

Town & Country Planning
(Development Management Procedure) (England) Order 2010

Design and Access Statement

Fountain Court, Penzance TR18 2PT

Installation of a mobility scooter store disabled facility
to house 12no. mobility scooters

1. **Foreword**

1. This statement is prepared under the requirements of article 6 of The Town & Country Planning (Development Management Procedure) (England) Order 2010). The requirements are applied as appropriate to this development proposal and may not incorporate all the elements if they are not applicable.

2. **Introduction**

1. This planning application is submitted for the installation of a mobility scooter storage unit to house 12no. mobility scooters at this property; Fountain Court, Penzance TR18 2PT.
2. Residents in these sheltered accommodation properties use mobility scooters which are currently stored in an existing store attached to the building which has been served notice by Cornwall Fire and Rescue to be removed and replaced with a standalone store.
3. This application seeks to address this urgent need with the provision of a secure mobility scooter store which is aesthetically pleasing and compact, and installed in convenient and safe location for the benefit of the residents.

3. **Land Use**

1. The land identified for the store is the existing scooter store
2. It is proposed that the existing concrete base be extended to 6360mm x 4455mm to site the proposed store.

4. **Layout, Scale, Appearance and Access**

1. There is one mobility scooter store, housing 12no. mobility scooters, measuring 6150mm (l) x 4250mm (w) x 2370mm (h).
2. Designed with good aesthetics in mind, the storage unit has a flat roof profile. It has a robust galvanised steel frame (silver), with steel panel cladding (anthracite grey finish) and a fireboard MgO core internal liner. The door is full height and clad to match.

3. The location of the store will not obstruct any existing walkways or designated emergency access routes.

5. **Heritage Statement**

1. This proposal lies within the Lescudjack and the 'Battlefields' conservation area and the area is mentioned in the Penzance Conservation Area Appraisal:

St Clare Street - This is one of the gateway routes into Penzance and starts outside the Conservation Area as leafy and spacious with the cemetery and cricket ground on one side and Council Offices at St Clare's House on the other.

There is an abrupt change of scale to the inter-war row that curves around to face the flats and address the corner – dwarfed by the flats and by the treatment to the roundabout – the result is an ungainly space and little townscape.

In the Conservation Area on the south-west side are remains of old terraces many with evidence of former shopfronts – all two storey and rendered. Windsor Terrace is tucked away behind the row, a surprising find of an intimate and secluded area so near to the noisy St Clare Street, consisting of very simple two storey granite/some painted cottages, no pavements but granite setts, mews and alleys, lots of texture and materials.

Distinctive buildings in this area - the red brick Hanwarr's shop building and also the rendered Fountain Tavern, which is a focal point, relating to the previous street pattern. Adjacent is Bullock Market Terrace, an incredibly secluded enclave of two storey cottages with workshops/mews behind, well screened by a high hedge and the wall to the cattle market but setting marred by deeply unattractive car park/garage area and the overbearing block of flats.

2. The proposed store would be replacing the existing unsightly and unsafe yellow store with a larger, safer more attractive store, that is still screened from the main highway by the block of flats and certainly in-keeping with the general feel of the area.

6. **Conclusions**

1. This proposal will mean LiveWest can satisfy the requirements of any fire risk assessments and improve amenities for their residents.
2. The design, location and setting have been developed to eliminate any adverse impact on the amenities of nearby residential users.
3. For these reasons it is requested that planning permission is granted.