

**Design and Access Statement & Heritage Impact Assessment
for the
Proposed Balcony Glazing
at
The Beach, West Cliff, Porthtowan**

1. Proposal and Site Description

Planning is being sought for the alteration of 2no. balcony's to the North East (Front Facing) elevation of The Beach Apartments, West Cliff. The alterations include the installation of partial width glazing to match the bi-fold doors behind to increase light flow into the apartments and improve visibility from the balcony for the occupants.

The site is situated on West Cliff looking over Porthtowan Beach, and set within St Agnes Minig District WHS. The site has undergone redevelopment and changed use from the previous Beach Hotel, to what are now The Beach Apartments.



Figure 1: The Beach Apartments overlooking Porthtowan Beach (South West Elevation).

2. Use & Amount

The block is a mixture of mostly permanent residence, with some holiday let apartments.

3. Layout & Scale

The proposal will be a simple and complimentary to the style of the existing building. A small section of the existing balcony wall is proposed to be removed and replaced with a section of glazing.

4. Landscaping/Amenity

No adjacent properties will suffer any loss of amenity by this proposal. The existing balcony's overlook Porthtowan beach.

5. Appearance

The proposal is simple in design, with thought to the existing style of the building. A small section of wall is proposed to be replaced with frameless glazing to maintain consistency with the modern style of the existing building.

6. Access/Parking/Highways

Access/ Parking and highways will not be effected by this application.

7. Heritage Impact Assessment

The existing property sits within a World Heritage Site. Porthtowan is home to a number of abandoned engine houses that are considered a legacy of the areas rich tin and copper mining history. The majority of heritage built assets are situated along the coast path around Porthtowan. The Beach Apartments are located on West Cliff, to the South West of Porthtowan beach and within the most built up part of Porthtowan. The proposed balcony glazing alterations are designed in mind of the World Heritage Site to be discrete and consistent with the exiting building. The existing building features glazed balconies throughout the North East (front facing) Elevation. We consider this change to have no impact on the World Heritage Site because the proposal is minor and in fitting with the exiting building, it will not stand out in anyway if completed. This minor design change of simple glazing to match the exiting balconies was chosen to mitigate any potential harm to the World Heritage Site, with most of the attention drawn to the abandoned engine houses around the costal path.

8. Conclusion

The proposal seeks to improve the use of the existing balcony's for both occupants by allowing greater light flow into the apartments and increasing visibility of Porthtowan Beach for improved enjoyment. Neighbouring properties will not suffer any loss of amenity from the proposed minor works, and the proposed new glazing will blend with the existing modern style of the building.

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