



Lanust House, North Row, St Just TR19 7LB
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DESIGN AND ACCESS STATEMENT

Flat 2, 1 Clarence Place

Introduction

This application is for the conversion of the garage to the rear of the flat to an annexe for use as holiday let and additional accommodation. We do not propose to separate the garage from the flat so that it may be sold separately. The proposals do not seek to expand the footprint of the flat or building.

The Proposals

The proposals consist of the following:

- Convert use of garage to holiday and private guest accommodation.
- Raise the roof of the existing building by 905mm.
- Replace timber balustrades with simple & contemporary galvanised steel.
- Replace garage door with fixed panel doors to mimic garage & annex doors along Windsor Place.

Planning History

Planning permission was granted in October 1971 to divide 1 Clarence Place into two flats and erect two garages to the rear. It appears only one garage was built. Planning Reference W1/71/P/34624

There are no records of any more recent planning applications or decision notices either flat at 1 Clarence Place.

Planning Constraints

1 Clarence Place forms part of a terrace of Regency Houses (nos. 1 - 6) that are Grade II Listed (Historic England Entry List 1327489).

The building is situated in the Penzance Conservation Area.

Heritage Impact Assessment

The Heritage England Listing for nos. 1 -6 Clarence Place reads as follows:

'C19, Regency row of larger houses. Stucco. One string course, recessed architraves, scribed pilasters, parapets and cornices to Nos1, 4, 5 and 6. 2 hipped dormers each. 2 storeys and semi-basements and attics. Each 3 windows, No 6 has 2 splayed windows on ground floor. Entrance porches, open, Tuscan columns and entablatures. Wide weep of communal grass in front of houses. Nos 1 to 6 (consec) and Clarence Cottage form a good group together with Clarence Terrace.'

The 19th Century saw the population of Penzance swell from 2,248 to 3,843 by 1861. This growth in population was largely down to the success of Penzance as a harbour and trading town, as well as the increase in mining activity fuelled on by the invention of steam-powered pumps. This building affluence saw the construction of high quality Regency terraces to house the wealthy merchants and tourists who sought out Penzance in that era. Clarence Place is one such example of the high quality of architecture constructed during that time which notably included the construction of other significant buildings in Penzance such as the Prince's Theatre (Now the Union Hotel and Penzance Masonic Centre) and the Egyptian House on Chapel Street. This period also included extension to the pier and the development of the original foundry located by the dry dock on the waterfront. As a result the development at Clarence Place has to be seen in a wider context as a reminder of the success of Penzance during the Regency Period and forms part of the urban monument to this era in Penzance's history.

While no.1 Clarence Place is currently divided into two flats, with the modern concrete-block garage extension to the rear, this will not have been its original form. Previously it would have been a double-fronted single dwelling with a typical upstairs-downstairs arrangement of rooms. Flat 2 is accessed through the front door on Clarence Place where there is allocated parking. It sits on the first, second and third floors which are accessed via a private staircase. From the first floor, the roof terrace (on top of the garage) is accessed through a modern PVC back door. A modern timber staircase forms the right of way passage to Windsor Place through Flat 1's garden.

The gardens of 1-6 increase in length as one progresses along the terrace. Nos 5&6 have buildings which could be the original stable blocks at the bottom of the gardens. Nos. 1 - 4 have more modern buildings. There is currently a mixed range of use, from further accommodation to sheds and garages, none which contribute greatly to the heritage status of the terrace.

The garage to no.1 is constructed from concrete blockwork and rendered to the side with timber cladding to the front. There is timber trellising to the roof terrace. By itself the garage is not considered to be of any architectural or heritage value. The proposal does not propose to replace the key cladding materials, only to replace the timber trellising with steel and to raise the roof to provide a level exit from flat 2. The height of the garage will not exceed the immediate neighbour.

As the footprint of the garage and access stair is not increased either, this proposal does not detract from the heritage features of 1 Clarence Place. The remodelling of the garage provides the opportunity to improve the quality of the finish of the modern garage, in turn prolonging its lifespan and conserving the building for future use.

Sustainability

Measures taken as part of these works are:

- Source materials sustainably
- Insulate all new walls and roofs
- Increase insulation and air-tightness to existing construction
- Install insulating aluminium composite windows to the new extensions

Design

The design does not vary greatly from the current arrangement. The 'doors' are designed to mimic a garage door and simple, high level windows let light in. The proposal is to re-render the garden elevation of the garage and replace the wooden cladding at the front with a naturally weathering cedar or larch. The lightweight steel balustrade lessens the impact of the 905mm increase in height and gives a clean contemporary finish to the annex. The roof terrace will be stone tiled to provide a lasting finish that should stand the test of time. The internal area of the garage is such that it would not lend itself to serve as a permanent residence. Therefore this application is for the purpose of holiday let accommodation and ancillary accommodation to Flat 2, 1 Clarence Place.

Access

These proposals include maintaining the Right-of-Way access for Flat 2 residents through the Rear garden of Flat 1.

The access to the annex is on foot via Windsor Place and no parking will be advertised for the annex due to its town centre location. The annex is easily accessed on foot by bus and train. There will be no direct access from Flat 2 to the annex.

Parking for flat 2 will not be compromised; there is currently allocated parking to the front of the property. The garage is currently unused and vacant so there will be no loss of parking.

Conclusion

The proposal is proportionate to the size of the site and the surrounding and neighbouring buildings. It does not take away existing housing or parking from Penzance and the local community. The materials are of high quality and do not vary greatly from the current finishes. The height increase is not substantial and is dwarfed by the neighbouring extension. Due to the orientation of the garden there will be no loss of light to the neighbouring dwellings. It is therefore considered that this proposal does not contravene any current planning policies and ultimately makes an unused space useful again.