



DESIGN AND ACCESS STATEMENT

Retrospective change of use from restaurant (Use Class A3), to offices (Use Class B1) and bar, (Use Class A4).

DESIGN

There is no alteration to the design, internally or externally. No visual impact changes.

ACCESS

There is no alteration to access, which remains the same. There are no alteration to levels or steps. There is no vehicle access.

EVALUATION

The property has been operated by various owners since 1987, with residential and commercial use, the commercial use generally being described as that of a restaurant and bar. The restaurant being situated on the ground floor, and the bar situated in the basement, with an independent entrance. A number of operators over the years, had allowed customers to use the bar facility to purchase alcoholic drinks without necessarily purchasing food, or using the ground floor restaurant. A photograph is enclosed illustrating the established procedure.

The bar is unchanged from its previous operations, and now operates as a Micro-Pub, and we have become members of the micro-pub association of the UK. Micro pubs are small venues, and do not generate the levels of activity associated with traditional pubs. The application site is approximately only 19 meters across the road from the Bishop and Wolf, a traditional public house, which we assume has the benefit of Use Class A4.

The provision of a Micro-Pub,(former restaurant an bar) adjacent to a large traditional pub, would have little impact to the amenity of the surrounding area, an area already accustomed to Use Class A4.

isles

mr b's

st agnes

hugh town

agnes island

corner house

bryher

tresco

scilly isles

cornerhouse

t



Blues Restaurant The Cornerhouse ...
yelp.co.uk



Blues Restaurant The Cornerhouse ...
yelp.co.uk



Blues Restaurant and Tideline shop in ...
alamy.com



Blues Restaurant The Cornerhouse ...
yelp.co.uk



Blue
scilly



The Mermaid Inn, St Mary's - Restaurant ...
en.tripadvisor.com.hk



The Corner House
sibleysonscilly.co.uk



The Corner House
sibleysonscilly.co.uk



Spring - Visit Isles of Scilly
visitislesofscilly.com



Blues
yelp.co



1600 × 900 - Images may be subject to copyright. Find out more

Scilly's
Scilly Today

Visit

Related images



Get help - Ser