

THE PROPOSAL

COINAGEHALL ST PENZANCE



- 37** NEW HOMES FOR LOCAL PEOPLE
- 8** NEW BUSINESS OPPORTUNITIES
- SAFER AND MORE ACCESSIBLE CONNECTION BETWEEN TOWN, HARBOUR AND PROMENADE
- NEW PEDESTRIANISED AREAS MAKING GARDENS BIGGER
- OPEN UP GARDENS & REUSE STONE FROM WALLS
- ART DECO INFLUENCED FEATURES
- RETAINED AND RENOVATED FOUNTAIN
- RETAINED CHAPEL ARCH



VIEW WEST FROM BATTERY ROAD

The scheme's flagship building sits on Coinagehall Street and provides an Art Deco inspired backdrop to the revitalised St. Anthony Gardens.

The proposed new homes will be mainly finished in brick, a practical, obtainable and durable material for this size of development and exposed location, in a colour to be in keeping with the local stone.

New accessible and greened routes will connect the town to the coast, made safer with passive surveillance from the new cottages along Barbican Lane and the new Coinagehall Mews.

Nestled behind these new homes will be a courtyard garden providing both parking spaces and additional sheltered public green space.



VIEW NORTH EAST ALONG QUAY STREET

New homes complete the street frontage along the western side of Quay Street including a Live/ Work property between the two pubs.

Following the success of the pedestrianisation of the lower end of Quay Street during the pandemic the scheme also includes a new plaza next to the harbour office.

LANDSCAPING

COINAGEHALL ST
PENZANCE



- LEGEND
- 1

St Mary's Church
- 2

Existing elevation retained
- 3

Mews houses
- 4

Parking court
- 5

Courtyard garden
- 6

Apartments
- 7

Sea Palace restaurant
- 8

Dock Inn
- 9

Plaza
- 10

Live/Work unit
- 11

Dolphin Tavern
- 12

Terraced houses
- 13

Coinagehall St. building
- 14

The Mission
- 15

Yacht Inn
- 16

Pedestrianised street
- 17

Existing fountain
- 18

Pavilion
- 19

Accessible footpath
- 20

Pétanque terrain
- 21

Retained Chapel Arch
- 22

Car park
- 23

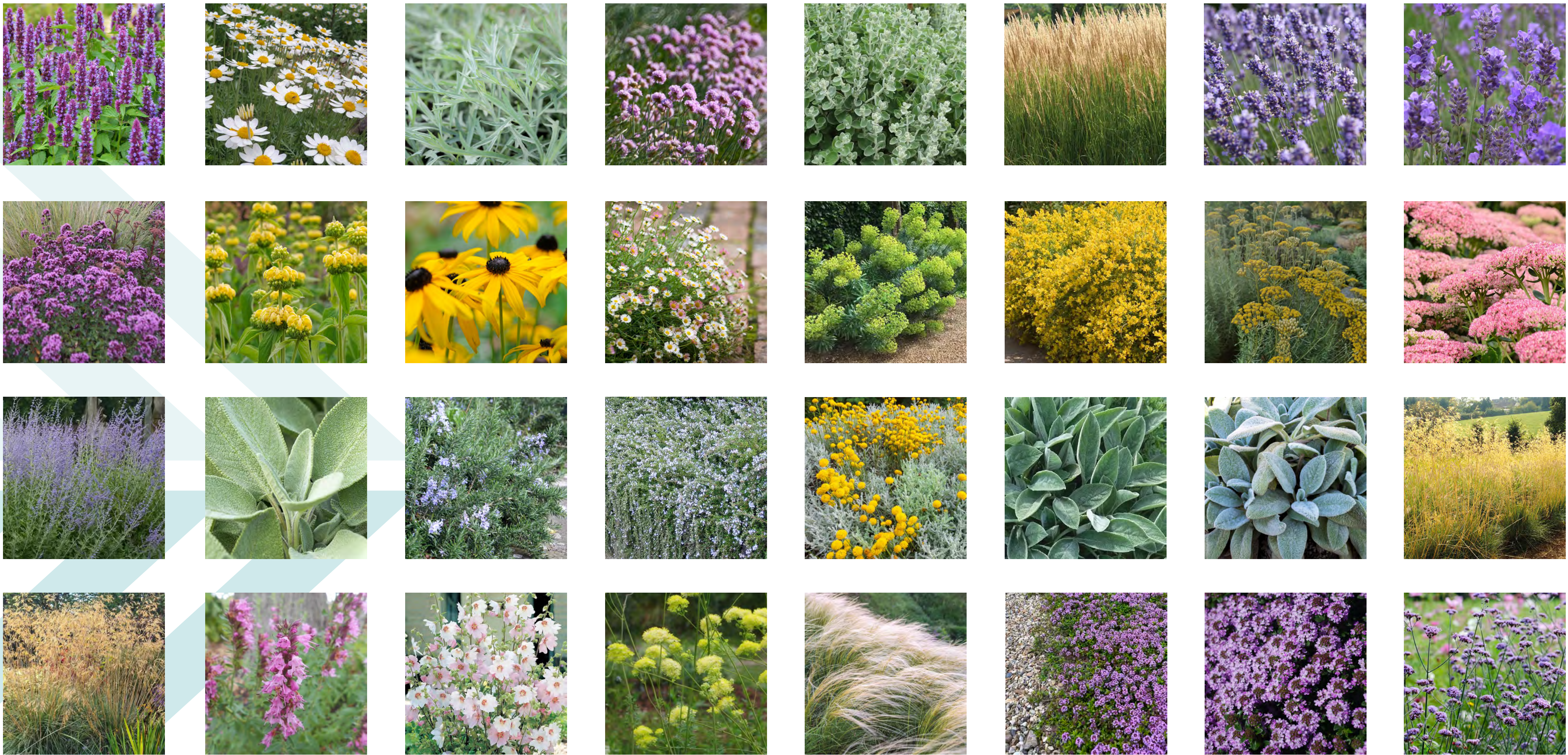
Promenade
- 24

Jubilee Pool cafe
- 25

Jubilee Pool

SOFT LANDSCAPE PALETTE

Typical St Anthony Gardens proposed planting



LANDSCAPING

COINAGEHALL ST PENZANCE



Artistic impression of the proposed St Anthony Gardens

1705_{SQM}
TOTAL PROPOSED
SOFT LANDSCAPING
AREA

186.37%
NET INCREASE IN
BIODIVERSITY

EXISTING GREEN SPACE IN ST ANTHONY GARDENS



Diagram of the existing gardens overlaid on the proposals with vegetation areas shown in green.

Total existing soft landscaping area within St Anthony Gardens:
799sqm

WIDER SITE PROPOSED GREEN SPACE

Proposed St Anthony Gardens/Coinagehall St planting areas: **1025sqm**
Proposed pavilion green roof area: **141.4sqm**
Proposed courtyard private gardens soft landscaping area: **165.2sqm**
Proposed courtyard soft landscaping area: **253.1sqm**
Soft landscaping area between the Weighbridge Office and The Dolphin Tavern: **53.8sqm**
Car park proposed soft landscaping area: **66.5sqm**

PROPOSED GREEN SPACE IN ST ANTHONY GARDENS



Diagram showing the proposed gardens with soft landscaping areas within the limits of the existing garden walls highlighted.

Total proposed St Anthony Gardens soft landscaping areas within the limits of the existing garden walls: **896sqm**

TOTAL PROPOSED SOFT LANDSCAPE
AREAS: **1705sqm**

The Proposed Site will deliver a **Biodiversity Net Gain** of 0.44 habitat units, a **186.37% increase** on the existing site condition.

LANDSCAPING

COINAGEHALL ST PENZANCE



ARTISTIC IMPRESSION OF THE RETAINED FOUNTAIN.



ARTISTIC IMPRESSION OF THE UPPER TERRACE.



ARTISTIC IMPRESSION OF THE PROPOSED ST ANTHONY GARDENS.

RECONNECTING ST ANTHONY GARDENS WITH COINAGEHALL STREET

The proposed path through the gardens will create a step free access from Battery Road up to Coinagehall Street, development and wider Penzance.

The proposals aim to revitalise St Anthony Gardens by creating an open and welcome garden setting. The new planting is intending to create a colourful and vibrant back drop to this public space.

It is proposed to use a variety of plants to offer a visually pleasing environment while also benefiting nature. A wide range of plants have been selected in order to provide a year round visual interest. Tall grasses will move in the coastal winds while colourful flower spikes are placed throughout all the planting mixes. A sensory planting mix has been developed and is located along many of the pathways within the gardens. Treveth intend to work with local school and local groups to replant and revitalise the planting within the gardens.

The proposals have intended to develop a planting palette that can withstand the harsh coastal conditions and ever growing unpredictable climate conditions we are experiencing. Plant varieties have been selected for there resistance to drought conditions and lower maintenance requirements.

The historic archway & fountain will be retained within St Anthony gardens. Where possible all stone walling to be reused within the revitalised / reorganised St Anthony Gardens and the proposed cafe building.

Multiple seating opportunities will be created within the garden space. The same seating found along the Penzance Promenade will be used within the gardens. These will be used to create social clusters of the single seats, while also providing the extra long benches.



PROPOSED
LANDSCAPE
VISUAL IMPACT
ASSESSMENT
VIEW FROM
BATTERY ROAD



EXISTING
LANDSCAPE
VISUAL IMPACT
ASSESSMENT
VIEW FROM
BATTERY ROAD



PROPOSED
LANDSCAPE
VISUAL IMPACT
ASSESSMENT
VIEW FROM THE
PROMENADE



EXISTING
LANDSCAPE
VISUAL IMPACT
ASSESSMENT
VIEW FROM THE
PROMENADE