

Proposed Change of Use and Erection of a Rear First Floor
Extension to Create 2 No. Self-Contained Two Bedroom Flats.

Land at 31 Market Jew Street, Penzance, Cornwall

Design & Access Statement, Heritage Impact Assessment & Flood Risk Assessment

On behalf of:

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Prepared by:



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1.0 Introduction

- 1.1 This Statement has been prepared by Penmellyn Design on behalf of Chris Burge and relates to the property at 31 Market Jew Street, Penzance. It accompanies a full planning application seeking approval for the change of use and new extensions to create 2 self-contained two bedroom flats.
- 1.2 It examines the policy framework and provides an explanation of the design process that has influenced the works associated with the proposals and considers their impact on the application building, the surrounding area and accessibility for potential occupants.
- 1.3 The following documents and plans are submitted to accompany and support the application:-
- 1. Application forms and Certificate (A) under Article 7;**
 - 2. 21/0465-001 – Location Map;**
 - 3. 21/0465-002 - Block Plan as Existing ;**
 - 4. 21/0465-003 – Ground Floor Layout as Existing;**
 - 5. 21/0465-004 – First Floor Layout as Existing;**
 - 6. 21/0465-005 – Second Floor Layout as Existing;**
 - 7. 21/0465-006 – Elevations as Existing;**
 - 8. 21/0465-007 – Block Plan as Proposed;**
 - 9. 21/0465-008 – Ground Floor Layout as Proposed;**
 - 10. 21/0465-009 – First Floor Layout as Proposed;**
 - 11. 21/0465-010 – Second Floor Layout as Proposed, and**
 - 12. 21/0465-011 – Elevations as Proposed.**
- 1.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

2.0 Site Location and Description

- 2.1 The application site lies to the eastern approach to the main shopping thoroughfare and

the historic core of Penzance - Market Jew Street. The property is a mid/late C19th terraced two storey building with more modern single storey elements at the rear. The property is occupied by various class A1 uses including a barbers, beauty salon and hairdressers.

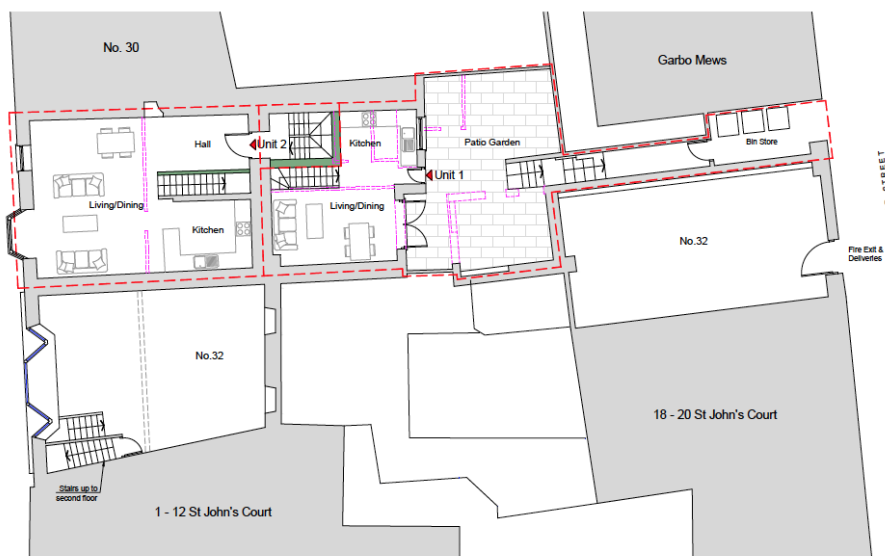
- 2.2 The site rises steeply towards Bread Street at the rear giving a distinct change in floor levels along the length of the building.
- 2.3 The site is situated within Penzance town centre but outside of the prime shopping area. It lies within the Penzance Conservation Area.
- 2.4 The shop premises is a traditional building with stone and granite walls under a slate roof. The more modern elements at the rear are mainly modern in construction under GRP covered flat roofs.



Market Jew Street Elevation

3.0 Proposed Development

3.1 Utilising the existing entrance from Market Jew Street, the 2 floors over the main retail area will be converted to a self-contained flat, (Unit 2), with living areas on the first floor and 2 bedrooms and bathroom facilities on the extended second floor level which utilises the existing roofspace. At the rear of the premises, it is proposed that new first floor extension is constructed to create an additional accommodation for a 2 bedroom flat arranged over 2 levels (Unit 1). Access to Unit 1 will be via the existing entrance off Bread Street and the living areas directly above the shop and bedrooms within the roofspace as illustrated on the layout drawings below.

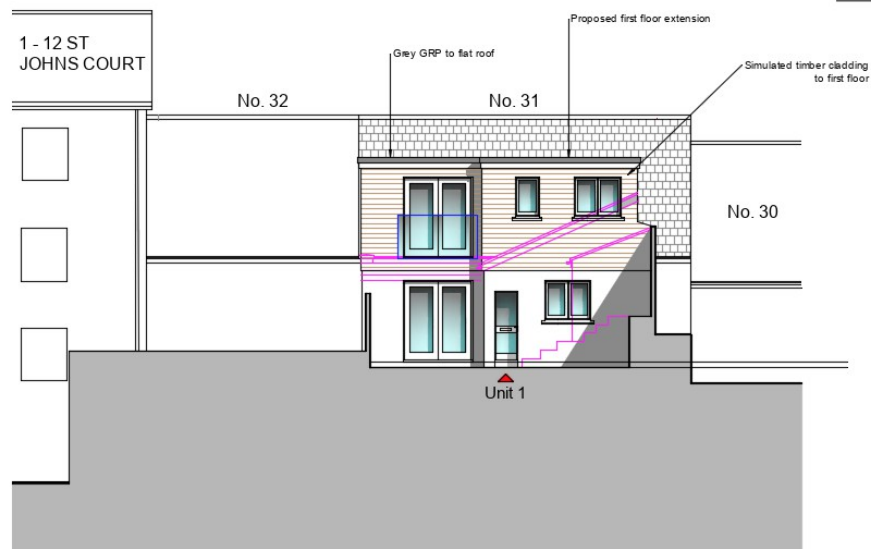


Proposed living areas for the flats.



Proposed bedrooms for the flats.

- 3.2 The proposal is still to provide much needed town centre residential accommodation within the underused spaces in the floors above the shop and external alterations proposed which are sympathetic to the building and the character of the surroundings.



The proposed first floor extension at the rear of the site

4.0 Heritage Impact Assessment (HIA)

- 4.1 This assessment aims to explain and justify the design proposals and to explain their impact on the Heritage Asset which in this case is the designated Conservation Area.
- 4.2 Paragraph 184 of the National Planning Policy Framework states:- “Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”

Method

- 4.3 This assessment includes reference to photographs of the site, and photographs of the buildings within its context.

The Site and Building

- 4.4 The application site comprises a single mid/late C19th, mid terrace 2 storey town house, now a shop, situated in the main retail centre of Penzance. The surrounding area is

characterised by similar traditional two and three storey buildings, arranged in terraces and lining Market Jew Street. The property is not a Listed Building.

- 4.5 To the rear of the application site, facing onto Bread Street, is an enclosed yard with various single storey outbuildings – some of which have been converted for use in conjunction with the beauty therapies operating on the site. The majority of these converted outbuildings are constructed from modern C20th concrete blockwork under flat or sloping roofs.



Entrance to the rear of No. 31 from Bread Street



View into the rear yard of No. 31

4.6 On the principal elevation facing Market Jew Street, the main building has a mix of traditional windows and a traditional style shop front. A small dormer window exits on the roof which lights the attic accommodation.

4.7 The application site is located in the centre of the Penzance conservation area and there is a cluster of Listed Buildings to the north west at Victoria Square.

History of the Heritage Asset

4.8 The C19th application building is relatively nondescript in terms of architecture and as such makes a modest contribution to the overall character of the conservation area.

Character of the Heritage Asset

4.9 The main visual appeal is the front elevation. In this part of the Conservation Area, the prominent view is from the main high street which is a busy shopping centre. The rear elevation is less interesting and largely obscured from public views and as such, the contribution to the character of the building is negligible.

Significance of the Heritage Asset

4.10 This building has been altered and extended over its lifetime and so parts of the building as it stands can be attributed different levels of historical significance. As mentioned earlier,

the front part of the site facing the high street is the most interesting and the contribution it makes to the overall character of the Conservation Area is at best, modest. The rear of the property is less significant given the nature of the structures and their condition. It is considered that the proposals will be of overall benefit to the value of the conservation area.

Impact on the Asset

- 4.11 The proposals affecting the main building facing the high street include the insertion of a traditional style, pitched roof dormer window which will match the existing one. No other alterations are proposed to this elevation. The bulk of the proposals effect the rear of the site and given the limited views, the proposals will have a modest impact on the existing building and the wider conservation area.

Preservation, Enhancement and Mitigation

- 4.12 The proposal seeks to preserve and enhance the Conservation Area by using appropriate materials and detailing.

5.0 Design and Access Statement

- 5.1 The style and materials of the new first floor extension reflects that of surrounding buildings. The proposed flat, low profile of the proposed first floor extension, will ensure that in terms of the wider townscape, the impact will not cause visual harm
- 5.2 Proposed window openings in the new extension facing onto the rear yard will not cause any new opportunities of overlooking. All of the proposed works, together with improvements to the existing building will materially enhance, rather than detract from, the character and appearance of the surrounding area.
- 5.3 The development will fully accord with the relevant parts of the Building Regulations in respect of access for all users. Within the building, the spaces have been designed to allow access for wheelchair users via wide corridors and door openings. The ground floor flat will particularly appeal to disabled residents given the level access afforded.

6.0 Flood Risk Assessment

- 6.1 The site is located within the main urban town centre, an estimated 40 metres above sea level. There are no water courses located within the town centre area or near the application site.
- 6.2 The existing surface water for the existing building is absorbed into the existing combined drainage system. There is no increase to the roof area of the building. There will be no change in these existing drainage arrangements.
- 6.3 All public highways serving the site are provided with surface water drainage and the area is not known to have suffered with localized flooding of public areas due to its elevated position and street drainage.
- 6.4 We do not consider Flood Risk to be an issue in this application.

7.0 Case for the Proposed Development

Principle

- 7.1 Given the sustainable location of the proposed residential units in one of the main towns, the principle of the proposed development should be acknowledged.

Policy Compliant

- 7.2 The main aim of the CLP Policy 3 is to encourage new housing within the main identified towns such as Penzance.
- 7.3 The proposal would preserve the overall character of the main building. The public benefits of the scheme would be the provision of additional residential units within the town centre, which is considered to be a sustainable location. In addition, the proposed development would bring the currently vacant building back into use thereby helping to safeguard its historic fabric and integrity for the future.
- 7.4 The proposed development could result in a density which reflects the surrounding area and therefore clearly constitutes sustainable and acceptable residential development which makes an efficient use of land wholly in accordance with Government policy in the NPPF and Policy 3 and 21 of the CLP.

- 7.5 In light of the above, the proposed development does not conflict with the aims and intentions of Policy 24 of the Cornwall Local Plan Strategic Policies 2010 – 2030, paragraphs 184, 189, and 196 of the National Planning Policy Framework 2019. The proposed development will also accord with the local planning authority's statutory duty under sections 66 (1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 because it would preserve and enhance the character and appearance of the Conservation Area.
- 7.6 The site falls within the Penzance Town Centre Boundary and just within the town's Primary Shopping Area. Policy 4 of the Cornwall Local Plan advises that development will be permitted where it supports the vitality and viability of town centres, investment within them, and maintains and enhances a good and appropriate range of shops, services and community facilities. This is supported by paragraph 85 of the National Planning Policy Framework (NPPF).
- 7.7 The new extension at the rear has been designed so that it will be discreet within the distinctive character of similar rear yards lining Bread Street. The alterations proposed to the elevation facing Market Jew Street will serve to enhance the character of the building and the overall appearance of the street.
- 7.8 In terms of sustainability, there are of course, three elements: economic, social and environmental. In economic terms, the provision of 4 new dwellings will have a positive impact on the well-being of the town centre and the wider community.
- 7.9 It is our view that the proposed development is well related in terms of its location within the town centre and in turn would particularly help to enhance or maintain the vitality of the town.
- 7.10 Socially, and very much in favour of the proposal, the proposed development would bring forward further housing in the town to support local community services.
- 7.11 Environmentally, there will always be an impact from new development. However, the site is well integrated within the town centre and relatively well tucked away. In terms of the effects on the character and appearance of the town, there would be little adverse impact – certainly not enough to outweigh the benefits of the scheme.

7.12 Other environmental issues, such as foul and surface water drainage, are not expected to throw up any matters that should militate against the proposed scheme.

Visual Impact

7.13 The Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72, requires that "in respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

7.14 The Penzance Conservation Appraisal confirms Bread Street is, for the most part, characterised by living up to its traditional back lane status, lined with warehouses and workshops, narrow in places and with no pavement but good granite gutters.

7.15 The design of the proposed extension facing Bread Street is entirely in-keeping with the prevailing character. With regards to the cladding, although it is acknowledged that the main finishes to dwellings within the town are stone, stucco, pebbledash, slate hanging and unusual brickwork, it is considered the use of simulated weatherboard cladding is relatively commonplace in Bread Street.

7.16 The scale of the buildings is no higher than the neighbouring properties. By reason of the layout, design, scale and use of materials, it is considered the proposed development would preserve the historic character and appearance of the conservation area and accords with the local planning authority's statutory duty to preserve or enhance the character and appearance of the Conservation Area.

8.0 Conclusion

Suitability of the Site

8.1 This statement has detailed how the proposals can be adjudged as acceptable in the context of the development plan and other material considerations.

8.2 There is clear and strong support in both the Cornwall Local Plan and the NPPF for new housing in the main towns which will meet the local housing needs and ensure the sustainability of communities within Cornwall.

- 8.3 The NPPF clearly sets out the Government's desire to significantly increase the number of houses built in sustainable locations. Given its service provision and public transport links, this proposal is in a sustainable location.
- 8.4 The NPPF sets out three aspects to sustainable development: economic, social and environmental. In terms of economic benefits, the proposals would make a positive contribution to the local economy during the construction phase. From a social dimension, the proposals would result in a positive, high quality contribution towards the area's housing stock and in terms of the environmental aspect, the proposals would include measures to enhance biodiversity.
- 8.5 The development therefore accords entirely with all relevant policies of the development plan and NPPF and would satisfy the three roles of planning, being of benefit in social, economic and environmental terms.
- 8.6 The development should therefore be approved, having regard to the statutory determination obligation prescribed by Section 38(6) of the Planning and Compulsory Purchase Act 2004, and in accordance with the relevant policies of National Planning Policy Framework 2019 and policies within the Cornwall Local Plan 2010 – 2030.
- 8.7 It is our contention that the proposals would have an acceptable effect on the character and appearance of the Conservation Area. The proposals will therefore accord with Policies 12, 23 and 24 of the CLP and the NPPF.

Transport

- 8.8 There is no parking provided within the proposed scheme. However, the proposed development is located in Penzance Town Centre where there are numerous public transport links and nearby carparks. On balance it is considered the efficient re-use of this building and the provision of four additional apartments should outweigh the lack of parking.