

Design and Access Statement including Heritage Assessment

IN SUPPORT OF A PLANNING APPLICATION IN A CONSERVATION AREA CONCERNING THE FISH AND CHIP SHOP IN MARAZION W END, MARAZION TR17 0EF

12 Jan 2022

Application Information

- Applicants: Mr Clive Thompson
- Agent: Robert Boardman of Penzance Planning/PZ Plans

Title of Application

Planning permission is sought for amendments to the front Elevation and one of the side elevations.

Introduction -The Aim of a Heritage Statement and Impact Assessment

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' being 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

The Marazion Fish and Chip shop and apartment, lies within a street of largely traditional single fronted properties made with a simple but sympathetic architecture of rendered masonry with simple unadorned sash or casement windows.

The Proposals are highly significant .This is because the building occupies a prominent position on the Main Road through the town and can be seen from the main beaches and from the sea. The street also lies in the Penzance conservation area but it is not a listed building.

The building is also the home to the owner's family in the flat above. The front of the Building has a rather gaudy' fake 'mock Tudor attachment of timbers drilled to the original rendered block work which does not sit comfortably with any of the other buildings in Marazion or in fact the whole of Cornwall. The cost of keeping the timbers and render painted is high and as a prominent building in this area this is a cause for concern for the future.

The front elevation windows are awkward because the bay windows have small side lights that are facing into the walls of the elevation and so offer no light and cause great maintenance problems and also look out of place in this location.

The proposals description

1. Replacement of the existing front elevation windows with top quality white upvc windows to match the other windows on the side elevations.
2. To remove the Tudor aesthetic that does not knit into the rest of the locations architecture and to replace it with a similar appearance to the architecture of Marazion, St Ives and Falmouth and other areas near the sea.

The cladding is proposed to be maintenance free timber cladding made by cladco decking- a top quality composite material .The owner would like it to be black or White but prefers black as it is more in keeping with the maritime fishing atmosphere.

So in conclusion the proposals will be highly significant but the impact of the proposals will be very positive and an improvement to the town and improve the appearance of the existing building .There are currently no features of special architectural or historic interest which it possesses that need to be preserved .The 'Tudor' look is a mere 'wallpaper' and has no integrity in terms of why it looks like it does. It is not constructed from a traditional Tudor timber frame and rendered infilled Hose hair of brick and looks completely out of place and 'applied'. It does not fit the spirit of its site.

With reference to the residential amenities of the occupiers of the neighbouring properties, due to the nature of the proposed works, the proposal is not considered to raise any issues of concern beyond that existing by way of overbearing, overlooking, or loss of light.

Many Thanks

Robert Boardman