

Appendix E – Design and Access Statement (Phase 2 application)

10 Parade Street – Music Centre, refurbishment of ground floor and change of use

Design and Access Statement

Client; MusicAbility Foundation

January 2023

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[Doc no; 2 052 musicability](#)



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Introduction



Fig. 1 photograph from North East



Fig. 2 photograph of main entrance



Fig. 3 photograph from South West

This document includes information in support of a change of use and listed building consent at 10 Parade Street, Penzance.

Existing drawings

- 052 01 001 site location
- 052 01 002 existing site and roof plan
- 052 01 003 existing basement plan
- 052 01 003 existing ground floor plan
- 052 01 002 existing first floor plan
- 052 01 00 existing elevations

Proposed drawings

- 052 03 003 proposed basement plan
- 052 03 004 proposed ground floor plan
- 052 03 005 proposed first floor plan
- 052 03 006 proposed elevations

Supporting documentation

- Heritage Statement
- Acoustic Report
- Expo document – long term strategy

This document should be read with the accompanying information and drawings which provide a full story of MusicAbility's long term aspirations.

Proposals

The Trustees of MusicAbility Foundation, as custodians of this important Penzance building, are committed to both restoring the building to give it a new lease of life as a public building for the 21st century and to expanding the current floorplan to enable the addition of modern services (lift, toilets and heating/ventilation system) while considering the fabric of the original building. They aim to achieve this through a phased approach.

This application relates to Phase 2 the creation of music therapy educational spaces on the ground floor. Renovation, reconfiguration and change of use of the existing officers on the ground floor at 10 Parade Street and application for Change of Use for the whole building as set out on the application form.

Introduction

Planning Policy Context

10 Parade Street is a Grade II listed building within the Conservation area of Penzance.

- Listing detail; 'Early 19th Century Rubble, 2 storey, 3 sashes each side. Side elevation has windows in round headed recesses. Front has a Gothic (chinoise) doorway with clustered columns, supporting a pagoda roof in round headed recess. Gothic panelled door. Overhanging eaves. Slate hipped roof.'

The proposals are consistent with the objectives and principles of sustainable development as set out in the NPPF, in particular; 2. Achieving sustainable development, particularly; Presumption in favour of sustainable development. It also meets with 11. Making effective use of land 16. Conserving and enhancing the historic environment.

The application meets the requirements of the local plan; Policy 1 (Presumption in favour of sustainable development), Policy 2 (key targets and spatial strategy), Policy 12 (design), Policy 13 (development standards), Policy 21; (best use of land and existing buildings) & Policy 27 (transport and accessibility).

Justification for Development

MusicAbility are currently on a phased journey to renovate and extend 10 Parade Street one of Penzance's finest historic buildings to create a purpose designed Music Centre in the heart of Penzance. Working in Partnership with the Architectural Heritage Fund the charitable foundation aims to bring 10 Parade Street back to life over the next 5 years, through a phased approach, ultimately extending the building to create music therapy facilities, performance area and work spaces.

They are in the feasibility stages of the project. The extensive feasibility study will consider all aspects of the development, which are briefly discussed within the design statement.

This application deals with phase 2 of the project;

Phase 2. The next stage is to create a second music therapy space on the ground floor to allow level access for wheelchair users and clients with mobility needs

Existing Site

Introduction & Context

The site is situated on Parade Street within the Conservation area of Penzance. The building is grade II listed and has a rich heritage history.

Existing buildings & adjacent Sites

The building at 10 Parade Street was built around 1825-28. Known as Commercial Buildings it was erected through the initiative of active members of the Commercial News Room and accommodated a Library, the Savings Bank and the News Room itself. It has had numerous uses over its nearly 200 year history recently being used as offices including the beautiful 'Reading room' as a call centre and a gym!

The building is located in the heart of Penzance with a variety of building in the vicinity. See the constraints plan on the next page.

Architectural Typography

10 Parade Street is a Grade II listed building set within the Penzance Conservation Area. It is a fine historic granite, once civic building which in the past was integral to the everyday lives of the upper and professional classes of the town. The building has three simple principle facades with large sash windows. The main frontage has a wonderful regency porch, which is part of the listing.

History

We have discovered little surviving information about the fine granite and 'rubble' building at 10 Parade Street. While many buildings in Penzance have been reasonably well documented and photographed, searches at Kresen Kernow and in the extensive Penlee House collections have uncovered no early drawings or photos of the building.

A search of documents at Morrab Library has uncovered some interesting but often conflicting information, partly confused due to changes in building and street names – Parade Street was once South Parade Street and no. 10 has been known under several different names; Parade Chamber, Commercial Buildings.

Historical Facts

- Penzance was in its boom years, with tin mining providing a major injection of funds that enabled a rapid expansion of the town. Miners' hard work made wealth for many, and the growing industrial infrastructure necessitated financial services – the Savings Bank was situated at 10 Parade Street. With a growing worldliness came the need for public access to learning and books, housed in the library upstairs.
- The Savings Bank, established in 1818, occupied the building from its construction until at least 1878 and possibly beyond and the 1841 Borough of Penzance map actually names the building at 10 Parade Street as the Savings Bank. However, the name 'Commercial Buildings' was still in use in 1890, when local authority meetings were being held there.
- Its large first floor room was designed as the first permanent home of the library (now known as Morrab Library) – one of at least three libraries in Penzance at that time. It housed an important collection of books, including the libraries of the Royal Cornwall Geological Society and the Cornwall Agricultural Society.
- The library remained at 10 Parade Street until moving to the newly built Public Buildings (St John's Hall) in 1869, and then to its current home at Morrab House in 1889. The Library was fitted with a gallery, which together with cornices, shelves and removal charges, cost nearly £100, a substantial part of the £850 build fee. At the time of its completion Commercial Buildings was probably the largest secular building in Penzance and was an impressive testament to the town's growing prosperity. This was ten years before the roofline of the Market Building and St. Mary's Church came to dominate the Penzance skyline and 40 years before St. John's Hall was built.



Fig. 4 site location plan

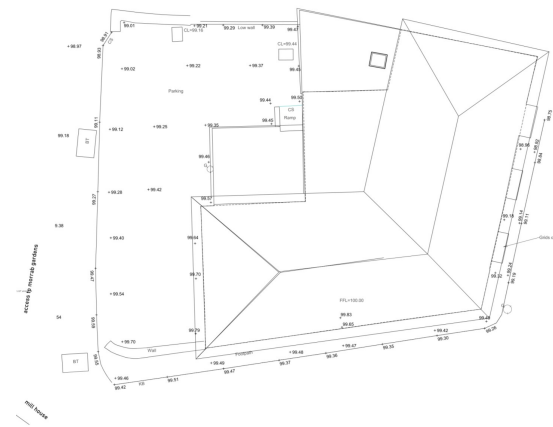


Fig. 5 site & roof plan



Existing Site



Fig. 6 parking area



Fig. 7 main entrance



Fig. 8 access to the ground floor kitchenette

- In 1884 G C Boase remembered the Commercial News Room, a “tradesmen’s news-room... a fine large room with a good supply of papers” existing at Commercial Buildings. This newsroom, which was dissolved under acrimonious circumstances in the 1840s, is likely to have been a fore-runner of the Penzance Institute, which appears in directories for 1856 and 1878. The Institute (not to be confused with its rival the Penzance Institution) seems to have had some informal links with the Penzance/Morrab Library.
- The Penzance Shipping Company, formed in 1808, had offices upstairs, on the same floor as the Penzance Library. In 1839 the company owned 9 of the 83 vessels of above 15 tons registered in the port of Penzance. It had secured nearly all the carrying trade between Penzance and London and Bristol with just one vessel engaged in foreign trade.
- The building is now in a slightly sorry state, but not too far decayed to be rescued. Thankfully some original features have survived including the Library’s original ceiling and rose, the balcony, doors and door surrounds and various other period architectural details.

Existing access points

The site has several parking spaces and access into the building either through the stepped main entrance on Parade Street or a stepped side entrance into a ‘kitchenette’ for the offices on the ground floor. There is no access available into the building for any visitors with mobility issues.

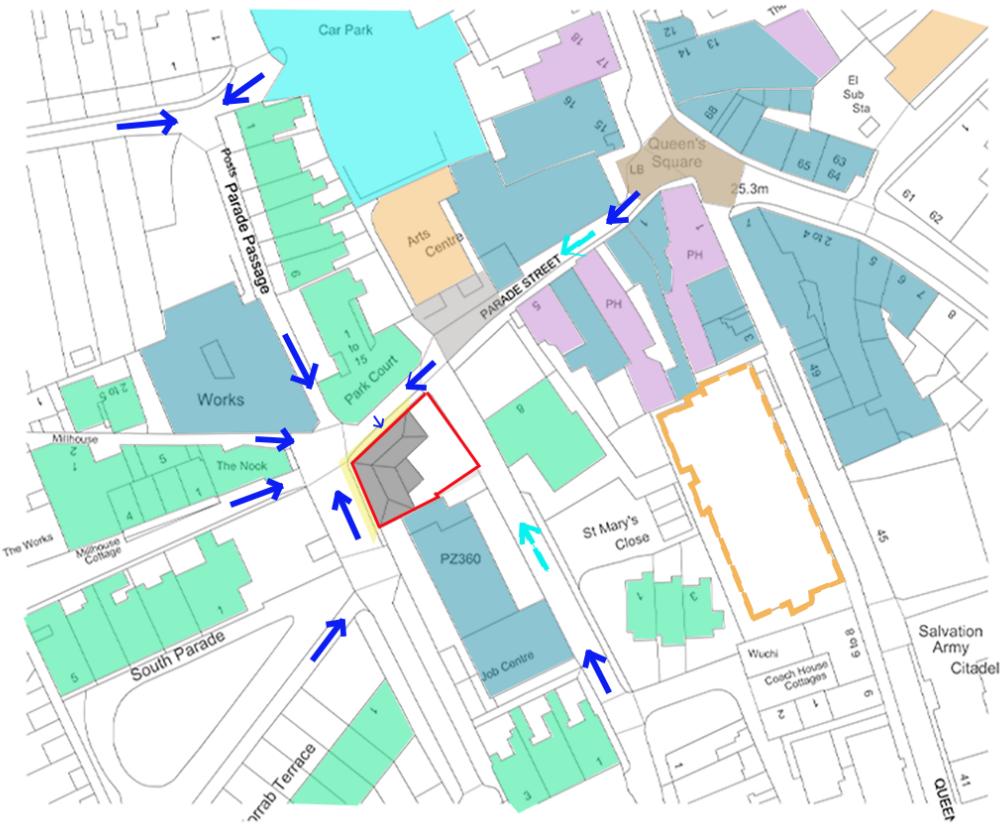


Fig. 9 constraints site plan



- Located in the heart of Penzance
- Within close proximity to the principle town centre streets - Chapel and Market Jew Streets
- The building is grade II listed
- Built in the mid 19th century it played an important part in the town's commercial and civic life.
- Most recently a commercial property
- The building sits at a busy intersection, but with few vehicles using the narrow lanes.
- The pedestrian routes around the building are used by hundreds of people a day as their preferred route when walking or cycling from the town centre to the residential areas on the south west of the town.

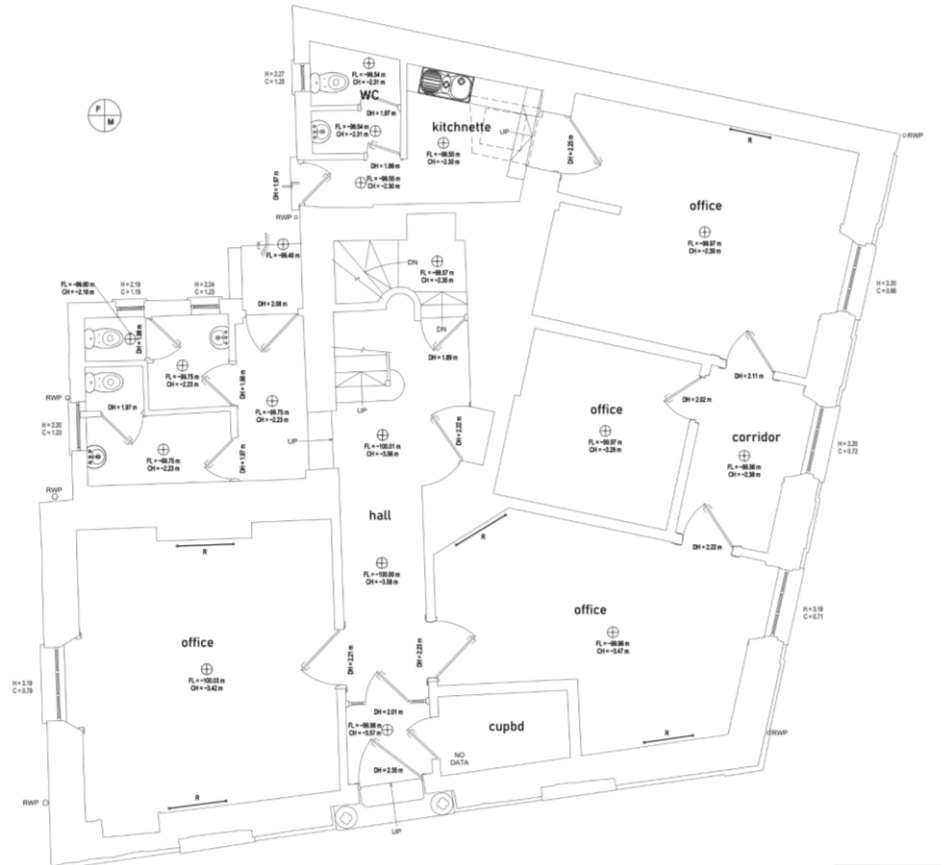


Fig. 10 existing site roof plan and photographs around the site

Existing Floor plans



BASEMENT FLOOR PLAN

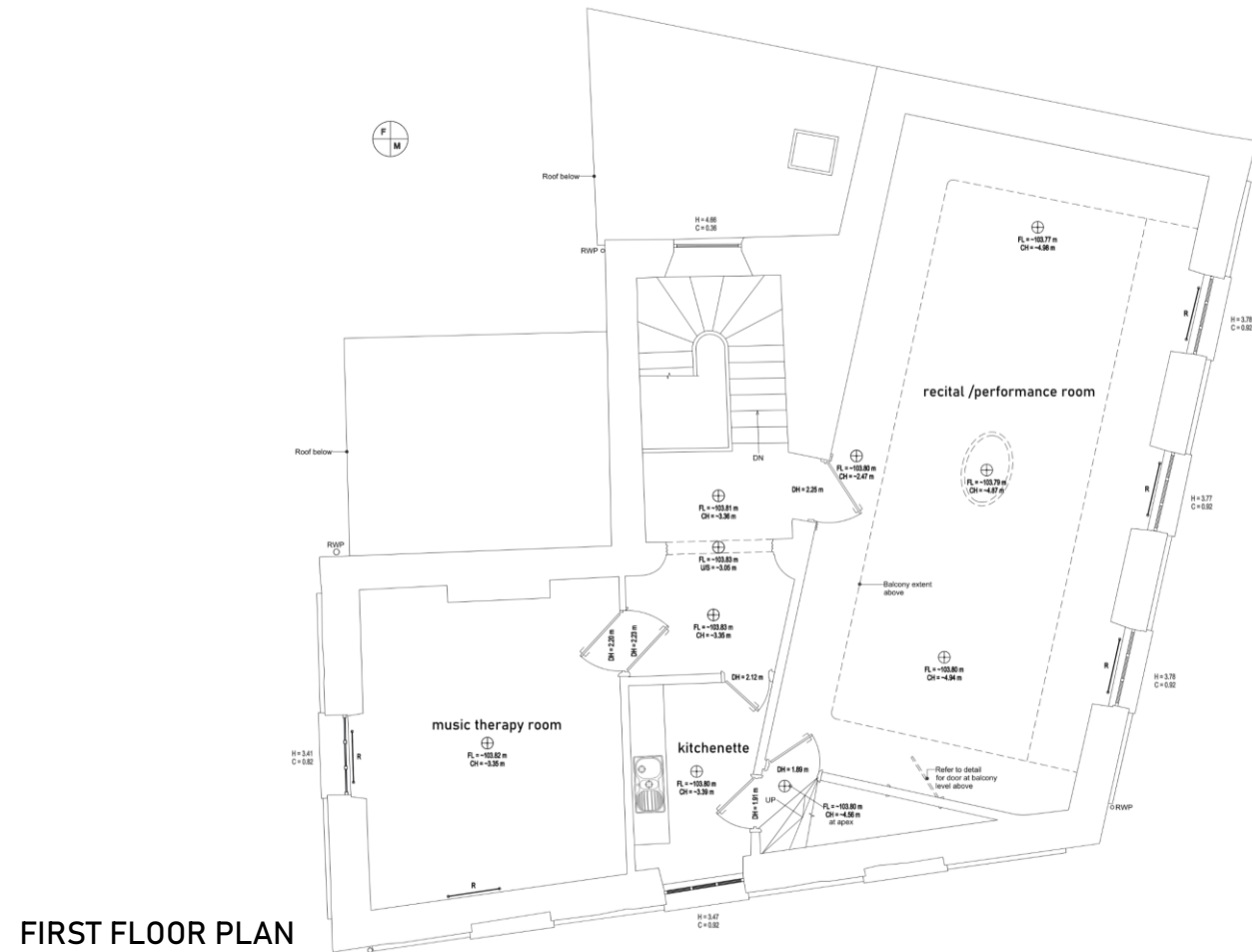


GROUND FLOOR PLAN

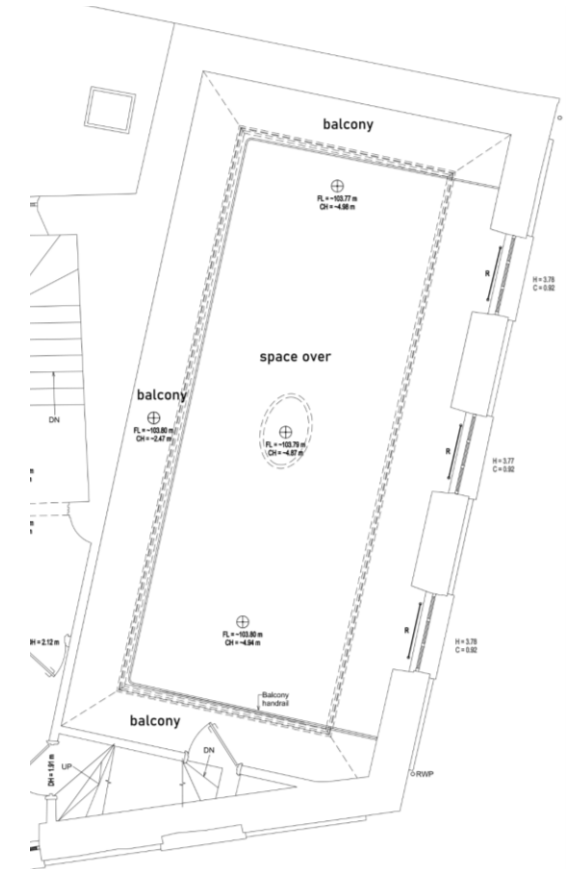


Fig. 11 existing floor plans and photographs of the ground floor

Existing Floor plans



FIRST FLOOR PLAN



BALCONY FLOOR PLAN



Fig. 12 existing floor plans and photographs of the first floor

Design Statement

Brief

Long term strategy

MusicAbility are currently on a phased journey to renovate and extend 10 Parade Street one of Penzance finest historic buildings to create a purpose designed Music Centre in the heart of Penzance.

Working in Partnership with the Architectural Heritage Fund the charitable foundation aims to bring 10 Parade Street back to life over the next 5 years, through a phased approach, ultimately extending the building to create music therapy facilities, performance area and work spaces.

They are in the feasibility stages of the project. The extensive feasibility study will consider all aspects of the development;

- Restoration of the building to its former glory
- Extending to provide further benefits to the local community, including a new public facing entrance and enable access for all
- How the new spaces will interact and relate to the existing
- Having spaces that can be let for teaching and other uses which will help with running costs and maintenance.
- Integration of modern sustainable solutions to heating, ventilation, power and acoustics

The phased approached will be;

- Phase 1 was the creation of a well-equipped and dedicated music therapy room to meet the needs of individuals and families, working closely with local schools, social care and mental health services
- Phase 2. The next stage is to create a second music therapy space on the ground floor to allow level access for wheelchair users and clients with mobility needs
- The destination is Phase 3 - a full refurbishment of all floors of the existing building and to extend to create a vibrant exciting entrance and facilities which celebrates music through complimentary, contemporary architecture. The Charity will bring the building back to life as a resource for local people.

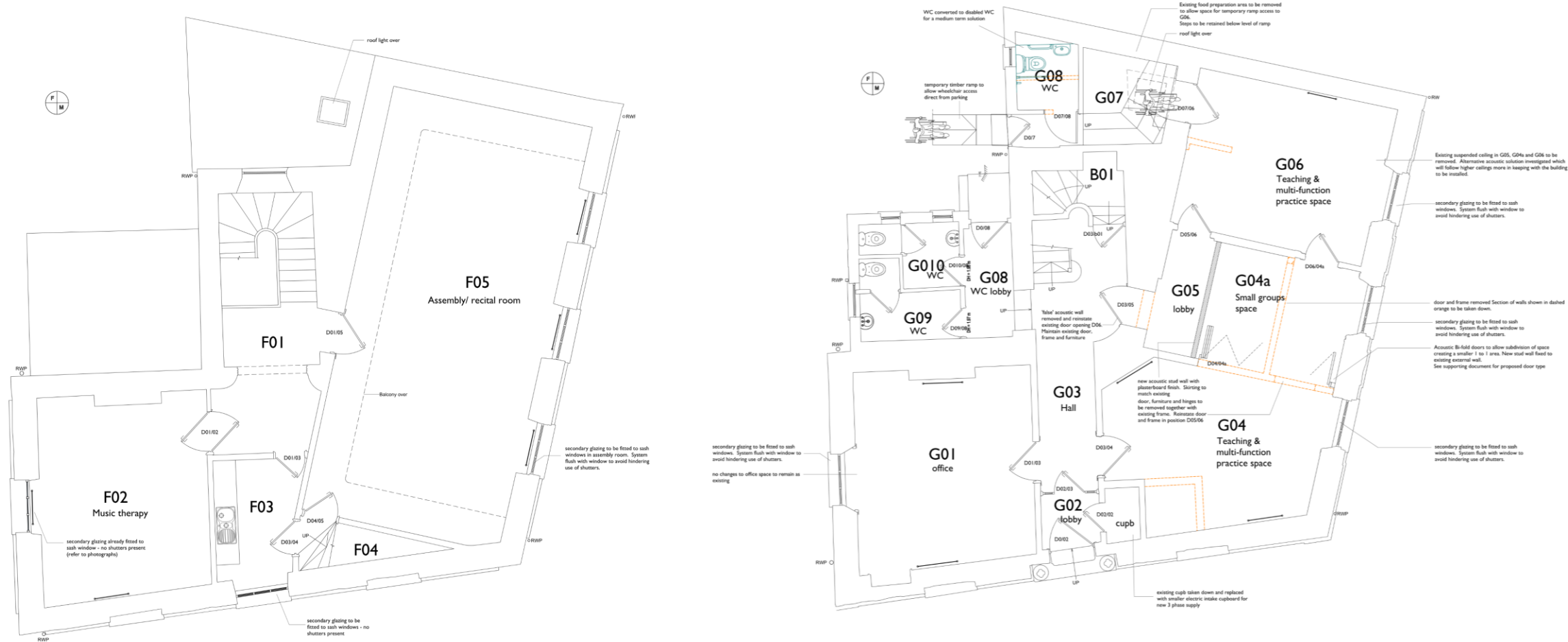
Phase 2

The ground floor offices have become available for use by MusicAbility and as part of Phase 2 they would like to be able to offer access to all members of the community wanting to make use of the services they provide.

Phase 2 aims to provide both permanent renovation to the now vacant ground floor offices and temporary access into the building and WC facilities. To allow the ground floor rooms to be used as such the following works are proposed;

- Removal of the existing large cupboard off the entrance hall (G02) and rebuilding as a plant room for new electrical intake (phase 3 supply)
- Partial removal of a wall between G04 and G04a to create a flexible space which can be partitioned off as and when required. This will also involve the removal of a late 20th Century wall and building of a new wall between G04a and G05 to create a new access corridor linking G06 directly to G03. Reinstating D03/04 as a usable door, by relocating the removed door which connected G04 to G04a.
- Removing the existing acoustic panel treatment on the walls of G06 G05 and G04a and installing new acoustic insulation to these walls with a lime rendered plaster finish better in keeping with the building.
- Renovation of the existing chipboard flooring with a new acoustic flooring solution. Removal of the existing suspended ceiling and replacement with new acoustic solution which is more in keeping with the original building.
- Reconfiguration of the existing WC (G08) to create a temporary accessible WC facility.
- Temporary removable timber ramp to the entrance to G07 to allow wheelchair and ambulant disabled access to the new therapy rooms
- Secondary glazing to windows (as shown on application drawings)

Proposals



Environmental Considerations & Sustainability

Introduction & Principles

The impact of development on the environment and CO2 emissions is of great importance and strategies to minimise harm should be incorporated in design. Passive systems and environmental strategies can be employed on both existing and new properties.

Atelier; helen brooks has signed up to the RIBA's Sustainable Practice Initiative and the Architects Journal Retrofit Agenda, which seeks to renovate, refit and reuse existing building stock.

Additionally broad sustainable principles should be considered during initial design stages. This will allow for more detailed green strategies to be employed later in design development.

Long term the projects aims are;

- Ecology – creating an environment where people, community and natural resources can work and grow together into the future
- Create an energy efficient new building and enhance the existing, while respecting its heritage
- Energy sustainability – deconstruct our dependence on fossil fuels and environmental pollutants and aim to become carbon neutral
- Take advantage of a walkable neighbourhood that integrates the primary and secondary access network with built form
- Encourage existing and future sustainable transport links- connectivity

As part of Phase 2 the Trustees would like to;

- Upgrade the existing windows with secondary glazing , which will improve both the buildings thermal and acoustic performance.
- Improve the thermal performance of the ground floor rooms through appropriate thermal improvements to the walls and floor between the basement and the ground floor.
- Improve the existing air quality and ventilation through a temporary solution.

Materials

Local products and materials will be used. The use of recycled and recyclable products will be considered.

Construction

The client and the design team aim;

- To reduce the amount of embodied energy in manufacture and decrease the amount of on site works
- Build an environmentally friendly building that considers and enhances the environment
- Design to help increase thermal qualities and reduce energy impact

Access Statement



Introduction

This access statement sets out brief details and information about access into and round the site for vehicles and pedestrians. It also briefly set out how the scheme aims to be as accessible as possible given the limitations of the site and limits of the work to be undertaken as part of Phase 2.

Site Access

The site is within close proximity to the town centre streets - Chapel Street and Market Jew Street. Pedestrian routes connect to Morrab Road, Morrab Gardens and down to The Prom

Easy walking distance of several car parks - Green Market parking within a few 100 metres

On-site parking with vehicular access along St Marys Terrace and Parade Street. Although on site parking makes the building accessible to a wider range of users, the existing limitations of the stepped accesses make it difficult for some people to be able to access the building.

Inclusive Access

This application includes for temporary ramped access to the building via the existing stepped access to the offices to the rear of the building. This will take the form of a movable timber access ramp. The long term plan is to provide a fully accessible building which will allow all users to have full access to the facilities provided.

The plans also include for adaption of the existing WC adjacent to this access for use by ambulant and wheelchair users.

Opening times

The phase 2 project is part of the long term goals for a new music centre in Penzance. The centre will be open generally during daytime hours between 9 & 6pm, Monday to Saturday. There will be less frequent concerts and evening sessions which will generally take place later in the week (Thursday to Saturday) between 6pm and 9pm. The venue is not intended to be a Live venue for contemporary music.

Conclusion

The scheme is designed is in accordance with the approved document Part M of the Building Regulations as much as practically given the sites limitations and the temporary nature of the ramp and WC provision.

Conclusion

Introduction

The Trustees of MusicAbility Foundation, as custodians of this important Penzance building, are committed to both restoring the building to give it a new lease of life as a public building for the 21st century and to expanding the current floorplan to enable the addition of modern services (lift, toilets and heating/ventilation system) while considering the fabric of the original building. They aim to achieve this through a phased approach.

This application relates to Phase 2 the creation of music therapy educational spaces on the ground floor. Renovation, reconfiguration and change of use of the existing offices on the ground floor at 10 Parade Street and application for Change of Use for the whole building as set out on the application form.

Design & Local character

Phase 2 aims to provide both permanent renovation to the now vacant ground floor offices and temporary access into the building and WC facilities. The proposed changes to the building will have minimal impact on the historic fabric of the building.

The secondary glazing has been designed to accord with Heritage England's guidance and will provide better thermal and acoustic properties while allowing the existing windows to be symmetrically restored and remain in place.

Changes to the existing layout of the ground floor will provide an opportunity to provide appropriate finishes to walls and ceilings while improving the layout for a new sustainable purpose and provide a quality improvement to the rooms acoustic and sound proofing performance.

Changes to the external appearance of the building will be minimal and temporary.

Summary conclusion

Musicability have been given the opportunity to bring the building back to use through the creation of a music centre which will put 10 Parade Street back in the centre of community life in Penzance. The change of Use Application together with the Listed Building Application for modernisation of the ground floor is the first stage in this process.

We believe the scheme proposed will enhance the existing building and its environs.

The proposals are consistent with the objectives and principles of sustainable development as set out in both the National Planning Policy Framework, the draft Department of Communities and Local Government guidance and the policies in the Cornwall Local Plan.

