



8 Marine Terrace, Penzance, Cornwall, TR18 4D

Design Access and Heritage Statement

Prepared by HEMCOX Architects

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1.0 INTRODUCTION

1.1 This Statement supports a planning application relating to No.8, Marine Terrace, Penzance TR18 4DL for replacement of the external timber doors, replacement of the boxed bay UPVC windows, all UPVC / timber windows generally and repairing of the roofs.

The proposals will not affect the character and appearance of 8 Marine Terrace, the proposal will also preserve and enhance the character and appearance of the Penzance Conservation Area.

2.0 CHARACTER OF THE AREA

No.8 Marine Terrace is located on the seafront of Penzance, immediately north of the promenade that defines the character of this part of the town. The terrace originally fronted onto the towans that formed the open foreshore, at the time pre-dating the promenade, which was built in 1843.

Marine terrace comprises of unlisted buildings of no particular architectural or historic interest. There is a row of seventeen cottage type properties set between some larger buildings at each end of the terrace, the Marine Hotel at the north eastern end and Nos 18-20 to the south western end, all rendered. The traditional type cottages are also interspersed by two, three storey modern properties at No.13 and No.17 rendered with flat roofs.

The original cottages in the terrace generally have double height bays, are in granite with terracotta ridge tiles, slate roof coverings with white UPVC rainwater goods, fascias, soffits and windows, with differing fenestration. The front boundaries are a mix of walls and fences, all bound together by a granite plinth. The terrace has had extensions, alterations to the properties including the installation of dormer windows and refurbishments. (*see figs 1-3*)

The property is not Listed but is within the Penzance Conservation Area and has Article 4 restrictions.

2.0 PLANNING HISTORY

2.1 There is no recent planning history relating to the application site at No.8 Marine Terrace, Penzance.

2.2 Recent approved planning history for adjacent properties in the street where:

PA19/10191: 12 Marine Terrace for Extension and Alterations.

PA16/02432: Extension, Alterations including installation of dormer windows and refurbishment.

PA13/11163: Conversion and alteration to two existing empty apartments to form single dwelling, to include terrace and balcony on the second floor.

3.0 APPLICATION PROPOSALS

3.1 The works proposed comprise the replacement of the external timber doors, replacement of the boxed bay UPVC windows and all UPVC / timber windows generally and repairing of the roofs.

3.2. The proposed replacement windows and doors will replicate the existing frames; the design and glazing bar profiles to ensure there would be no change to the character or appearance of the property or streetscape and would improve the thermal performance of the house.

3.3 General roof repair: it is proposed to replace the missing and broken roof tiles, cemented hip roof, dressings to the adjoining property, replacement of missing gutters, repair of existing gutters and lead lined valleys all to match existing.

3.4 The existing flat roof with a dilapidated roof light will be replaced with a new flat felt roof.

4.0 SIGNIFICANCE OF HERITAGE ASSETS

4.1 The existing building itself has very little architectural significance except for it being part of the original terrace, although both the property itself and terrace as a whole has been much altered over the years. Any of the proposed changes would have no effect on the Penzance Conservation Area, in accordance with NPPF.

5.0 ASSESSMENT OF THE PROPOSALS

5.1 The relevant considerations are the effect of the proposals on the appearance of the existing building, wider group of buildings and on the character and appearance of the Penzance Conservation Area.

5.2 The detailed elevational drawings indicate that the proposed double-glazing would be slim and elegantly proportioned (to match the existing), and would not represent a significant visual change from the existing.

5.3 It is respectfully asserted that the materials and design would not harm the overall character and appearance by the replacement and would have no impact on the conservation area.

6.0 HISTORIC CONCLUSION

6.1 The National Planning Policy Framework requires harm to be weighed against the public benefit of the proposals. In this case the benefit of the proposed works has been set out above. The harm identified is considered to

be less than substantial and as part of the balancing of these considerations special regard has been given to the desirability of preserving historic buildings and their settings. Overall for these reasons it is concluded that the likely impact on the historic environment would not justify refusal of this application in this respect. It is therefore considered that on balance the proposal is acceptable in respect of the historic environment. In coming to this view special regard has been had to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.0 CONCLUSION

We consider this application as an opportunity to replace existing windows and doors, repair the existing roofing and rainwater goods like for like in a sustainable way, which would not be detrimental to the locality and character of Marine Terrace and the Penzance Conservation Area in any way.



Fig 1. View looking north east at the central terrace area showing the different fenestrations



Fig 2. View looking north east showing parts of the original terrace with the modern interventions



Fig 3. View looking north showing the larger end of terrace to the south west