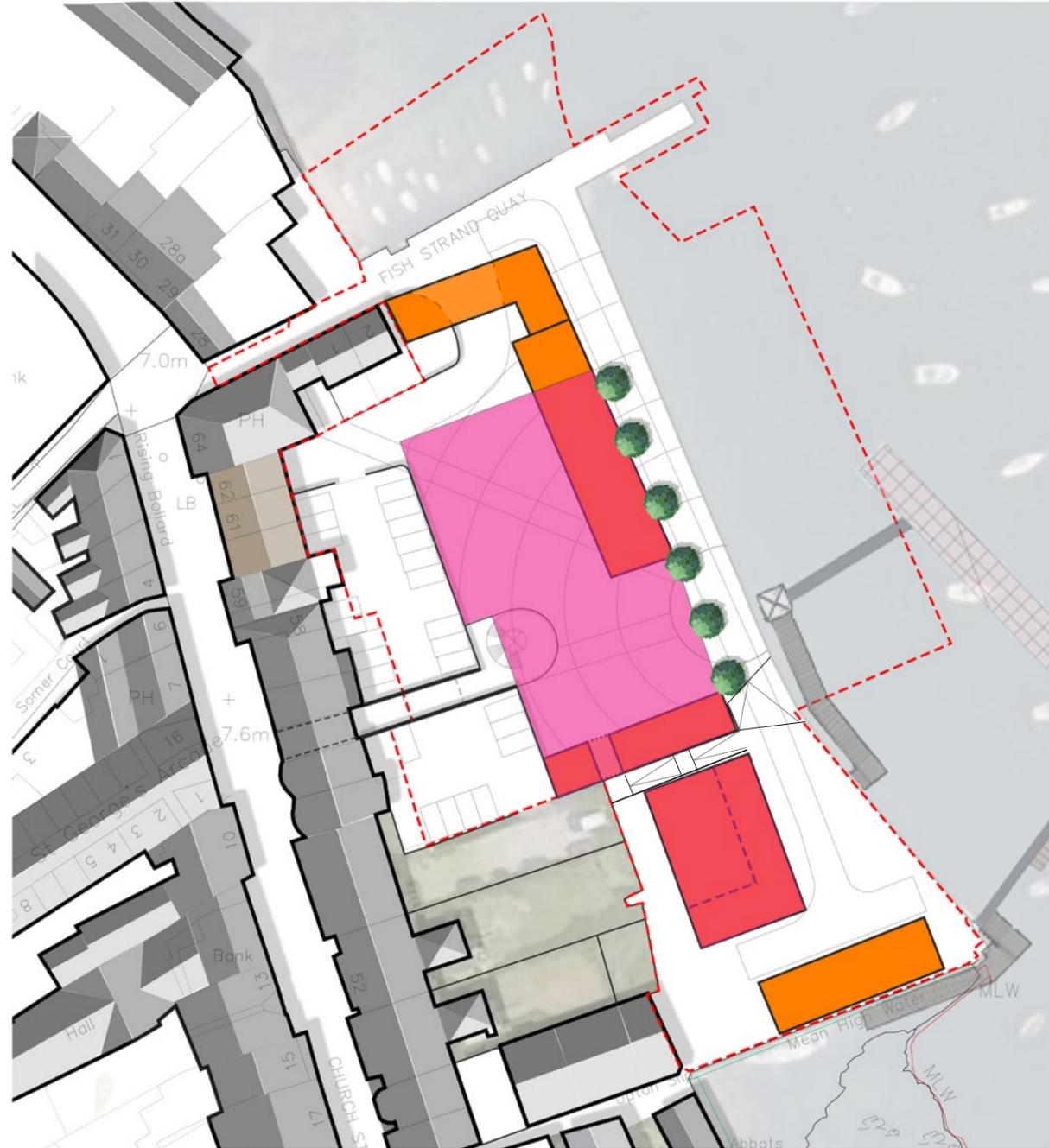


FIG. 043 Phase 07 Option 2 Events

Flexible frontage. Creating a busy promenade. This frontage could be two storeys allowing for creative work space/studio space above.

Note : Consider a promenade pontoon connecting the Church Street waterfront to the Prince of Wales pier and Custom House Quay to encouraged looped walks around the town centre and to connect the public to the waterfront.

Quantum

Events space

TOTAL : 1700m²

VISUALS





LAVIGNE LONSDALE

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