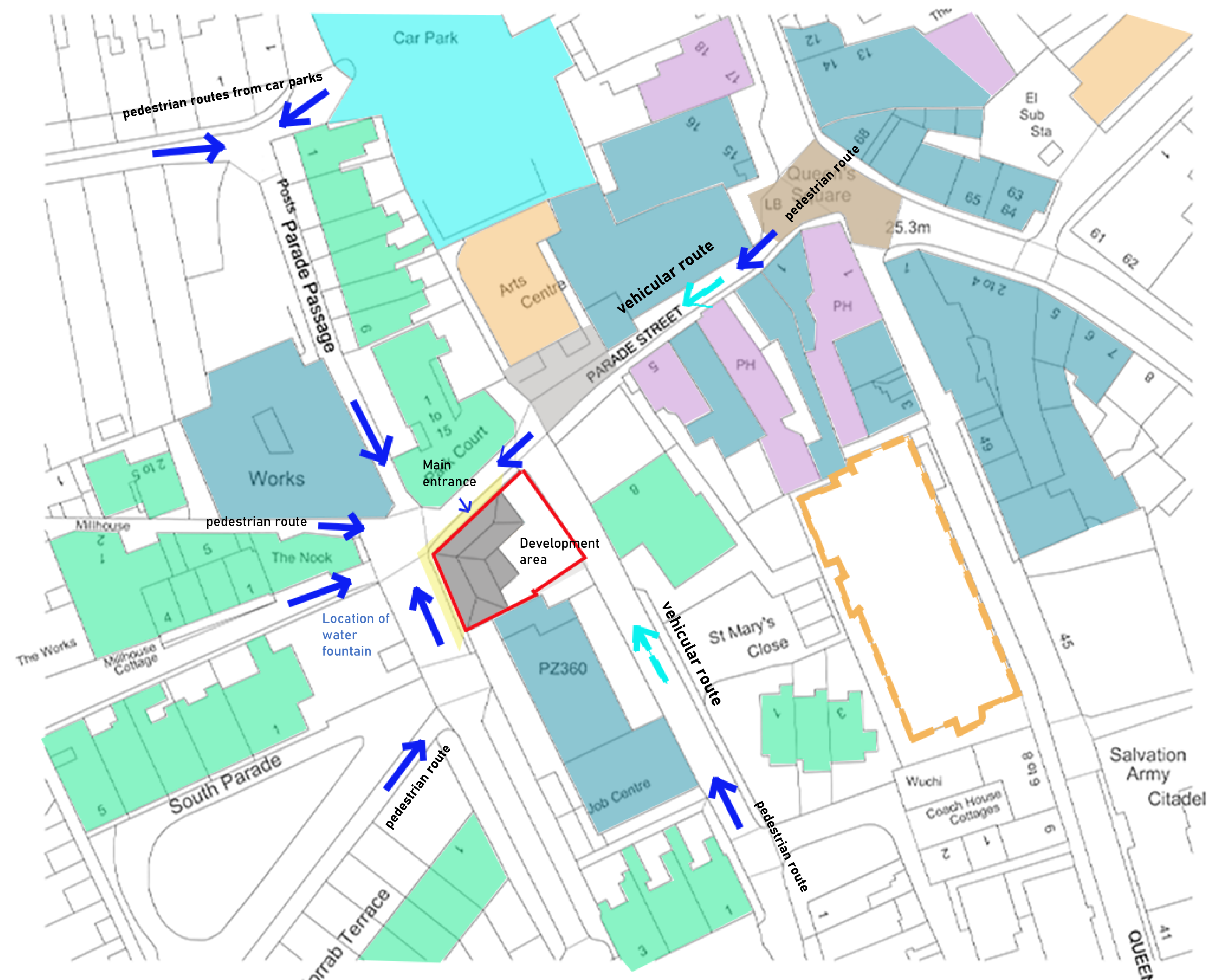
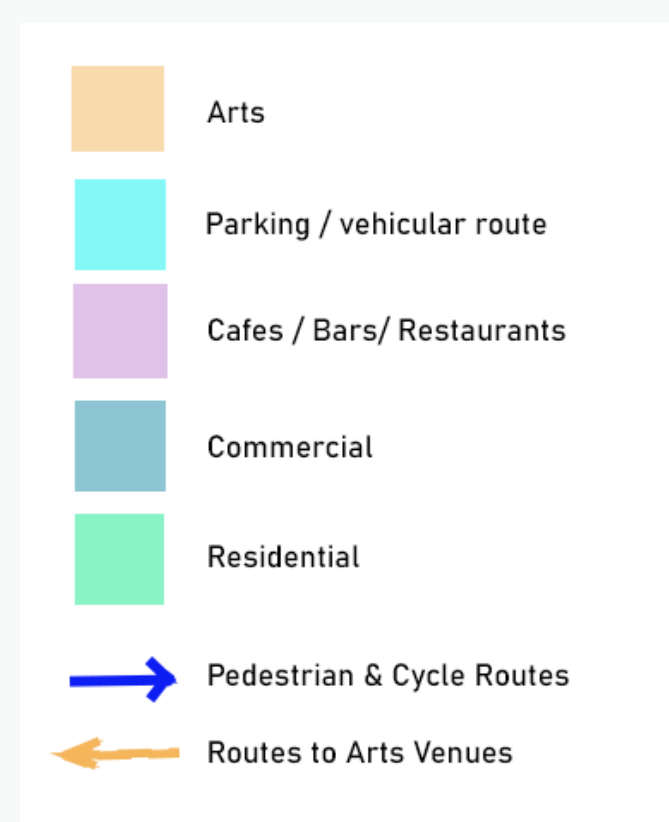


Site Constraints Plan

- Located in the heart of Penzance
- 10 Parade Street is Grade II listed with interesting architectural features both internally and externally
- Sits in a strategic & historic important junction where five pedestrian and cycle routes meet. Was once the location of the town's main water fountain
- Within close proximity to the town centre streets - Chapel Street and Market Jew Street
- Routes connect to Morrab Road, Morrab Gardens and down to The Prom
- Offers a node between performing and visual arts venues – The Acorn Theatre, The Exchange, Penlee Park Outdoor Theatre, Penlee House, Morrab Gardens bandstands, Morrab Library and Jubilee Pool
- Diverse neighbourhood with a mix of Retail, Arts, Commercial and Residential buildings
- Thriving café and bar culture within the vicinity – noise could impact on activities in the building
- Easy walking distance of several car parks – Green Market parking within a few 100 metres
- Currently some on-site parking with vehicular access along St Marys Terrace and Parade Street.
- Noise could be a concern due to proximity of Park Court and other residential properties
- Limited site for redevelopment (approx. area of 128m2, including car parking area)
- Important to maintain views towards and from the existing building
- No garden or ecology on site
- Surrounding architectural styles – principally early to late 19th Century with notable mid to late 20th Century buildings including PZ 360 and Park Court. Parade Street offers some interesting 'mews' style early 21st Century houses.



Building Constraints Plan

- Grade II listed building within the Penzance Conservation Area. Any intervention within the existing building needs to be carefully considered
- Important historical asset with interesting features externally and internally.
- Limited site for redevelopment (approx. area of 128m2, including car parking area). No options for differing locations for intervention
- Important views towards the building from Parade Street & route to Morrab Gardens should be retained and original setting of building maintained
- Noise could be on concern due to the proximity of Park Court and other housing.
- No disabled access to any part of the building and only one principle stepped entrance currently (although current Change of Use Planning Application makes temporary arrangement)
- No Ventilation Plan, other than opening windows which causes issues with noise pollution and uncontrolled Ventilation
- Large sash windows are great for natural light, but not so good acoustically or thermally
- The height of the existing staircase roof may limit height of proposed built intervention
- Electrics in need of review throughout building
- Any changes will require change to fire escape plan

GROUND FLOOR

- Ground floor rooms have been let as office space. Need to be upgraded and modernised (acoustics, fire, ventilation)
- No access to first floor or basement other than via stairs. Access to basement particularly difficult to use.
- Building was extended mid 20th century to include two toilet blocks on the ground floor. These no longer meet modern requirements.
- No disabled or baby change facilities

BASEMENT

- Access down existing staircase difficult.
- No lift access and no useable WC
- Good size rooms, have been previously used for music and recording
- No adequate waterproofing
- No appropriate means of escape
- Potential to explore space between existing rooms



GROUND FLOOR PLAN

BASEMENT FLOOR PLAN

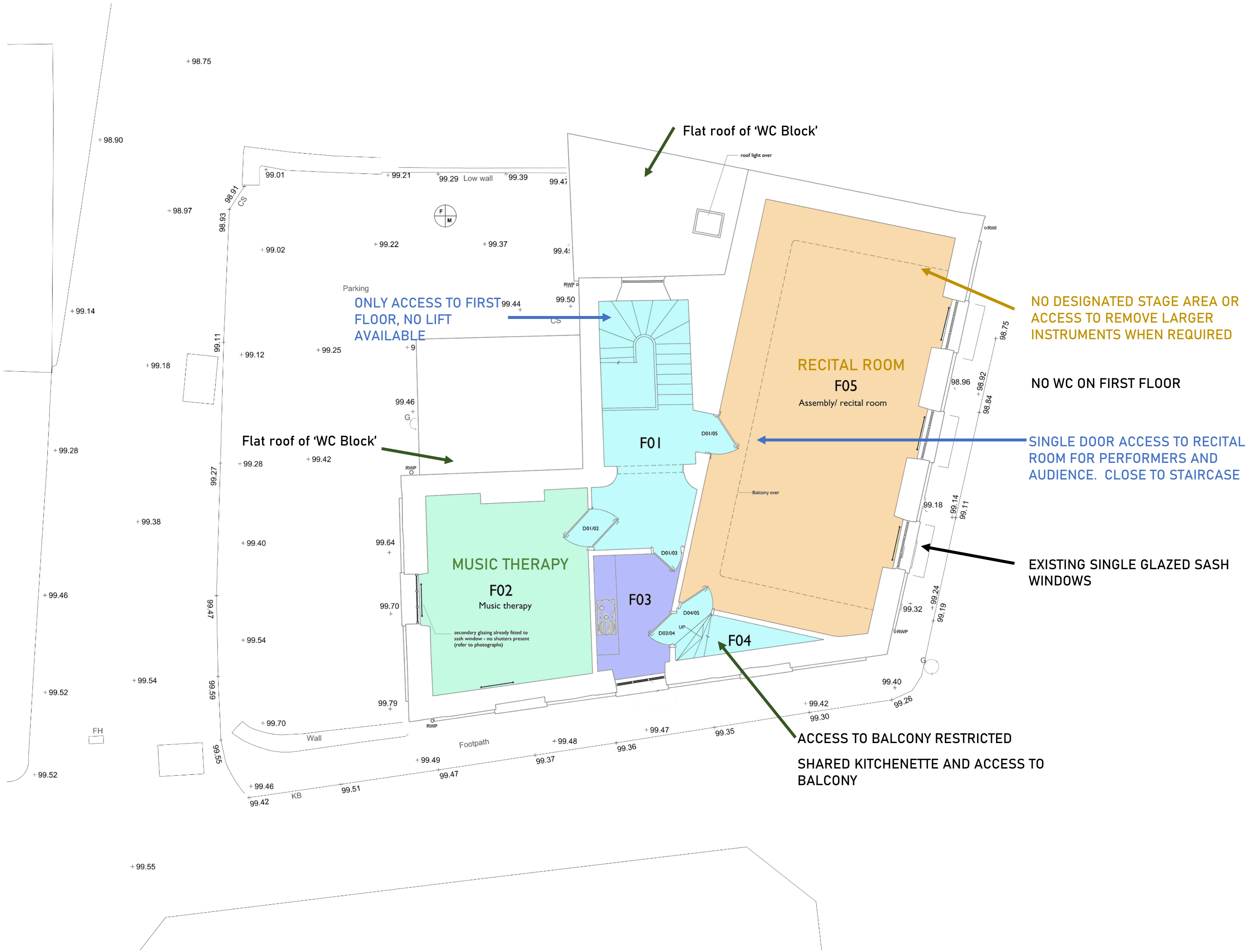
Building Constraints Plan

FIRST FLOOR

- No access to first floor other than via stairs, no lift.
- The Recital Room is in use for instrumental teaching, youth music ensembles, concerts given by young people and for online performances, but isn't capable of being used to full potential.
- Access to balcony limited via single small staircase
- Limited on number of audience members making it less viable (limited to 64)
- The Recital Room has excellent natural acoustics and an inviting atmosphere
- Music Therapy Room in Place and Works Well.
- Access to Recital Room is door directly at top of staircase – this creates a hazard and would create queuing within the vicinity of the stairs
- Limited acoustic provision – particularly to prevent noise spill to surrounding properties
- No WC provision on first floor
- Kitchenette area creates conflict with use of steps up to balcony
- Flooring to the first floor has been replaced with chipboard – new flooring system required – with acoustic properties.

BALCONY

- The structural condition of the balcony needs assessing
- Damage to the timber balustrade
- Could the balcony be extended to allow it to be better utilised for audiences?
- 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.



FIRST FLOOR PLAN & BALCONY