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Your Ref.

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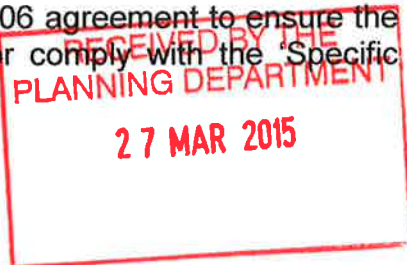
Design and Access Statement (Revised)

BUCCABU BIKE HIRE STRAND, ST. MARY'S ISLES OF SCILLY

Proposed change of use from shop to living accommodation

Proposals and Objectives

The proposal is to convert the ground floor area at present occupied by the above business into a 2 bedroomed flat to be let to a local family or for social housing. This occupancy will be protected by a S106 agreement to ensure the tenants or owner occupiers are 'Key Workers' or comply with the 'Specific Local Need' criteria.



Appraising the Context

Assessment

Existing Use

This site was originally a fish store and then it became a garage for 'Vics Bus'. In the 1970's it was a repair garage and in 1982 permission was given to convert the garage into a shop. Approval was then given at appeal to convert the upper storeys into living accommodation in 1985. The owner ran a cycle hire business from this shop from this time up until about 3 years ago when the present occupier took a lease.

You will note that there were no shops here until the 1980's !

Existing Building

This is a granite walled, three storey building with a slate pitched roof which has dormer windows to provide light to the present accommodation.

Existing Built Environment

Apart from four shops in this row all the surrounding properties are either permanent living units or holiday lets . Further to the west are a couple of large guest houses and a Catholic Church. They all overlook St. Mary's Harbour . There was a shop about four properties to the west of the existing (Simpsons) but this was given permission to convert to holiday accommodation a few years ago .

PROPOSED USE

The reason for this application is that the present owner retired from bicycle hire when he reached retirement age and his son who helped him left the Island. The present incumbent took a lease but now has decided to leave the premises as he feels that the lease is too expensive when compared to the present business. This presumably has deteriorated since we lost the helicopter service and visitor numbers declined dramatically. Obviously the loss of income to the owner will have a serious effect on his standard of living. The shops in this row , although not far from town , are nowhere near as popular as those in the shopping 'hub'. This did not matter too much for bicycle hire but the difficulty in finding another tenant prepared to pay a reasonable rent is very, very difficult. This is borne out by the time the Cornerhouse has remained empty. This was last occupied by 'Blues Restaurant' and this stopped trading about two years ago. (It has recently been leased for restaurant use) . Now, however The Wine Shop has closed because this was not financially viable .

The owner is well aware that there is a great demand for housing this close to Town as any occupant can easily walk to the shops and will not need to own a vehicle to get there . **All the arguments in favour of the proposed development to the rear of this shop will also apply to this application.**

This development will not only allow continued use of this building , it will provide the owner with a reasonable income and most importantly of all provide the community with much needed accommodation, hopefully for local people .

Market forces dictate what people wish to do with their premises and in the 1980's there were few shops on the Island and shops were profitable . We now have a myriad of 'craft workshops 'and permission was given to build 3 new shops at Porthcressa . Since these shops were formed our tourist numbers have dramatically declined and a much smaller amount of money spent has to be distributed around a much larger number of outlets .The market now need some of these to change such as this premises .The Local Plan suggests that shops should be maintained but this was written some years ago and the commercial situation has changed beyond all recognition . The Local Plan is only a guide and facts should now influence planning decisions .

Topography and Orientation

These properties along the Strand all face North and as they are close to the beach are on fairly level ground rising slightly to the east. The street is low lying but high enough that it is not affected by flooding or tidal surges.

Boundaries

The boundaries are the exterior walls and the wall between the Man of War shop store. There is no amenity land .

Constraints

The chosen site is constrained by the area of the existing shop

Appearance

The building will not change in external appearance except the double doors will be replaced by a timber bay style window to match the existing.

Impact on Neighbours

Any impact will only be beneficial as the occupiers of the flats above and to either side will not have the incessant crowd of learner bikers outside their properties .

Sustainability

Objectives

Environmental sustainability is fundamental to the objectives of Central Government and the Local Authority. This building will be constructed to the highest energy conservation standards and will be built in excess of Building Regulation standards with regard to thermal insulation and sound insulation

Access Statement

It is intended to comply with all current Regulations and Good Practice and make the property accessible to all, including disabled.

Pedestrian

The entrance to the upper flats will be moved very slightly but this should not be noticeable to the majority of passers by. The pedestrian entrance to the new accommodation will be through the existing single doorway which services the shop in its present form.

T J Hiron, MRICS