



### Invitation to Tender

Torpoint Lower Fore Street RIBA 3 Detailed Design for the Redevelopment of the Police Station site and Public Square elements of the Masterplan

Questions 27<sup>th</sup> March 2025 (1630)

1. Is the tender return to include a full team namely – architects, C&S Engineer, MEP engineer, Highways engineer, Ecologist, Town Planner, Fire and Acoustics, Landscape etc.

Yes.

2. We note the documents state RIBA Stage 3 but only an Outline application rather than a Detailed application. We would normally expect Stage 3 to be associated with a Detailed application, is this correct?

Correct it is Outline, the land is owned by Cornwall Council and is subject to one Public Estate Brown Field release funding and will appear on the market fairly soon for sale in accordance with the terms and conditions of that funding package. The RIBA 3 report and the Outline planning application will be in support of the sale documentation, to encourage and support potential registered providers to come forward and engage in the deal, RIBA 4 and a detailed planning application would provide too much constraint on a prospective developer. Whilst we wish to guide the developer in the direction of what the town and Cornwall Council would like to see in keeping with the Masterplan and the associated Neighbourhood Development Plan, we do not wish to go too far as to compromise their aspirations on the site.

3. If it is only to include an Outline application, do you expect the current architectural design to remain reasonably unchanged and therefore the tender is ultimately a due diligence process that now includes the other engineering disciplines to enable an application?

We would want the design to reflect the reality of delivery and if something of an architectural nature needs to change then we would be content with that given the right justification.