

Design & Access Statement

JUNE 2019

Alterations to
Scillonia Building Supplies,
Porthmellon Industrial Estate, St.Mary's,
Isles of Scilly

1. Background

The premises is currently being operated as a builder merchants on Porthmellon Business Park. There is parking for eight cars at the front of the building plot and at the North is an area of the plot with a gated boundary wall used for material access.

This design report supports a planning application to the Council of the Isles of Scilly to site a timber clad lean to shed covering some of the area to give the shop more storage space for palletized goods with the addition of an area to site the bin store and a covered area to store and operate a cardboard/ paper crushing machine to enable all paper spoil to be exported to the mainland for recycling.

2. Existing Building

Unit 22 is a large plot on Porthmellon Business Park, the shop is operating a builder merchants at present however, given the current market it is not possible to continue operations without expanding the product range on offer. The existing building has no architectural merit and the proposed shed development would have very little impact on any of the surrounding environment. The North elevation where the alterations are proposed would look very much the same as the existing building when viewed from the public highway.

3. Design Brief

The premises is constructed mainly of blockwork and portal frame, infilled with timber and clad with timber planks

The building is at present clad on the roof structure with a big 6 cement fiber sheet.

It is proposed that the shed addition will be constructed of the same materials to match in with the existing building design. The proposal visually will be very similar to the existing north elevation structure with the addition of two sliding doors which when closed would mimic the building walls.

The proposed addition is of single story construction and will only be seen from the North elevation, unless you are standing within the boundaries of Unit 22, Porthmellon Ind Est.

4. Proposed Designs

The proposed extension will be constructed to look very much in keeping with the existing design of the building. The proposed flat roof would be virtually invisible from any

elevation other than from above with the front edge of the roof being (approx. 100mm in depth) finished in grey. The requirements of this design brief are to maximize and gain internal floor space for the storage of material and plant, which has been achieved by encompassing and developing an area of outdoor space to the rear of the property.

A summary of the different elements of this design are as follows:

- The applicant hopes to achieve more necessary storage space to facilitate increased product range supply.
- The additional shed would also allow the applicant to store a greater level of stock to provide resilience against known shipping difficulties and delays, currently experienced.
- The proposed shed would give a covered area with the preparation of waste paper material for recycling and storage of necessary business equipment such as a pallet truck and electronic forklift.
- Visual impact: Care is to be given throughout these alterations.
The proposed extension will comprise of a timber structure, clad in timber to match the existing buildings and a fiber glass flat roof.

5. Summary

Mark Wright hopes to extend and improve his business premises to offer more product range to the island whilst becoming more resilient against potential freight/shipping issues. The proposals are in keeping with the local area. These additions will provide longevity to applicant's business operations of the property and indirectly increase local employment opportunities via a more developed retail outlet premises.