

NEWLYN HARBOUR FISH MARKET & UNITS

DESIGN : AMOUNT

Buildings to be covered by the full detailed application

Fish market

Reception storage	320 sq.m
Bait store	40 sq.m
Box wash	20 sq.m
Box store (int)	90 sq.m
Box store (ext)	100 sq.m
Market floor	650 sq.m
Grader / sorter	250 sq.m
Distribution area	240 sq.m
<i>Sub total</i>	<i>1,710 sq.m</i>
<i>(excludes ext area)</i>	

Support space	Welfare facilities	70 sq.m
	Auction room	85 sq.m
	Reception	75 sq.m
	Offices	375 sq.m
	Circulation /stair	150 sq.m
	Plant rooms	80 sq.m
	<i>Sub total</i>	<i>835 sq.m</i>
Building total (GIA)		2,545 sq.m
Building total (GEA)		2,645 sq.m

It is proposed that the entire area of the fish market be classified as B2 use class order save for the following;

- An area of the ground floor reception and main entrance to the market totalling 40 sq.m where a small retail outlet directly associated with the fish market / industry is requested. Use class order Part A, class A1 is proposed
- The first floor office accommodation totalling 375 sq.m (see above) where, in order to maintain the commercial flexibility of the market operation, it is requested that use class order Part B, class B1 be permitted.

Commercial Harbour units

Unit 5	industrial	260 sq.m
Unit 6	industrial	330 sq.m
Unit 7	industrial	255 sq.m
Unit 8	industrial	255 sq.m
Building total (GIA)		1,100 sq.m
Building total (GEA)		1,185 sq.m
Unit 12	industrial	505 sq.m
Building total (GIA)		505 sq.m
Building total (GEA)		555 sq.m

As agreed with Penwith's Planning department during the pre application discussions, the proposed commercial units will maintain the same proportions of use classes as exists within the current commercial units. At present the commercial units within the harbour demise provide 3,020 sq.m (GEA) with use classes in the following proportions;

Part A, Class A1	18.5%	560 sq.m
Part B, Class B1	6%	165 sq.m
Part B, Class B2	75.5%	2,295 sq.m

Additional buildings identified in the master plan - not the subject of this detailed application.

Commercial Harbour units






Unit 1	industrial	350 sq.m
Unit 2	industrial	600 sq.m
Unit 3	industrial	550 sq.m
Unit 4	industrial	460 sq.m
Unit 9	industrial	360 sq.m
Unit 10	industrial	740 sq.m
Unit 11	industrial	980 sq.m

The following points should also be noted;

- The site already contains a fish market with an area of 1,665 sq.m (this will be de commissioned and demolished when the proposed market is complete and fully operational, leaving only the suspended deck)
- The area of the proposed fish market building that will be used directly as a fish market is 1,710 sq.m – the remaining 835 sq.m of the building will be used for support activities.
- The areas given above for the proposed fish market differ from the brief areas to be found on page 7 of the stage C report dated July 2006 – this is due to two factors, consultation with the industry and acknowledgment of capital and operational budget pressures.
- The precise nature of the uses that the commercial units will be put to is unknown at this stage, and in order to ensure the ongoing commercial viability of the harbour it is key that they remain as 'industrial' units.



Plan of site with each building shaded to indicate where it sits in the master plan

-  Fish market
- Subject of this detailed application
-  Commercial harbour Unit
- Subject of this detailed application
-  Open space
- Subject of this detailed application
-  Commercial harbour Unit
- master plan - not subject of this application
-  Existing buildings