

SERICA, LOWER STRAND, ST. MARY'S, ISLES OF SCILLY

DESIGN AND ACCESS STATEMENT

JUNE 2017

Conversion of part ancillary A1 retail to C3. Change of use of part A1 retail to B1. Removal of existing shopfront and replacement. New dormer to rear.

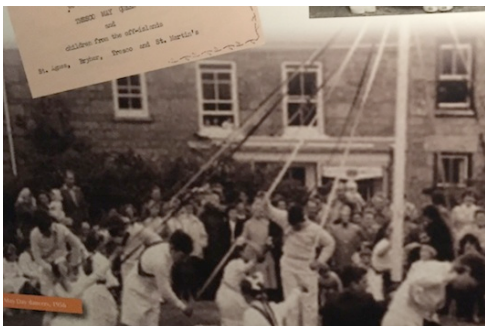
INTRODUCTION

Serica, is a typical 2 storey Scillonian granite building which dates from at least 1850 (original documents lost). It forms the central element of a group of dwellings facing directly onto the Parade. The residence to the left, Riviera is Grade II listed for its group value as with much of the area around the Parade. Serica and the residential property to right are not listed. Documentation suggests that Serica was originally 2 dwellings which may account for the odd arrangement of first floor windows on the front elevation. this front elevation is in relatively good order and has been maintained in keeping with its age. Windows are original sash and the roof appears to be scantle.



The ground floor shopfront however is quite large, uninviting and gloomy, taking up most of the ground floor facade. Records suggest this work was approved in 1964 and replaced a smaller more traditional shopfront

As for past retail, we can see it was Pharmacy in 1923 and shoe shop from 1967 It was operated as a sporting goods shop from 1997 onwards. These large retail premises were actively marketed for rent or sale for a number of years prior to the recent sale in 2016. It is felt that the current layout, size and look of the building has discouraged potential buyers and retailers.



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EXISTING USE

As well as the retail facilities to the ground floor there are ancillary residential spaces comprising of a kitchen and dining area. This links via a rear staircase to the first floor which comprises of four bedrooms, a bathroom and a living room overlooking the Parade. Access to this flat is via a rear gate, along an alleyway from Church Street.

The original staircase to the building has been most definitely removed as the current location for the stair is obviously located in a relatively recent extension. This stair has enabled the rear bedrooms to be of a fairly generous proportion but it makes movement around the flat quite cumbersome, especially travelling from the ground floor kitchen to the first floor living space.

The roof is asymmetrical and dips down much lower at the rear of the main building than at the front. Head heights in the rear bedroom and bathroom are somewhat restricted with the eaves being as low as 1.15 meters in parts. The roof also has a number of ugly, ill conceived and badly detailed junctions, which make this part of the building difficult to maintain and prone to water ingress. There is also a very small, virtually inaccessible lightwell at the rear ground floor.



The rest of the rear of the property is, albeit dated, in better condition. Single storey flat roofs line each side of a 2 storey extension with a pitched roof, along with a first floor side extension, containing the staircase and corridor. This is clad in timber shiplap cladding. There is an exposed water tank and a redundant chimney stack in this area also.

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EXISTING USE : CONTINUED

The walls of the rear extensions are a mixture of granite and blockwork with a render finish. The roof is slate or fibreglass. All windows in this area are UPVC.



PROPOSALS AND OBJECTIVES

The new owners of Serica hope to carry out extensive renovations to the property which will provide, as it currently does, a 4 bedroom property with better proportioned rooms and internal accessibility together with a smaller retail offering more suited and financially accessible to the local rental market and office accommodation from which to run their own business interests. The retail space will also be run by the new owners initially, with the option to rent out the space should this be necessary. It is proposed to have tables and chairs on the hardstanding within the curtilage of the property, up to 12 seats are being considered initially. Trough planting will also be included to provide a barrier to the road and allow for future flexibility of use of the hardstanding.

It is proposed that part of the retail storage area to the ground floor will be converted back into residential use (these spaces were converted from residential to A1 use in 1997). Reinstating this space as residential will enable the opening up of the ground floor with a larger internal courtyard. This will allow light and eye level interest into the long deep plan of the building, and will be overlooked by the office area and the new ground floor bedroom floor (displaced by the new staircase).

The new staircase in the centre of the building footprint will enable better access to the upper floor.

In order to deal with the restricted head height to the upper rear rooms and to strip away all the ad hoc detailing at first floor level it is proposed to build a new rear flank wall in line with the existing main rear wall of the building. This will be in blockwork with a render finish. It is felt that this type of detail is more appropriate than a typical dormer and the inclusion of new sash windows in this rear facade will provide a more cohesive aesthetic than would otherwise be possible.

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PROPOSALS AND OBJECTIVES : CONTINUED

The majority of windows to the rear main building and extensions will be replaced with timber casement windows and doors with a multi pane detail as shown. These will be double glazed. There is a new window to the flank wall to bring light into the new stair core and there is a new skylight lantern over the new kitchen area.

The existing 1960's shopfront will be stripped away entirely and the sash window to the left hand side will be reinstated to match existing. A new door and timber canopy will be installed below the centre window and a new flush shop frontage will be installed to the remainder of the ground floor facade.



Having studied the majority of shopfronts in Hugh Town and also looking at the photographs of the previous shop front prior to the 1960's addition it is felt that a flush facade similar in detail to The Galley would be most appropriate.

To conclude, these changes are intended to create a more cohesive residential and retail offer which is more suited to modern living and commercial viability.

SUSTAINABILITY

As part of the renovation works the property will be upgraded in line with current building regulation requirements where possible while acknowledging the need to maintain original features where applicable.

IMPACT ON NEIGHBOURS

As most of the external changes to the property are to deal with the dated aesthetics of the property there will be no major impact on neighbours. Any new retail use will be within normal daytime working hours. The new raised rear wall should not impact on current light levels to the neighbours in Riviera.

ACCESS

There will be no alterations to vehicular or pedestrian access to the property. The nature of the differing levels and step access to the residential element will not change. Entry to the new retail space will be fully accessible.