



Design and Access Statement

Co-op Food – 4 Hugh Street, St Marys, Isles of Scilly, TR21 0LL

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1.0 Introduction

1.1 Introduction

This Design and Access Statement has been prepared by Bowman Riley, on behalf of The Co-operative to accompany a full planning application for the proposed works to the existing store located on Hugh Street, Isles of Scilly, TR21 0LL.

The proposed works will include:

- The creation a larger retail space by extending into the existing Back of House (BOH) area
- The creation of a new larger BOH warehouse area to the rear of the property by:
 - Demolishing the existing ancillary building
 - Constructing a new BOH warehouse to include: the footprint of the former ancillary building; the existing service yard and the ground floor of the neighbouring premises (the former bank)
- The relocation of the existing plant to the roof area of the proposed BOH warehouse
- The replacement of the existing external staircase with two new external staircases to provide access to the facilities and accommodation above the existing store and above the former bank

The purpose of this report is to illustrate how the proposed works will integrate and facilitate the use of the existing building. This report should be read in conjunction with Bowman Riley's drawings and the third-party consultant's supporting documents.

2.0 Physical Assessment

2.1 Local Context

This section looks at the site and its context. It aims to identify and analyse the local characteristics in terms of use, design and construction styles, to ensure there is minimal impact to the external facade.

The existing Co-op store is located on Hugh Street within the island's main town of Hugh Town.

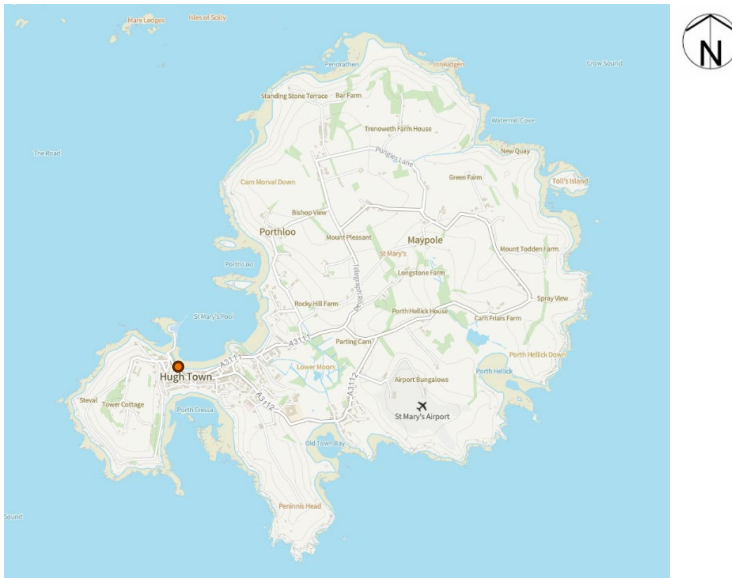


Figure 1.0 – Map of the Isle of Scilly illustrating the location of Hugh Town.

The store is bounded by the beach and sea front to north, Hugh Street to the south, an adjoining building to the northwest and a former bank to the southeast which is separated by an alleyway.



Figure 2.0 – Map of Hugh Town illustrating the location of the existing Co-op store and former bank on Hugh Street.

The existing Co-op store forms the end of a terrace of buildings along Hugh Street. The store is a two-storey building with light-coloured rendered walls and a slate roof. The windows and doors are timber painted white.

The former bank is a detached building with alleyways to the southeast and southwest. It is a two-storey building with light-coloured render, natural stone quoins, plinths and window cills with a slate roof. The windows are white uPVC and the main entrance door is timber painted blue with a timber decorative surround painted white.



Figure 3.0 - Front elevation of the Co-op store.



Figure 4.0 – Front elevation of the former bank.

The existing BOH facilities includes a service yard, a flat roofed single storey warehouse and a mono pitched single storey ancillary warehouse.

A two-storey building provides accommodation to the rear of the building which is built above the existing store and accessed through the existing service yard.

The walls to the rear of the store are a mix of natural stone and a light-coloured render with painted timber windows and doors.

The windows and doors to the rear of the former bank building are white uPVC.



Figure 5.0 - View from the beach of the ancillary.



Figure 6.0 - Existing service yard.

3.0 Design

3.1 Proposed Scope of Works

The proposed works will create a larger Co-op convenience store by acquiring the neighbouring premises (formally a bank). The acquisition will allow the sales area to be increased by relocating the existing BOH into the adjacent building (former bank).

The demolition of the existing ancillary building will allow for the creation of a new larger single storey BOH warehouse. The new BOH warehouse will include the footprint of the former ancillary building; the existing service yard and the ground floor of the neighbouring premises (the former bank).

The sales area will be increased by demolishing the internal walls and partitions, relocating the stairs and moving the plant area to the roof of the new BOH.

Deliveries will continue through the previous access in the back service yard.

After completion, the ground floor will be composed of two-parts; the increased sales area and the larger upgraded BOH.

3.2 Amount

The application site has an area of 978m².

A summary of the existing, proposed and additional areas have been listed below:

Sales Area

- Existing gross internal area: 266m².
- Proposed gross internal area: 442m².
- Additional sales area created as part of the proposed works: 176m².

BOH Area

- Existing gross internal area: 148m².
- Proposed gross internal area: 349m².
- Additional BOH area created as part of the proposed works: 201m².

3.3 Appearance

Hugh street is the historic core of the settlement and is Hugh Town's commercial focus. It is a narrow main street with several irregular types of buildings enclosed by stone-fronted or plain rendered buildings, creating a tight grained, strongly urban streetscape.

The general appearance of the exterior will remain the same. Improvements will be made to the main existing entrance doors by replacing the single door with DDA compliant bi-parting doors. The new doors will accommodate the larger footprint of the store. The existing steps to the main entrance will be removed and resurfaced to create an accessible entrance.



Figure 7.0 - Existing Southwest Elevation (4).



Existing entrance door removed and replaced with new aluminium framed glazing.

Wall below the new glazing to be made good and finished with light-coloured and dark-coloured render to match the existing.

Figure 8.0 – Photograph of the existing store front off Hugh Street.

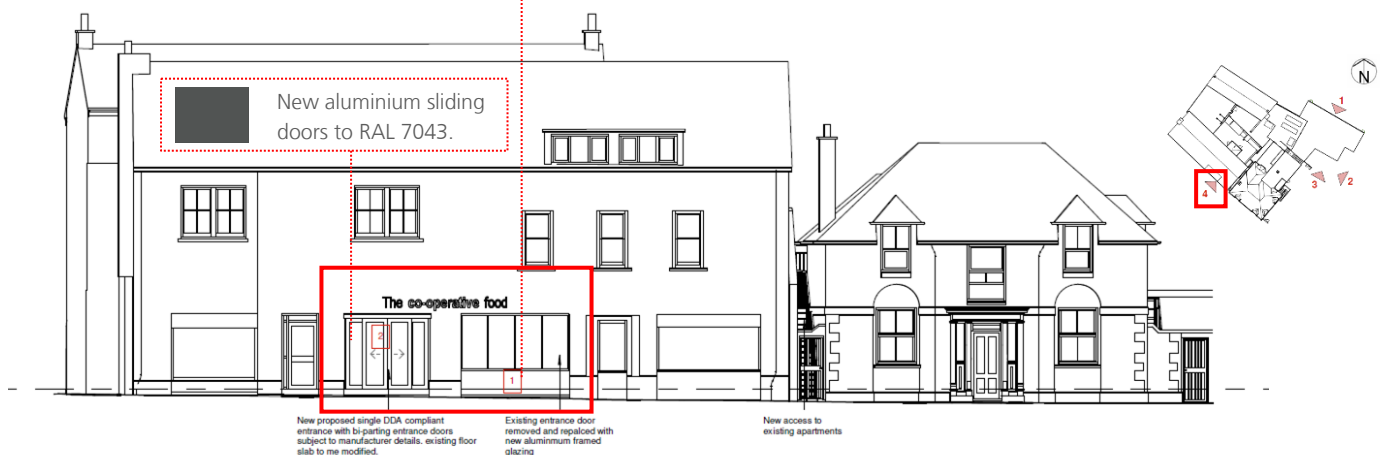


Figure 9.0 – Proposed Southwest Elevation (4).

The new BOH will include a new office space, bakery, staff area and warehouse area. The warehouse will be capable storing items such as pallets and trollies thus reducing items stored in the service yard.

The proposed works to the building will create a more linear and cleaner looking elevation.

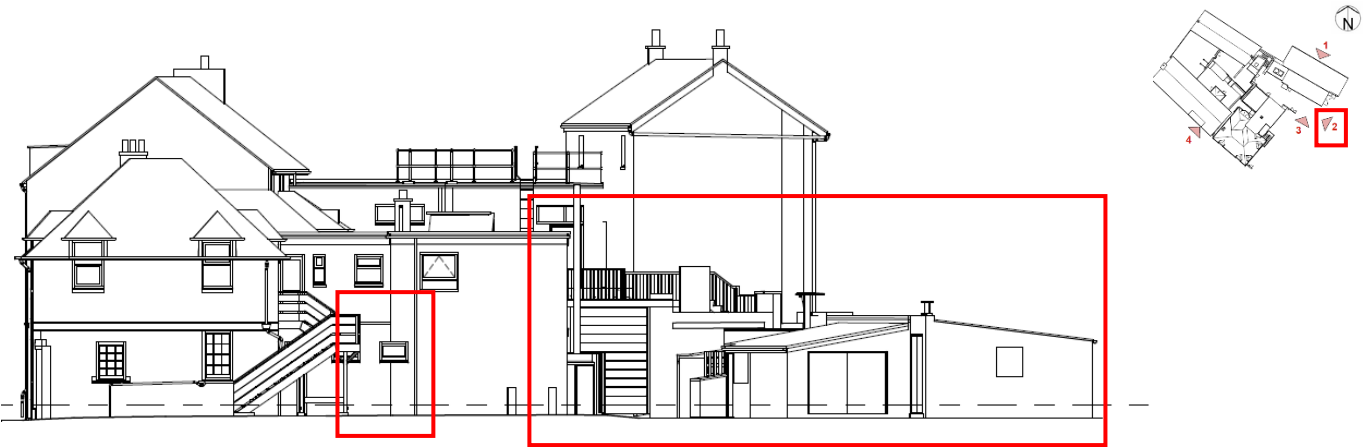


Figure 10.0 – Existing Southeast Elevation (2).



Light-coloured render to match the existing.

New grey flat roof to match existing.

New goods and fire escape doors to RAL 7043.

Figure 11.0 – Photograph of the existing service yard to the rear of the building.

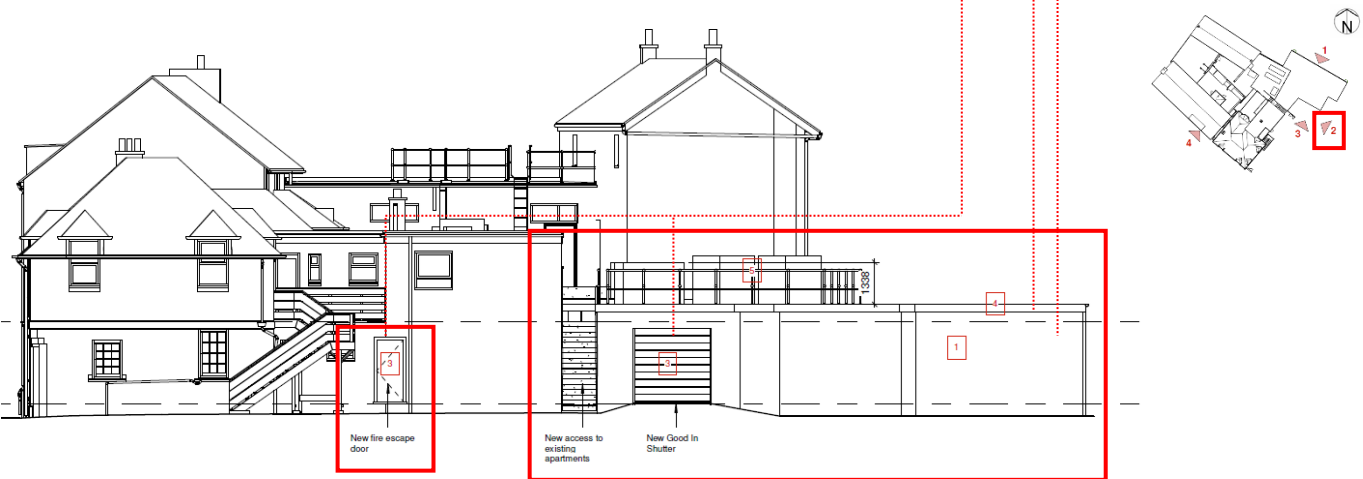


Figure 12.0 – Proposed Southeast Elevation (2).

The proposed single-story BOH warehouse will be sympathetic to its beach front location and will be finished with a light-coloured render to match the surrounding buildings.

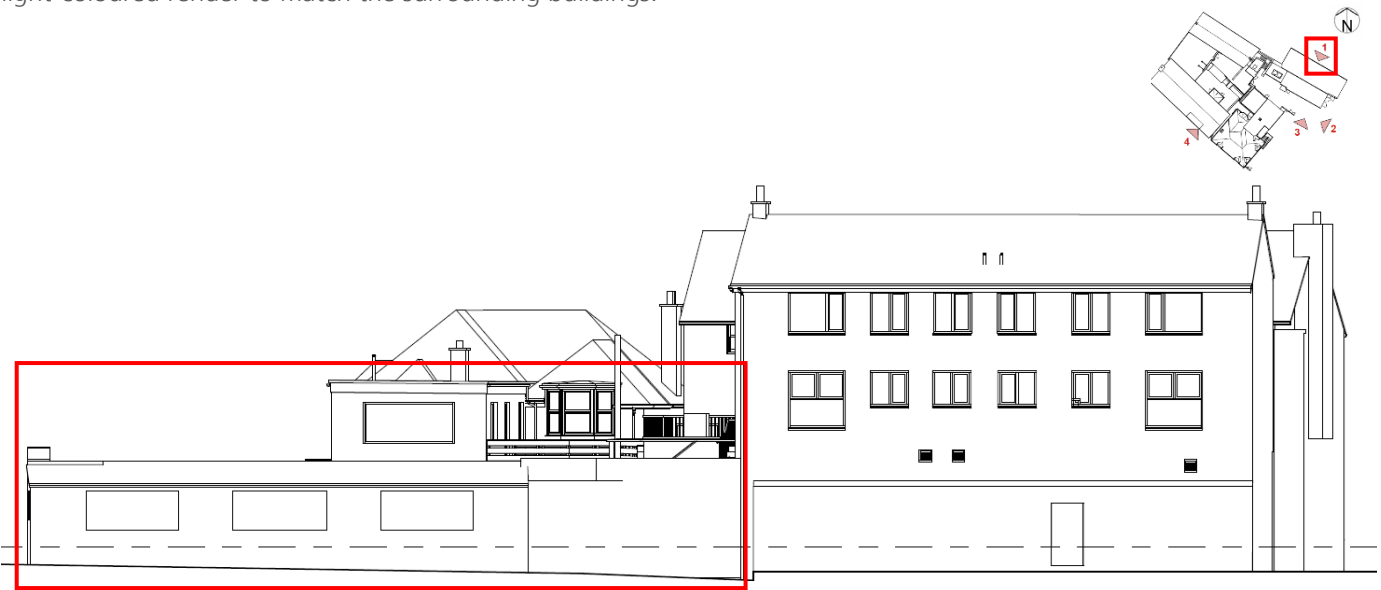


Figure 13.0 – Existing Northeast Elevation (1).



- Light-coloured render to match the existing surrounding buildings.
- Proposed single storey building to match a similar height of the existing ancillary building whilst lining through with the existing store floor level.

Figure 14.0 – Photograph of the existing single storey ancillary building as seen from the beach front.

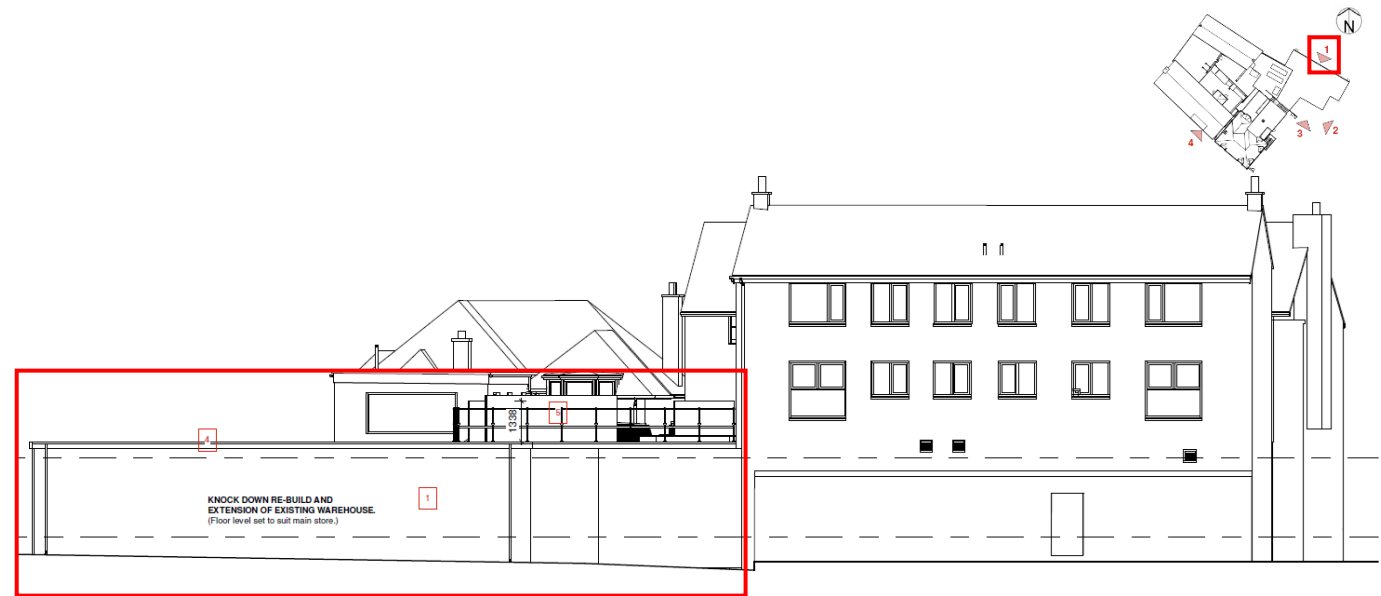


Figure 15.0 – Proposed Northeast Elevation (1).

3.4 Use

The use of the building will remain as existing (use class E).

The existing store is the only main food store on the island and the proposed works will provide an increased sales area to better serve residents of the island. The increased BOH area will provide a more coherent layout and improve the BOH operations.

3.5 Layout

The proposed layout increases the footprint of the current sales floor and utilises the former bank as extended BOH.

The new extension has been designed so as not to impact on the neighbouring properties and the layout seeks to achieve an efficient use of space, whilst meeting the Co-op's requirements of improving the service and customer experience.

3.6 Crime Impact Statement

This scheme has been designed to maximise natural surveillance and the felling of natural surveillance. The extension has been carefully designed to ensure that there is an active frontage to Hugh Street.

CCTV cameras are installed with the intention of improving the security to the store, customers and property boundaries that could be breached.

The proposed new goods in door on the northeast elevation will be a Soham security door which meets the aesthetics required on any working environment whilst offering maximum security.

4.0 Access

As previously stated, the existing store is located on Hugh Street which is main street of Hugh Town and strategically positioned within walking distance to prominent points of interest. The site is easily accessible for both pedestrians and those travelling by car or using public transportation.

Access for customers and deliveries will remain as existing. The proposed new entrance to the front of the store off Hugh Street will be DDA compliant.

Two new external staircases will be constructed to allow access to the facilities and accommodation above the existing store and above the new BOH as seen in figures 16.0 and 17.0 below.



Figure 16.0 – Existing ground floor plan.



Figure 17.0 – Proposed ground floor plan.

5.0 Conclusion

This report sets out the design principles of the proposal in context of the site area and its immediate surroundings to form a quality retail development with its own identity and character.

Planning permission should be granted for the development for the reasons listed below:

- The site is in a sustainable location in terms of accessibility and already used as retail space
- The proposal provides the local community with a modern Co-operative food store which will secure current jobs and provide additional employment opportunities in the area
- Makes efficient use of the site including the existing building footprint and utilising unused buildings



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