

**HERITAGE DESIGN STATEMENT
IN SUPPORT OF PLANNING APPLICATION CONCERNING THE NOOK , PARADE STREET,
PENZANCE. TR18 4BU**

SEPTEMBER 2023

PLANNING APPLICATION TYPE= **FULL PLANNING APPLICATION AS NEW RESIDENTIAL UNITS
BEING PROPOSED IN CONVERSION**

1. Application Information

- Applicants: Mr and Mrs Blackburn
- Agent: Robert Boardman PZ Plans
- The location is at the joining of Parade street and Victoria place within the Penzance conservation area.
- This property is not listed although it looks out to the south east onto Grade 2 Listed properties at South Parade, although trees shield the view and Parade street also separates the properties

2. Title of Application

The proposal seeks to gain Town planning permission for the sub-division of an existing one bedroom house into a one bedroom cottage and two one bedroom flats all self contained with their own separate entrance.

3. Introduction –AIM OF THE HERITAGE DESIGN STATEMENT

To support the included planning application drawings and explain the reasons for the proposed changes to the existing building and the impact in regards to planning considerations



Existing Front Entrance -
North East Elevation



Existing
south east Elevation

Any Significant features?

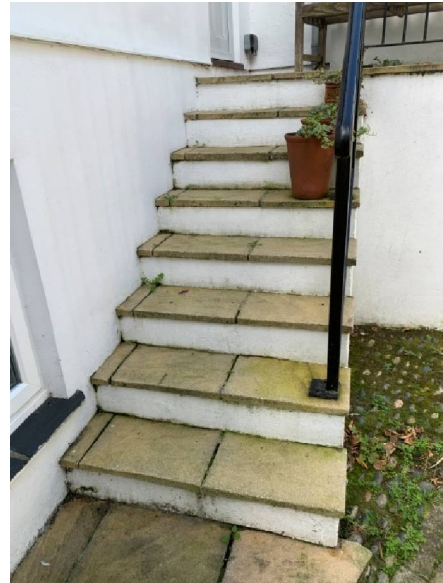
There are very few distinguishing features of significance. The materials are typical for the area namely Granite walls and White painted timber Sash windows and a Slate roof. The exposed lintels are concrete. There are no heritage assets of note but the building has a charm and is of a human scale and fits in with the local vernacular. External changes are few and the Existing Elevations are largely being left unaltered.

The existing buildings use

The existing building is used as a single residential unit which is now proving unsuitable for the applicant. The applicant has lived here for over 30 years and more suitable accommodation is now urgently required and the proposed idea is to convert this building into three separate residential units and put these up for sale to provide funds to acquire a home with special facilities suited to its occupant.

The conversion would create one cottage with a ground and first floor with its own internal staircase off the kitchen leading up to a bedroom and bathroom.

The main section of the building will be converted into two self-contained Flats, one on the ground floor and one on the first floor. Few external changes are proposed but a new first floor entrance for Flat two is proposed which involves an external staircase arriving above the existing Toilets flat roof as shown in the plans. A similar arrangement is shown below at number 1 Victoria Place



The conversion would involve various internal alterations. Each unit of accommodation would have one bedroom. There is no allocated parking space but the location of this building is very central and so the proposed occupants will have easy access to all the towns facilities for amenity use and also access to public transport. There are also many car parks very near to the building.

It is recognised that the conversion of the existing building would help to safeguard its future. The conversion would provide an opportunity to ensure that the fabric of the building was maintained and repaired, where necessary, and occupation for residential purposes would give rise to the building being heated and maintained. And provide urgent local Housing for single people or couples.

The entrance to the proposed Cottage will use its existing Entrance which is off its own little courtyard. The entrance to the proposed flats are self contained, one being off Victoria Place and one being off Parade street. Please see drawings.

There are no extensions or dormer windows proposed and no window replacements. It is proposed to add some roof windows as shown and also some solar panels to help reduce energy costs and to be more sustainable. The conversion will also give an opportunity to increase the insulation standards of the building and bring it up to current building regulation standards.

The proposals may also include replacing the existing roof with at least new slates. The roof height and form will not alter though but internally the roof may be more vaulted with rooflights.

The overall principle for all the work proposed to this building is that it should be repaired in a like-for-like manner, using traditional methods and materials and with careful attention to detail and workmanship. The aim is to enhance the original assets, and to remove only those features that are no longer required which have no significance and which currently diminish the historic and aesthetic value of the property.

The Cottage

The Cottage will occupy what is at the moment a rather underused large entrance with a small kitchen and space to access the workshop is beyond. The entrance to the workshop

(which is proposed Flat One) is to be blocked up and new kitchen and bathroom is to be proposed which will use the space much better and bring it up to modern standards. The existing staircase for the whole building will be kept but now only serve this new home from now on to be referred to as 'Nook Cottage', The staircase will lead to the bedroom which will have a bed that folds up into the wall and serves as a living room too and a bathroom off this space will mean this forms a self contained home.

Flat One

The existing ground floor of the main section of the building is a large open space used as a workshop and store for the current occupant. There is a toilet off to one side which forms the flat roof part of the building one sees along Victoria Place.

There is already access into this space via a large garage door opening and this is to be changed to a single external front door with a Timber Frame and cladding exterior as shown on the drawings. The exact layout of the space is not yet decided exactly but there is a plan shown which shows a single bedroom and bathroom and a flowing large living space that trends with modern living styles. The existing windows are in good condition and are timber sash and there are no plans to alter these. They provide fire egress if required too. Semi Private outside seating is possible as the applicant owns the strip of land outside the garage entrance where a granite seating area already exists.

Flat two

This is to be located on the existing first floor and will benefit from the existing beautiful full length French windows and proposed roof lights. Again only one bedroom is planned and an open plan living arrangement is proposed. The flat will be self contained and the existing access from the existing staircase will be blocked up. The entrance to this flat will be off an attractive terrace that is formed over the existing ground floor toilet roof. Access via a staircase as shown will mirror the entrance at Number one Victoria Place and will also have a bench like this property to enjoy some outdoor semi private space.

DISABLED ACCESS

There is no requirement under the building regulations regarding conversion of an existing single dwelling into flats that already has no provision for disabled access to provide access in the proposed design.

PARKING

There is no parking at the existing property and none is proposed for the flats. There will be no changes to any turning circles or any change to the existing road or parking layout. There is no land available as no external land is owned by the applicant and no parking has ever existed at this property as it is right in the very centre of Penzance and benefits from public transport and access to all the amenities of Penzance, its parks Library and shops and easy access into the Hospitals and Colleges and Schools etc.

CRITICAL DRAINAGE STATEMENT

Please see relevant form sent with planning application. But no changes will be made to the existing situation as no new building just conversion with no extensions. No increased risk in Flooding

In conclusion this proposal of two extra living units lies at a sustainable location in an area characterised by residential development but is also very close to the centre of Penzance Towns amenities. There are very little external alterations and any that are proposed will

only improve the existing street scene .I commend this proposal to the Community for support and approval.

Robert Boardman
Pz Plans
11/09/2023