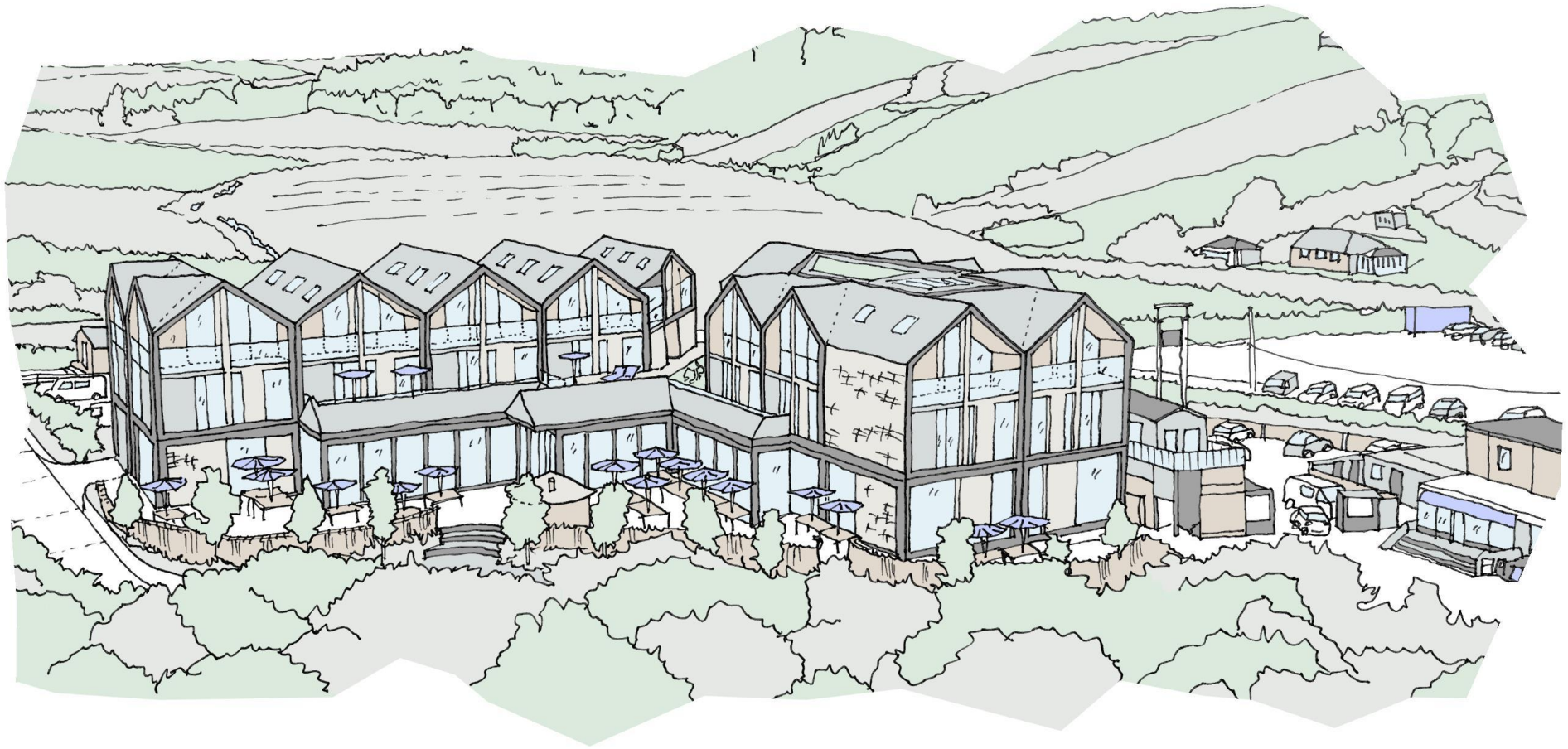


MAWGAN PORTH 2020 PROPOSAL



KEY OBJECTIVES

- Secure the site against flooding and tidal erosion.
- Provide all 4 existing business with new trading premises. Ensure these units are modern, efficient, resilient to the elements, and environmentally friendly.
- Provide high-quality public realm spaces.
- Reduce the impact of traffic on visitors.
- Ensure there is no further strain on car parking.
- Modernise the weathered look of the old petrol station and the dilapidated surroundings
- Ensure commercial viability with an element of residential, massing reduced in line with advisement from previous pre-application feedback.

SCHEME VISUALS



View A

Setting visuals of our proposals from the North and East. The 2 floors + mansard /eaves roof will be similar in height to the buildings to the South of the river mouth (The Merrymore and Fish and chip shop)



View B

SCHEME VISUALS



View A

Setting visuals of our proposals from the beachfront road. Large public deck space will be raised out of the traffic and provide flexible space for many purposes.



View B

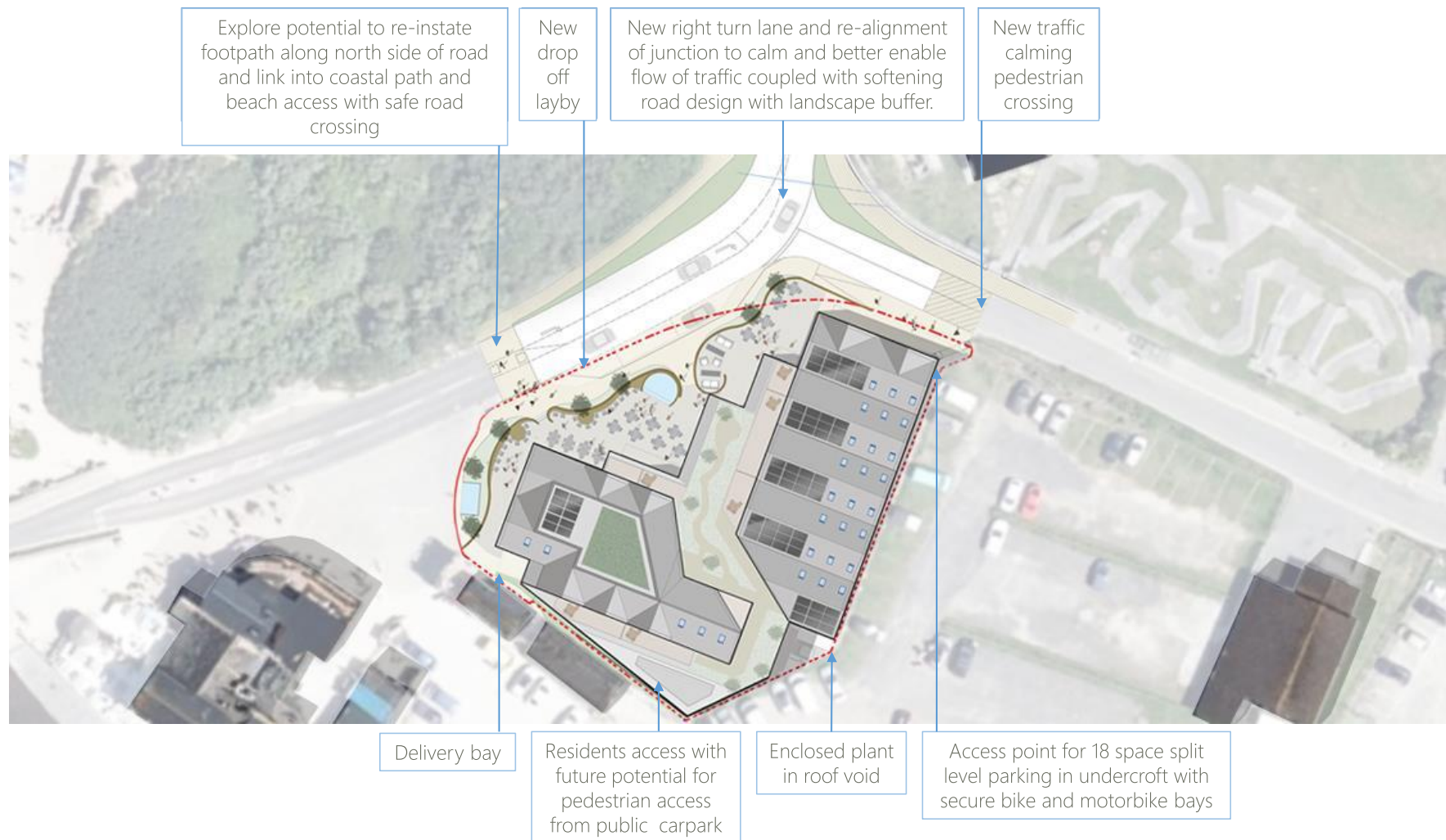
FLOODING

The current business premises face severe flooding issues every year. The spaces in which they operate are not designed for purpose and offer no defence to the elements. Through careful site investigations we have responded to the constraints surrounding the site by raising the public realm above kerb level to future proof the scheme against climate change and the threat of local flooding. The majority of the scheme proposed now sits upon stilts allowing free movement of water below and through the site and reducing the pressure on the surrounding flood defenses. While there will be no sustained flood events due to the tidal nature of the valley, the proposal will still include a road table to the North of the site to allow dry means of escape to residents for faster egress.



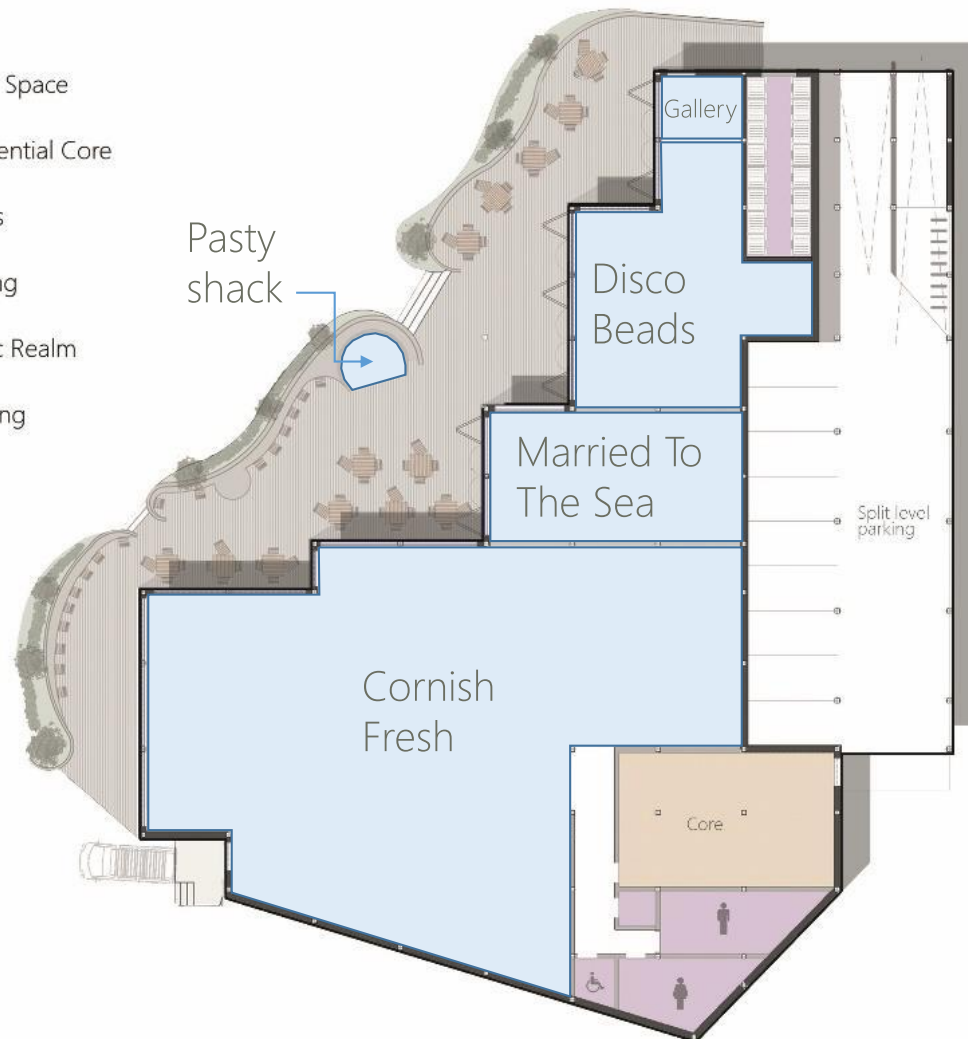
HIGHWAYS

It is our aim to make Mawgan Porth a better, safer and more accessible location, especially on foot. We are proposing to invest directly into infrastructure within the highway to reduce vehicle speeds, better flow of traffic, enhanced public realm and provide safe pedestrianised crossing points away from vehicle bottle-necks.



GROUND FLOOR PLAN

KEY



Ground Floor

USE -

Retail, food & beverage, public realm, toilets, resident's access core, stores and parking.

Quantum -

4x retail units sharing around 7500sqft GIA.
4500sqft of new public realm containing a mix of soft and hard landscaping, informal & formal seating and events space.

Full complement of new customer amenities.
18 parking spaces over a split deck car park including 5x charge points for electric cars.
3x lay-bay drop off / pick up / delivery spaces
34x secure and visitor bike spaces
2x private motorbike spaces
16x resident surf stores with wash facilities

FLOOR PLANS – ALL FLOORS

