

Design & Access Statement

Development of Workspace in a Conservation Area

Kenython, Bryher, TR23 OPR

Proposal: Demolition of an existing empty structure (formerly used for residential purposes) to be replaced with a mixed use work unit for Island Fish Ltd, Bryher. Work unit to comprise of: fish and shellfish processing, cooking and retail area, office space and toilet facilities.

Background:

Island Fish Ltd based on Bryher and incorporated in 2015 currently employs 2 full time members of staff as well as 2 part time employees on a seasonal basis. With the permission of the Duchy of Cornwall and in full compliance with current Environmental Health legislation Island Fish currently operates out of a residential property based on Bryher. Whilst this arrangement has worked well to date the business – recently awarded a Silver Award at the Cornwall and Isles of Scilly Business Awards for Best New Business 2016, has quite simply outgrown the space in which it currently operates. Current working conditions are cramped and inefficient providing little space for growth. If the business is to grow, take on more staff and meet market demand thereby adding value to the economy of Bryher and Scilly then dedicated workspace is critical for this to happen.

In looking at how best and where best to develop the workspace it requires Island Fish has undertaken a SWOT analysis of a number locations based on Bryher taking in account the following principles:

- **Location** (footfall, proximity to the beach, need to avoid carrying fish/shellfish through the town, proximity to residential properties/ areas of historic interest/ sites of environmental importance)
- **Utilities** - available power/water/waste outlets
- **Conservation** - need to utilise existing structures if possible in order to limit environmental impact.

After looking at several sites, including a location in the 'Town' (not possible - no power available), a site at Church Quay (too close to the Church) and a site adjacent to the proposed location (not possible - no power available) the site proposed at Kenython offers the best available solution for all of the reasons outlined below:

- **Location** – next to the beach where shellfish and fish are currently landed, no need to transport fish through the town, excellent footfall, next to the field currently utilised by Island Fish as storage ensuring that all aspects of the business are clustered together in one place. In addition the proposed development is not in close proximity to any residential properties – apart from Bryher Boatyard which is itself a commercial undertaking. Nor is the site in close proximity to areas of specific historic or environmental interest. Hedges shade all four sides of the building, meaning that any working areas will be shaded from general view.
- **Utilities** - Western Power has confirmed that power is available, as is access to the mains water system. There is a need to put in place a new septic tank and soakaway, but this is a simple process and actually deals with an issue whereby the current system - shared with Bryher Boatyard is no longer capable of supporting two properties.

- **Conservation** – The proposed development utilises the footprint of an existing building. It also ensures that an area of specific interest as regards well-tended gardens are maintained into the future.

Whilst this development does utilise the space currently occupied by a residential dwelling the Duchy of Cornwall have committed to replacing Kenyhton as a residential dwelling with a new build on Bryher in the near future.

If successful in this application Island Fish would like to commence building works during the winter of 2017 (outside of the main tourism season) with a view to moving operations to the new site in the spring of 2018. An immediate outcome of this development will be the employment of two additional members of staff.

Existing Site: The site at Kenyhton is currently occupied by a wooden building formerly used as a two bed room dwelling but empty since January 2014. The building was constructed circa 80 years ago and is a timber structure with a slate roof. Essentially square in design with a wooden lean to on the westward side the building is approximately 9m x 9m. Built on a concrete plinth the building is accessed by steps to the south side whilst to the rear of the building access is at ground level. Painted green on the outside and empty for the last 2 and a half years the building is currently showing considerable signs of wear and tear.



Built without a damp course, lacking insulation and constructed on a concrete plinth that is showing signs of salt intrusion the building as it is at present does not meet the standards required for rental either as a residential property or as premises for commerce.

Change of Use: As stated above the current property is not fit for purpose, either as a residential unit or as workspace and will need to be demolished regardless of what is developed in its stead.

Island Fish recognises that in developing workspace the island has the potential to lose residential bed space. In response to this the Duchy of Cornwall has committed to replacing the residential bed space offered by Kenyhton with a new build based on Bryher, in this way Bryher will not lose any residential bed space.

Demolition of Existing Building – Waste Management Plan.

The underlying principles behind the demolition of Kenyhton will be to reuse as much of the existing structure as possible. The house has been previously emptied of all internal fittings.

The concrete plinth upon which the building is sited will (using a local contractor) be broken down, and stored at the Duchy of Cornwall storage site based on Bryher to be reused as hard-core on other on island building projects.

Floorboards/timber joists and any other reusable timber (please see image below) will be stored to be used either on the new build or on other island projects.



Glass will be crushed using the glass crusher based on Tresco and used either on the new build or on future island projects.

Any materials that cannot be reused – for example metal will be shipped to St Mary's via a privately hired skip for onward transit via the Moorwell waste site to the mainland.

Design

The external design of the development proposed has been based around the need for the building to deliver certain specific functions internally – for example the physical separation of raw and cooked food (fish filleting and crab picking) and the need to keep the building cool as well of course as a requirement for the building to be aesthetically pleasing and sit well within the local landscape.

The proposed development will be built on the footprint of the existing building, albeit slightly larger at 10 x 10m opposed to 9m x 9m as it is at present. A 2m wide pergola will be added to the southern aspect in order to soften' the main visage of the building and the only aspect of the building that will be available for view from the road. Over time the pergola will allow for plants/flowers to grow over this aspect of the build adding to the attractiveness of the building as well as helping to shade and keep cool the retail area.

The building will be timber clad in larch chosen so that the wood weathers well with age (similar to other new builds on Bryher including Bryher Shop) The external cladding laid horizontally like other similar new builds on Bryher will be treated in order to allow it to deal better with the elements but it will not be painted, remaining a natural wood colour. The windows will be wood casement windows with a pale green (again like Bryher Shop) paint finish. The windows will be inset in order to help 'soften' the visage of the building.

The number of windows has been kept to a minimum in order to assist in keeping the building cool. The roof will be natural slate and the guttering metal.

There will be 3 access doors, one double door to the south for access to the retail area, and two double doors to the north of the building proving access for shellfish/fish into and out of the building. The door on the southern aspect will be a combination of wood and glass with a pale green paint finish. The doors on the northern aspect and hidden from view will be wooden with some glass.

The intention is to retain and to maintain all of the current landscape features including the hedging and the outstanding garden that surrounds the property. It should be noted that Kenython is surrounded on all four sides by hedges and as such any activity on the working side of the building, or indeed any side of the building will be shaded from the road and passer-by's.

Sustainable Design Features

The development proposed will make use of as much material as possible from the existing structure including wooden floor boards, joists and hard-core.

In order to keep energy usage to a minimum the building will be heavily insulated. The challenge will be in keeping the temperature in the building cool in order to provide the best conditions for the storage and preparation of fish and shellfish. As such the building will not be heated. Windows will be kept to a minimum balancing the need for sufficient natural light (the building is south facing) with the need to keep the internal temperature of the building low.

The wood used to build the development proposed will come from sustainable sources and will be sourced from within the West Country. All paints will be natural. Water usage will be kept to a minimum by utilising the following design features – a low flush toilet, aerated taps and most critically the method used to cook shellfish will be steaming, a process that requires far less water than traditional methods of boiling shellfish. What's more the water can be used again and again rather than refreshing each boil. Rain water will be collected from the roof to be used for washing down vehicles and supporting the garden. Lighting will be low energy pendant lighting and will not include any external lighting. All appliances purchased will be low energy rated 5 star or better. Finally by utilising an existing brownfield site the development as proposed is reducing the impact of development on the built environment of Bryher.

Access

The proposed development will be accessed by staff and the general public by the door to the south of the building, (as it is at present), access already exists across the gardens and is currently in situ., gravel chippings will be added to the current path to clearly demarcate access to the building. Access to the rear of the building is currently across the grass.



This development proposes to put in two double doors on the north side of the building, these doors will allow for the delivery of fish/shellfish into the building and waste items/deliveries out of the building. It is proposed to develop a 2 m width hard standing area on the north side of the building to allow for the parking of a tractor when deliveries are made, this will avoid churning up the grass. This hard standing will be accessed by an existing track.

Layout

The internal layout of the building (in consultation with the Environmental Health Officer) has been designed around the concept of the efficient and effective flow of raw materials into the building, through filleting, storage, cooking and processing to despatch – this equates to three rooms, one for the preparation and storage of raw fish, one for cooking and one for processing. Supporting this will be a small retail/interpretation area for the sale of fish and cooked shellfish, office space/staff room and fully accessible toilet facilities for the use of staff but also customers as required. The need to keep the building cool has also dictated the placing and number of windows included in the build.

The building will not utilise any heavy machinery and as such will not generate any noise greater than that of a normal residential dwelling. It is the intention that the cooking of shellfish will be undertaken by steamers rather than conventional boilers, this will minimise water usage and reduce any smell associated with cooking shellfish. It should be noted that Island Fish has operated 'in town' for two years without any complaints regarding smell or noise.

To be clear the development will allow Island Fish to do what it does at present but in a far more efficient manner and in a way that will allow the business to expand its current offer, particularly within the wholesale sector providing space so that a greater volume of processing can occur than at present. This will lead to the creation of 2 new jobs.

The intention is that with space and effective premises Island Fish can start to reverse the cycle whereby the majority of the islands fish and shellfish is exported to Newlyn before being shipped back to local restaurants – if we can process and sell more of the islands catch here on Scilly then the benefits are there for everyone, including local fisherman, those within the hospitality industry and our visitors. This aim is backed up by Policy 7 of the local plan that states '*Favourable consideration will be given to proposals for an abattoir and for shore based storage, packing and processing facilities for the fishing industry. Facilities must be located to minimise the transportation of produce. These additional facilities are required for the islands' fisherman to provide added value to their produce without resorting to facilities on the mainland*'.

Drainage

At present all waste water from Kenyhton drains into a septic tank that is shared with Bryher Boatyard, however over recent years this has proved problematical as the boatyard has expanded, meaning that the current system is not fit for purpose and unable to deal with the effluent from two properties. The intention therefore is to put in a new septic tank and soakaway into the field to the south of Kenyhton. This field is currently utilised by Island Fish, putting a new septic tank in place would be a straightforward process and not impact negatively on any other dwelling, indeed it will improve a situation that is currently inadequate.

Landscaping

Kenyhton is surrounded on 4 sides by hedging – it is the intention to retain this hedging as far as is possible, not only does the hedging provide shade for the building and shields any working areas, it helps to protect it from the elements, particularly the sand blasting that can come up from Bar in an

easterly gale.



The grounds of Kenyhton include a particularly spectacular garden that is an important feature of Bryher, enjoyed by locals and visitors alike. It is the intention to maintain this garden as a critical feature of the development and of the character of the area. Over recent years this garden has been tended by local volunteers supported by the Duchy of Cornwall. As part of this development Island Fish has committed to maintaining the gardens into the future, this will create an additional job opportunity on Bryher. Indeed rain water collection will be a feature of the build to be used specifically to help maintain the garden. In short the landscape of Kenyhton is a positive feature of the site, the proposed development is not intended to damage this feature, instead to enhance it for the enjoyment of all.

Heritage/Conservation.

This development looks to make use of an existing building plot that has previously seen work and the movement of soil to develop what is currently in situ and as such will have no additional impact on sites of historical interest or that of particular environmental interest.