

DESIGN & ACCESS STATEMENT

To Support Planning Application of 31st MAY 2018

INTRODUCTION

The Distillery (formerly Craft House) is in Old Town, adjacent to the Old Town Inn and Old Town Stores.

Old Town is the second largest settlement on St Mary's, and home to a high proportion of locals. In addition to the pub and shop, it has two restaurants/cafes, and several galleries.



Built in 1999, the property has been used for a range of commercial businesses, including a gallery, children's nursery and Soft Play activity centre. It offers well-proportioned commercial accommodation, with planning permission granted on 20th December 2017 for its change of use to a new small batch craft distillery for "Scilly Spirit", development of which is in progress.

There are currently two separate single door entrances, with the self-contained, first floor residential flat accessed through the side entrance, with a path way leading to Old Town Lane. This side entrance has a half-glazed, multi-pane entrance door with large multi-pane display window adjoining.

The property is approached off Old Town Lane through its own private paved area to the front of the building to the main entrance.

The main entrance has a central half-glazed multi-pane door, with multi-pane display windows either side

The core area of the building is arranged around a central stairwell and adjacent WC, having sealed flooring and fitted with a hand wash basin and close coupled WC. To the rear of the space is a utility room, having fitted wall shelving and fiberglass sink with large drainer. A small L-shaped counter adjoins the Utility Room.

OUTSIDE

To the front of the property is a paved area with partly fenced surround.

To the side of the property is a block-paved path, with small gravel seating area adjoining, and then a larger planted area with part granite, part block surround.

SERVICES

Mains electricity and drainage are connected to the property.

PROPOSALS & OBJECTIVES

- 1) Alteration of current side elevation window to provide new double doors for suitable access to ground floor distillery area;
- 2) Removal of two trees from plot at front elevation and reinstatement of low level granite boundary walls;
- 3) Installation of P.V. solar panels to south west and north east facing roof elevations, as participation in current "Smart Energy Islands" initiative.

SUSTAINABILITY

- 1) This proposed change to the side elevation will only slightly alter the appearance of this aspect of the property, in that the space will still consist of a granite stone and multi-paned wooden framed arrangement. Furthermore, local tradesman will be used for the provision of the new double doors and the granite pillar/walling, to be in keeping with the current appearance of the building/site and its neighbouring properties/boundaries. The granite removed from the base of the current window will be recycled to provide the pillar to the new double doors, plus the new low-level walling, thus minimizing debris removal/new materials deliveries.
- 2) The two trees to the front elevation present a significant risk to the property, both in terms of potential for impact on the foundations and damage to nearby drainage/water supply for the property, in light of known/reported roots activity of these Elm trees seeking out moisture, (see report copy provided). They also present a risk to the telephone pole and cables which are in very close proximity.
- 3) As per the ERDF Voucher Scheme Project and the earlier approved Planning Application for Change of Use for this property, "Scilly Spirit" has always stated its objectives to be as sustainable as possible, out of respect of the Area of Outstanding Natural Beauty it sits within. Accordingly, it seeks here to participate as fully as possible in the current "Smart Energy Islands" initiative, in respect of P.V. Solar Power generation/use, with the installation of roof panels in accordance with the recommendations of B.R.E. National Solar Centre (following our being referred to them by Hitachi here on St Mary's). The B.R.E. site survey recommendations are attached to this application for further reference,

and we are advised by them that these proposals would facilitate sufficient electricity to fully service the needs of each distillation in the distillery and would be optimal in terms of efficiency, as the power created would be utilized immediately, given distillation can run during daylight hours. This results in the Distillery being truly self-sufficient, versus needing to draw any significant electricity from the current Island main grid. Our proposals are also merely in keeping with the significant P.V. Solar Panel roof installation program currently underway on Council commercial and residential buildings, as part of the “Smart Energy Islands” initiative.

IMPACT ON NEIGHBOURS

There will be minimal detrimental impact on neighbouring properties, save for the limited occasional disturbances when removal, construction and/or installation works are taking place, which will only be operational during normal working hours/days (when all/most residential occupants are away at their respective work) for a limited number of days, given the relatively small-scale works involved for all aspects of this application. Indeed, it is anticipated that nearby Council owned residential properties will also soon be undergoing similar roof installations of P.V. Solar Panels, as part of the current “Smart Energy islands” initiative.

ACCESS

There will be one new pedestrian access to the side elevation of the building/site, to best service the needs of the ground floor distillery, and to provide that the current single side door becomes exclusively for access to the first floor flat, to best separate access to the residential and commercial demises. Pedestrian/vehicular access to the front elevation of the property remains as is presently.