**Design and Access Statement including Heritage Assessment**

**In support of a planning application in a conservation area concerning 4 SOUTH TERRACE Penzance. TR18 4DP**

June 2021

**Application Information**

* Applicants: Proffessor Ruth Towse
* Agent: Robert Boardman of Penzance Planning/PZ Plans

**Title of Application**

Planning permission is sought for a change of use namely to return Number 4 South Street Penzance back into a single dwelling from being 2 Holiday Flats.

**Introduction -The Aim of a Heritage Statement and Impact Assessment**

4 South Terrace lies within a street of largely traditional single fronted properties occupying a prominent position on the Penzance Promenade. Number 4 is one of a two houses along the terrace with an Art Deco design made of three storeys and features a second floor balcony ,with white rendering and black painted aluminium framed windows. The street lies in the Penzance conservation area

The proposal involves no external alterations and very few internal alterations to return the property back into its original single dwelling status.

The Heritage Statement's purpose is to focus on providing ‘significance’ and ‘description information’ for those components of the building which are to be impacted, with appropriate justification and mitigation.'Significance' is defined as the sum of the building's architectural, artistic, historical and archaeological interest.

The Impact Assessment of the proposed work explains the impacts of the proposals, and comments upon them in terms of the changes to the significance of the feature concerned.

Because no changes will be proposed to the external elevations of the building there is no impact on the building or surroundings . The application to convert from a single dwelling into 2 flats was undertaken during 2009 09-1318-P.

This application to return it back to its original use as a single dwelling will reduce the ‘comings and goings’ of Holiday use accommodation and also mean that the house is used 360 days of the year which helps the sustainability of the community .

The proposal accords with the relevant policies and preserves the conservation area .There are no adverse impacts on neighbouring properties and no other material consideration which would warrant refusal

The current surface water is drained to the sewers via the existing drainage.There is a surface drain also in the garden courtyard which drains away surface water that collects .

The Design of the proposals involves no internal changes nor external changes .It is simply to reinstate the title of the property back to a single dwelling.

There are no changes to the access to the property required .

Flood risk is high but this application involves no increase in flood risk .