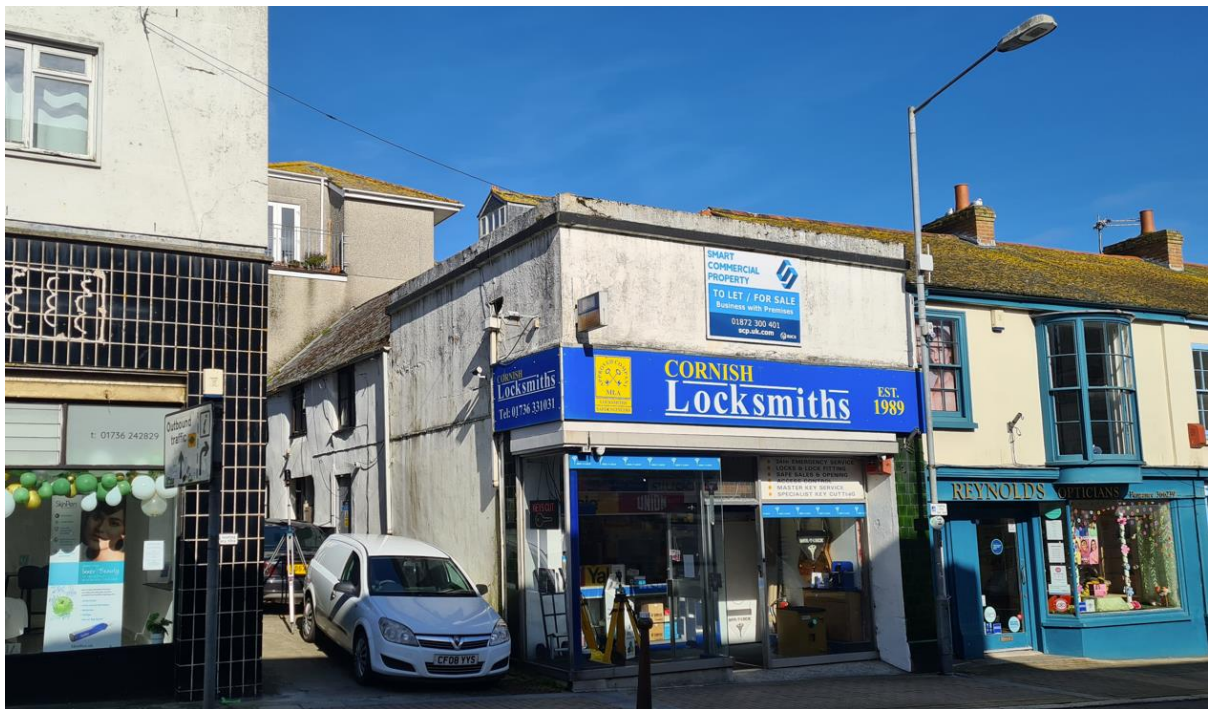




Cornish Locksmiths 47a Market Jew Street Penzance TR18 2HZ	Date:	June 2023
	Ref:	MP 214
Proposal:	Demolition and reconstruction of front facing and side, first floor elevations and internal alterations to provide an additional Class E unit.	

Planning Design and Access Statement

The Cornish Locksmiths, 47a Market Jew Street, Penzance



This document is to be read in conjunction with associated drawings and information as submitted with a Planning Permission application



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Planning Design and Access Statement

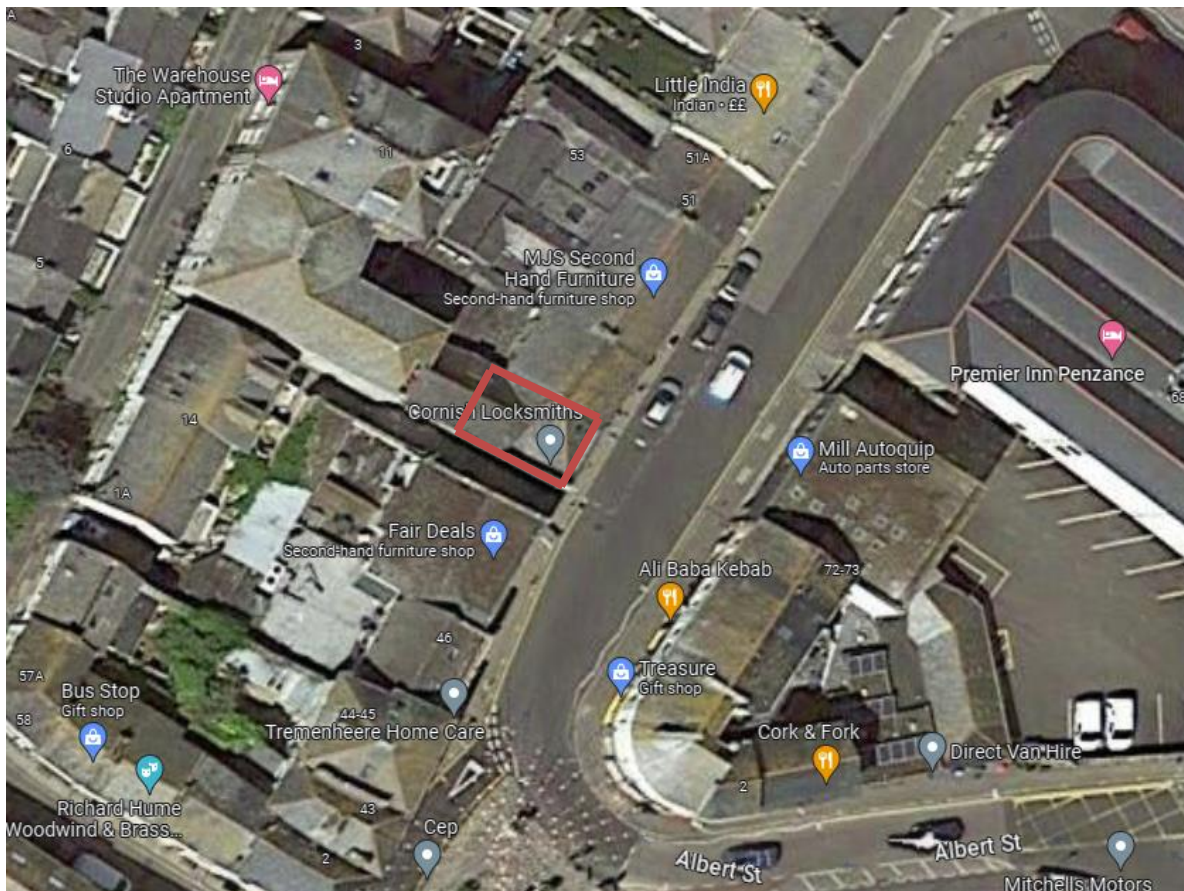
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Location Plan



Ariel View





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INTRODUCTION

This statement has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The statement serves to demonstrate how the proposal complies with policies set out within the Development Plan, as well as relevant national and local material considerations.

The proposed scheme has been prepared on behalf of Mr Tim Hudson (the applicant) and is submitted in support of a full planning application for the; proposed demolition and reconstruction of the front facing and, side first floor elevations with internal alterations to provide an additional Class E commercial unit which will be accessed off Market Jew Street, Penzance.

The statement shows how the proposal addresses the provisions of development plan policies and relevant national and local material considerations.

The application comprises;

- ✓ Completed application forms
- ✓ Completed ownership certificate
- ✓ Planning Design and Access Statement
- ✓ CIL Form

Plans and drawings including;

- ✓ L 01 - Site Location Plan
- ✓ E 01 - Existing Ground and First Floor Plan
- ✓ E 02 - Existing Attic and Roof Plan
- ✓ E 03 - Existing Section
- ✓ E 04 - Existing Section
- ✓ E 05 - Existing Front 'South East' Elevation
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THE EXISTING PROPERTY

The property is located at the bottom of Market Jew Street in an area that mostly consists of shops, and other various commercial properties. As can be seen from the photo below, there is a variety of window designs and materials apparent in the locality.



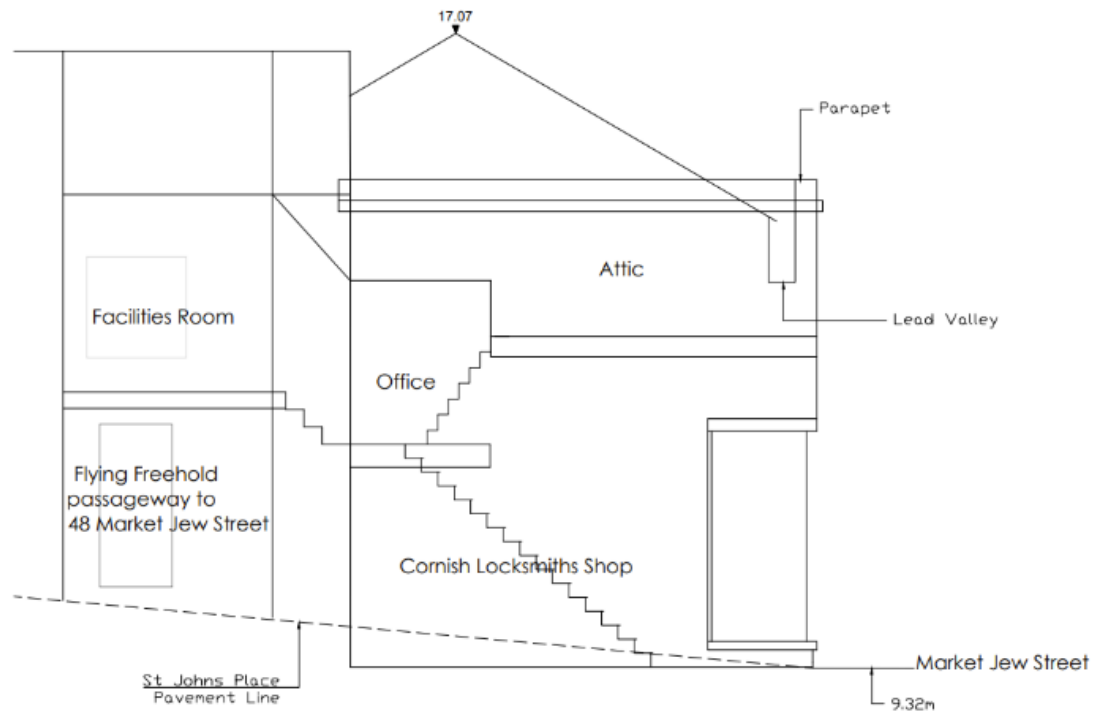
The existing property is relatively bland in form and appearance. The property has a ground floor area of 27m² and a 1st floor area of 40m² which is currently not used to full advantage because the shop front has an aluminium framed 'single doored' shop front which does not enable independent access to the floors above.

Existing Materials

- Roof: natural slate hipped roof and fibre cement tiles to the side
- Walls: rendered stone wall with rendered blockwork parapet
- Windows and doors: aluminium to front and wood to side



Section of building



Side view of property from Johns Place





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View along Johns Place



View of 47a '1st Floor' Flying Freehold over rear access to 48 Market Jew Street





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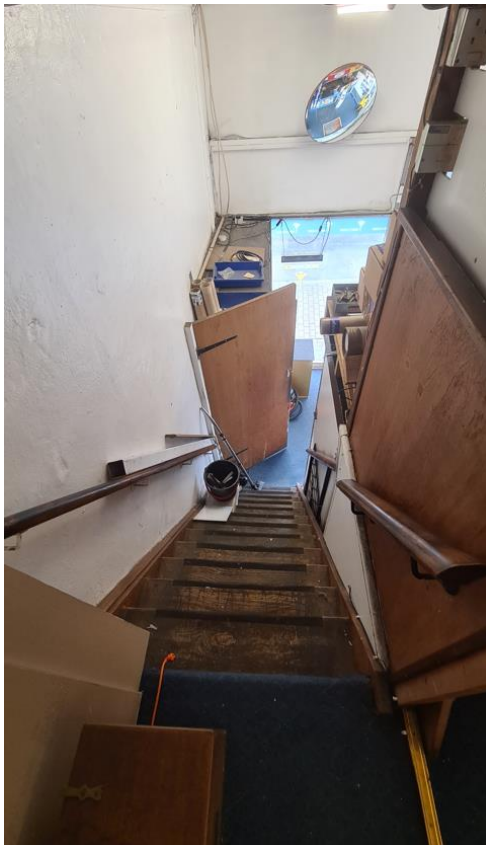
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Existing Attic Room



Existing stair access to 1st Floor



Existing stair access to attic room





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RELEVANT PLANNING HISTORY

47a Market Jew Street, Penzance

- W1/05/P/0457 – Approved 23 June 2005
Construction of maisonette over shop and installation of shop front
- W1/72/P/36857 – Approved 11 July 1972
Installation of new shop front

Relevant Planning Permissions to nearby properties

- PA19/09925 – Approved 26 June 2020
Partial conversion of existing shop to provide 1 unit as A3 use to the lower ground floor only (restaurant/cafe) (unit 2)
111 – 112 Market Jew Street, Penzance
- PA16/08986 – Approved 15 November 2016
New shopfront and replacement of upper front windows to first and second floors to match uPVC units
71 Market Jew Street, Penzance
- W1/09-0626 – Approved 04 August 2009
Replacement of external joinery
48 Market Jew Street, Penzance
- W1/06/H/0001 – Approved 27 February 2006
Minor building works involving removal of existing walling and installation of stud walling partitions
48 Market Jew Street, Penzance



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PLANNING POLICY

The property is adjoining a Grade 2 Listed Building (48 Market Jew Street) and lies within the Penzance Conservation Area, Article 4 direction order and Critical Drainage Area.

In consideration of the Penzance Conservation Area, the proposals are required to be of a high-quality design with the use of materials that will enhance the external appearance of the property and street scene.

National Planning Policy Framework

- Section 2: Achieving sustainable development
- Section 6: Building a strong, competitive economy
- Section 12: Achieving well-designed places
- Section 16: Conserving and enhancing the historic environment

Cornwall Local Plan Strategic Policies 2010 – 2030

- Policy 1: Presumption in favour of sustainable development
- Policy 4: Shopping, services and community facilities
- Policy 4: Business and Tourism
- Policy 12: Design
- Policy 24: Historic environment

Article 4 Direction Order

Penzance Neighbourhood Plan

The Penzance Neighbourhood Plan and associated Appendices is at Regulation 14 (Pre-Submission) Consultation Stage.

Whilst not adopted, the design and heritage policies will be viewed as a material consideration.

Guidance Document:

- ✓ Cornwall Design Guide 2021
- ✓ Cornwall Council Sustainable Building Guide for retrofitting existing buildings



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The National Planning Policy Framework (NPPF)

The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, defined as encompassing economic, social and environmental dimensions:

- An **economic** objective – to help build a strong, responsive and competitive economy.
- A **social** objective – to support strong, vibrant and healthy communities.
- An **environmental** objective – to contribute to protecting and enhancing our natural, built and historic environment.

At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 explains that for decision-taking this means:

- *'approving development proposals that accord with the development plan without delay; or*
- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole'.*

Cornwall Local Plan Strategic Policies 2010 – 2030

Local Plan Policy 1 (Presumption in Favour of Sustainable Development) echoes the NPPF's presumption in favour. It confirms how the Council will *'will work with applicants, infrastructure providers and the local community to find solutions which mean that proposals will be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.'*

Local Plan Policy 4 (Shopping, services and community facilities) advised that *'1. Development will be permitted where it supports the vitality and viability of town centres investment within them, and maintains and enhances a good range of shops, services and community facilities'.* The policy also advises *'iii) Consideration is given to ensuring that proposals do not eliminate separate access arrangements to upper floors, which could be used for residential or alternative uses'.*



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Local Plan Policy 12 (Design) advised that *'the Council is committed to achieving high quality safe, sustainable and inclusive design in all developments. Development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character'*. The policy also provides for a series of design criteria.

Local Plan Policy 24 (Historic environment) supports 'Proposals that will help to secure a sustainable future for the Cornwall's heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.'

In the absence of any discord with development plan policy, there would appear to be a clear presumption in favour of this sustainable development proposal.

THE DESIGN

The scheme is for the proposed demolition and reconstruction of the front facing and, side first floor elevations with internal alterations to provide an additional Class E commercial unit.

The property lies within the primary shopping area of Penzance, and the proposed additional use of the building should enhance the vitality and viability of what is considered to be a sustainable area for small businesses.

In general terms, the scheme seeks to enable independent access to the first floor and return the property to a more functional design that is in keeping with the Penzance Conservation Area and adjoining Listed Building.

1. Replacing non-traditional roofing materials with slate where possible
2. Take the opportunity to create an improved roofline which will align with neighbouring properties
3. Use of natural wood replacement windows and doors
4. Ensure that the alterations respect the character of the conservation area and remain in scale to other properties in the immediate area
5. Removing the unsightly block rendered parapet wall
6. The proposals also include high levels of insulation to improve the energy efficiency of the building

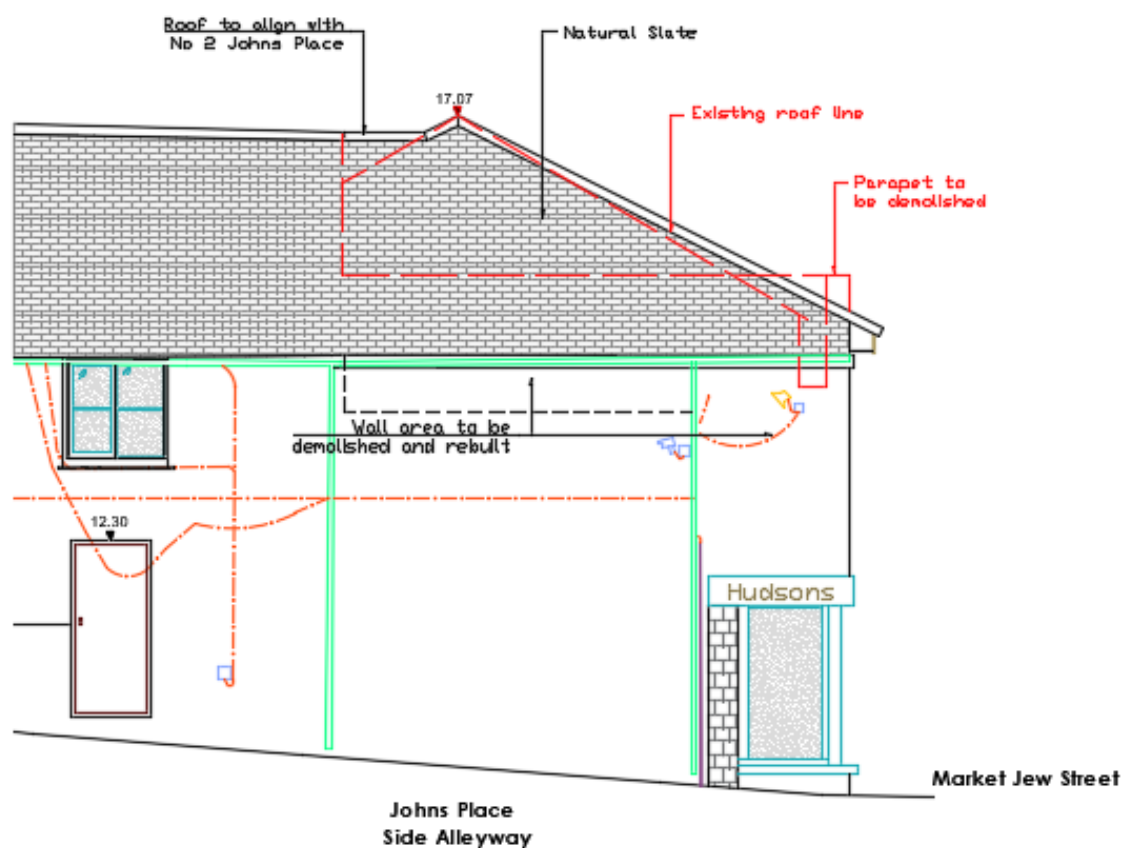
Proposed Materials

- Roof: natural slate
- Walls: replace demolished front elevation rendered blockwork with rendered timber frame
- Windows and doors: timber

Proposed Side (South West) Elevation

The opportunity is being taken to demolish the parapet wall and construct a new roof structure that will align with neighbouring properties.

Replace non-traditional roof covering tiles with natural slate to be more in keeping with the surrounding Conservation Area.





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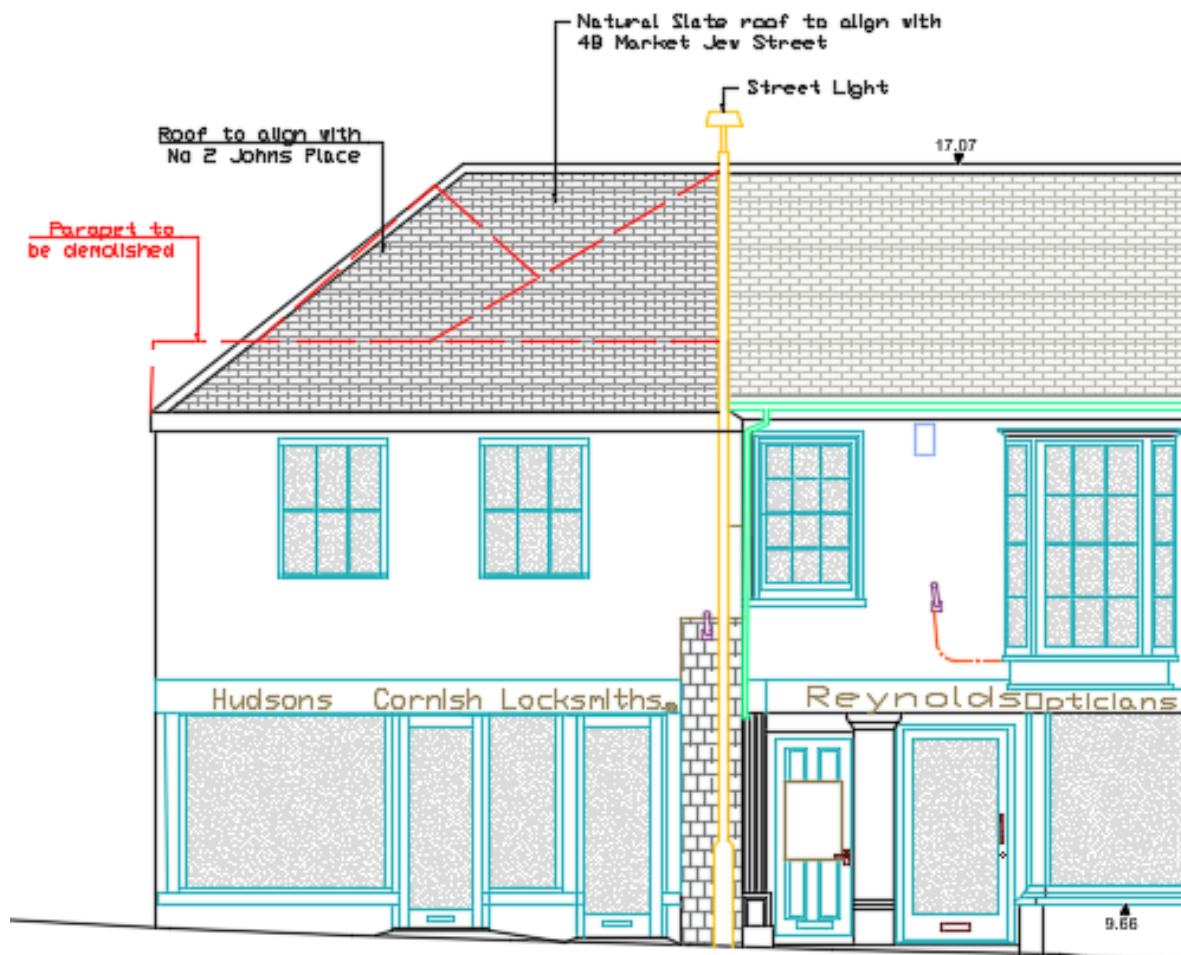
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Proposed Front (South East) Elevation

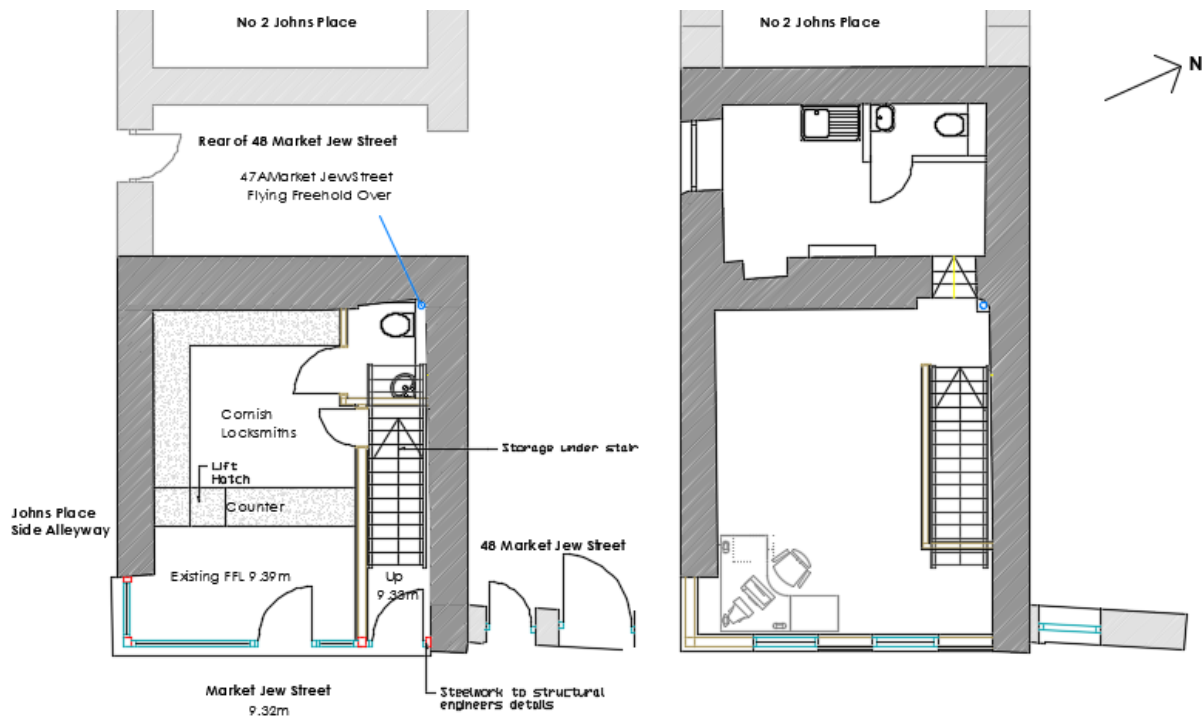
The new front elevation fenestration will be to a style that is keeping with the adjoining Listed Building and considered more sympathetic to the Conservation Area.

The additional ground floor entrance off Market Jew Street will enable access to the 1st Floor and enable an addition Class E unit to be located off Market Jew Street, which will enhance the vitality and viability of the immediate area.

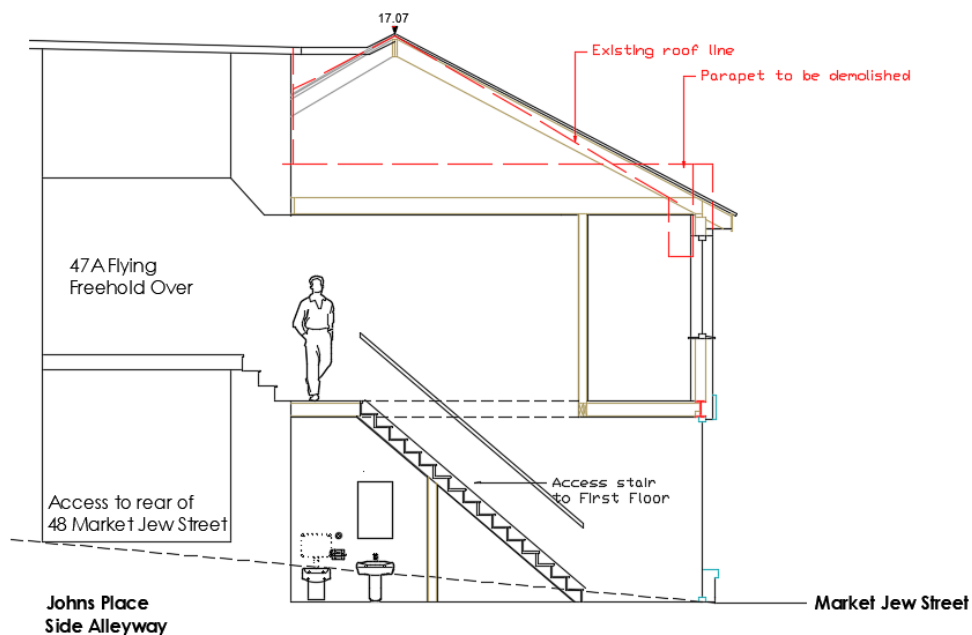


Proposed Ground and 1st Floor Plans

The internal alterations include replacement of the existing split floor levels with a replacement 1st Floor structure to provide suitable space for the additional Class E unit.



Proposed Section



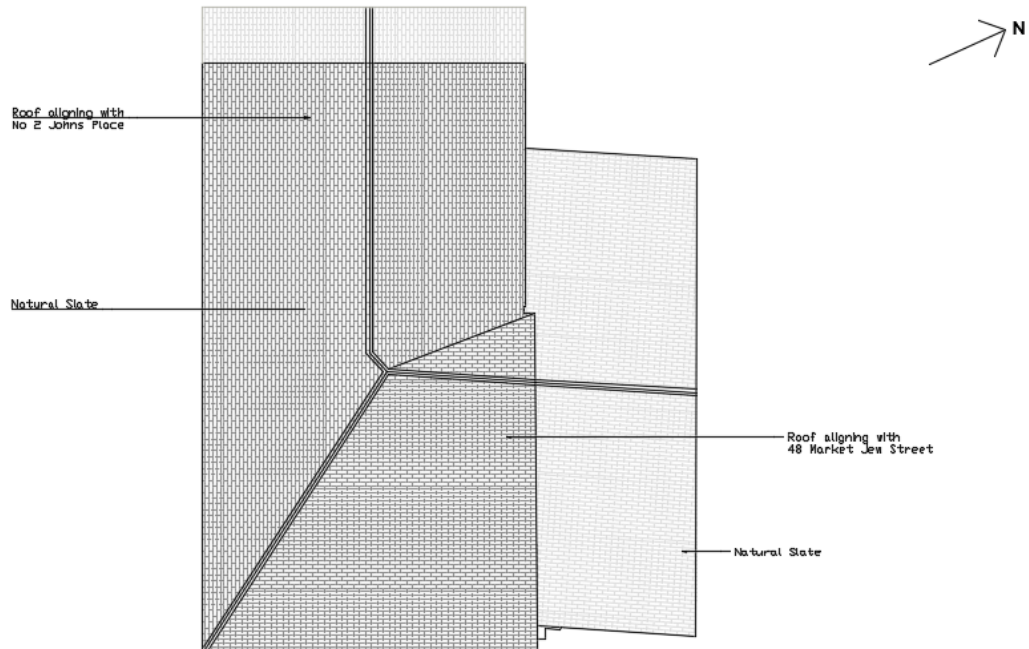


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Proposed Roof Plan



Climate Change

The proposals include a new roof and wall structure which will be highly insulated to building regulation standards, to make the building more energy efficient and reduce emissions.

Critical Drainage Area

The property falls within the Penzance Critical Drainage Area however, it is not proposed to increase the footprint area of the building and there are no plans to alter the existing drainage situation.

With consideration of the above, it is not considered that the proposals will give rise to any harm in terms of sewage impact or adverse impact upon the risk of flooding or flow of surface water.



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HIGHWAY SAFETY

The proposals will have no impact upon Highway Safety or road usage.

SUSTAINABILITY

- The design includes high levels of insulation which will achieve a minimal carbon footprint
- Passive solar gain will be achieved with energy efficient glazing
- The property will maximise natural light and solar gain
- Low energy lighting will also be installed throughout the property
- The works will use locally sourced labour and to further reduce the carbon footprint of the proposals

ACCESS

The existing shop operates on the ground floor and benefits from level access off the Market Jew Street pavement, and it is not proposed to alter this current arrangement.

The additional doorway entrance off Market Jew Street will retain a level entrance, and the internal alterations for the 1st floor unit will be controlled under the Building Regulations 2010: Part M and the design has been prepared with consideration to access door width and use of facilities.

SECURITY

- Doors locking and security: 5-point locking mechanism
- Secure door-sets and windows: designed and manufactured to PAS 24:2012
- Safety Glazing: complying with BS.6206/ BS EN12600.



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CONCLUSION

- ✓ It is considered that the application should be supported by the Council as the proposals will enhance the setting and visual appearance of the property whilst not causing any detrimental harm to the character of the wider Penzance Conservation Area
- ✓ The alterations and appearance of the property will enhance the vitality and viability of the immediate shopping area
- ✓ There would appear to be no technical problems with the application, and relevant Development Plan Policies and other material considerations support this application
- ✓ The proposals will not cause any material harm to the amenities of neighbouring properties and no overbearing or loss of light issues will be caused
- ✓ Highway Safety will not be impacted upon
- ✓ The proposal presents a sustainable form of development, contributing to the economic, social and environmental wellbeing of Cornwall
- ✓ The proposals will make a positive contribution to the local economy.

In the absence of any discord with development plan policy, the design has been prepared with the intention of preserving and enhancing the character of the area, there would appear to be a clear presumption in favour of this sustainable development proposal.

For the reasons set out above, the applicant respectfully requests that this application be determined favourably.

A handwritten signature in black ink, appearing to read 'Jeremy Downing'.

Jeremy Downing – BSc (Hon's), FCABE