

TREVETH



Following submission of our planning application for the regeneration of **Coinagehall Street and St Anthony's Gardens** to Cornwall Council in October 2023 the scheme was brought before Penzance Town Council at their planning meeting in December, where it became very clear that the scheme we had proposed required some further work to address the valid concerns raised.

We listened to the comments that both the public and the Town Council made and working with key stakeholders from the Penzance Community including the mayor, local members, and representatives from Sustainable Penzance and the Penzance Civic Society, we gathered valuable feedback and have readdressed key elements of the proposals.

These include removal of the proposed Pavilion building within St Anthony's Gardens, allowing retention of the majority of the original walls and steps within the gardens and the introduction of a public event space to encourage increased community use of the gardens.

A lawn area has been introduced to the top tier of the gardens, and the original archway has been relocated within this lawn to allow people to sit with it, at the request of the stakeholders. There has been an increase in the amount of seating options, and shelter included to enable people to choose where they sit dependent on the weather. Seating steps have been introduced where the Pavilion building sat to allow people to make the most of the unique view of both bays.

The accessible walkway still remains to give all users access to the gardens, which is currently prevented by steps and level differences, but the pathway has been softened. The introduction of two boules courts into the gardens has been maintained from the original plans. The planting within the gardens will be revitalised to increase biodiversity and introduce species that can withstand the location, and it is our intention to work with local community groups and schools on the installation and long-term management of the gardens.

The existing gardens currently contain 799 sq m of soft landscaping, and our proposals increase this soft landscaping to 1032.8 sq m.

With regard to the development itself, the main block facing Coinagehall Street has reduced in height by between 0.45m and 3.3m, with an apartment being lost from the eastern end of the building and the upper floors stepped further back in order to reduce the mass and create a more visually clear step down the hill toward the sea.

The rear of this block has been curved, and the brick walkways have been amended to introduce bronze balustrades to soften the appearance of the façade.

The brick colour has been made considerably lighter. We felt it was still important for the building not to be bright white in order that it referenced the local art deco heritage assets without visually competing with them.

Treveth and our design team have made a concerted effort to try to address the direct feedback from the community and the Town Council, and sincerely hope that we have achieved this with our amended proposals.

Treveth prides itself on being a developer with a difference. We are a partnership company set up by Cornwall Council to deliver new homes and commercial development to benefit people who live and work in Cornwall.

Our policy is to prioritise local people when renting or selling our properties, with our developments restricted to households who have a local link either through residency, employment, or immediate family. Our open market sales properties will have a restriction on their title to ensure they are principal residences, this will prevent them being used as a second home or rented for holiday lets.

This is a commitment we make on all our developments and is not something that will change as a result of market changes. We are proud to say that in the case of all our completed developments, 100 per cent of lettings have gone to local people.

The scheme now proposes 7 commercial properties and 36 residential properties, of which 11 will be “affordable” under the definition of affordable housing in the national planning policy framework, which is “Housing for sale or rent, for those whose needs are not met by the market.” This will include 8 homes for “affordable rent”, where the rent is set in line with the Government’s rent policy and is at least 20% below local market rents.

The remaining 3 will be Shared Ownership, a government scheme that provides an affordable route to home ownership for those who could not achieve ownership through the market.

Of the remaining 25 open market properties we are proposing 16 will be for open market rent restricted to local people, and we target our rental values in line with the local market. There will be 9 homes for sale on the open market, but as I mentioned, these will also be restricted to principal residences and have restrictions which prevent them from being rented as holiday lets.

Over the course of the last three years, we have liaised with local members and key stakeholders from the community who have supported us in bringing forward the former Taylors Garage site for redevelopment after a long period falling into disrepair and requested that we include the regeneration of St Anthonys Gardens and the pedestrianisation of Coinagehall Street into the wider scheme and planning application. As a result, we were awarded Future High Streets Funding to support the delivery of the works to the gardens and the surrounding public realm.

After many years of the site sitting in poor condition, and several failed attempts at delivering a variety of different schemes on the site, our brief was to design a viable and deliverable mixed-use development to create much needed homes for local people, as well as space for vibrant local businesses and to bring life back into this important destination location in Penzance.

ENDS