

## **Pendower Beach Hotel Regeneration** Ruan High Lanes Truro TR2 5LW.

### **2023**

#### **Amendments**

Feb 2024 – Existing number of hotel rooms confirmed as 15No. further to survey work and research carried out by Koha Architects. (Letter from former owner P Beetham to Carrick District Council dated 07.01.06). Plus 13no. bedrooms within residential blocks A & B and the Residential Flat in part of Blocks D & E. This is 28No. existing Bedrooms in total.

## **Existing Site Uses / Schedule**

### **1.0 Existing Buildings : GEA – 1563.9m<sup>2</sup>, GIA – 1290.1m<sup>2</sup>**

- 1.1 The main part of the hotel building dates back to the 16<sup>th</sup> Century and was a working farm. Over the years the original house was extended, once in the 1800s and again in the 1930s. The house was converted into a hotel in the 1930s and operated as the Pendower Beach Hotel (Pink Hotel on the Beach) up until its closure in 2008.
- 1.2 Since 2008 the hotel has been occupied as a residence by the manager of the shop/café. The shop/café forming part of the hotel has continued in operation to the present day and provides an important community facility for visitors to Pendower Beach.
- 1.3 Prior to the closure of the hotel in 2008 the hotel operated with 15No. bedrooms together with a restaurant.
- 1.4 There were also 2No. detached residential properties to the south west of the site (Blocks A & B). The southern most block (Block A) with 4 bedrooms was occupied by the site owner and the other (Block B) with 6 bedrooms was for staff quarters. There is also an occupied residential flat in part of Blocks D & E

primarily at First Floor which has 3No. bedrooms as per Dwg. No.s 111/703A and Certificate of Lawfulness PA23/05101.

- 1.5 In 2005 planning permission was also gained for another staff quarters (2 bed) block over hotel stores in place of a store building directly to the north of the staff accommodation although this was not built out (Ref: C1/PA22/2507/05/B -Approved with conditions).
  - 1.6 The existing site accommodation including the hotel, owner's property, staff accommodation and residential flat has 28 bedrooms in total (plus 2 bed rooms for the staff accommodation that received planning permission but was not built out).
  - 1.7 While part of the existing buildings have been consistently occupied since 2008 the condition of the buildings and site have deteriorated and there is an urgent need to facilitate the regeneration of the application site.
- 2.0 Parking :**
- 2.1 The Existing Parking areas consists of unmarked gravel hardstanding as shown on Koha Architects drawing SK500, and accommodates approximately 37 parked vehicles.