

Wellsfield Associates

80 High Street Hadleigh Essex, SS7 2PB.
Tel. No. 00 44 (0) 1702 551123
Fax no.00 44 (0) 1702 558530

DESIGN/ACCESS STATEMENT

Re: Co-op Store, 4 Hugh Street, St Marys, Isles of Scilly. TR21 0LL.



Local Authority: Isles of Scilly Council

Location

The store is situated on Hugh Street in St Marys adjacent to many residential and some commercial units.

Proposal

The application is for the reconfiguration of the rear warehouse building to allow the installation of a new refrigeration plant unit. Additionally the existing warehouse roller shutter door and a set of timber doors will be replaced.

Design

The existing, single storey warehouse to the rear of the site will have a section of wall and roofing removed; this will then be reconfigured to provide a dedicated space for a new Arctic Circle CPCHU5SE-086-MT-S refrigeration plant unit to be installed. This unit has been selected for its low noise emissions and will sit on a new concrete plinth with a section of galvanised barrier rail in front to provide protection. The adjacent warehouse will have new walls and roofing added to provide a secure, weatherproof building.

The existing galvanised roller shutter will be replaced with a new set of steel double access doors; this will provide a fire escape to this part of the building. Additionally, an existing set of timber warehouse doors will be replaced with a new solid lath roller shutter (in RAL 7043 Traffic Grey B (matt) finish) as the timber doors are not robust enough for a busy retail environment.

1.0 Use

1.1 Would the application help to create an appropriate mix of uses in the area?

Not applicable in this instance.

1.2 Would different uses work together well, or would they cause unacceptable annoyance?

Not applicable in this instance.

2.0 Amount

2.1 Is the density appropriate?

Not applicable in this instance.

2.2 Could the neighbourhood's services support the amount of development planned?

No adverse effect to the neighbourhoods services.

3.0 Layout

3.1 Do all spaces have a purpose?

Reuse of existing spaces.

3.2 Will public spaces be practical, safe, overlooked and inclusive?

Not applicable to the application

3.3 Will private space be adaptable, secure and inviting?

Not applicable to the application

4.0 Scale

4.1 Will the building sit comfortably within their surroundings?

The main fabric of the building will remain unchanged.

4.2 Will they and parts like doors and windows, be of a comfortable scale for people?

Yes.

5.0 Landscaping

5.1 Has the landscaping been properly considered from the start?

Not applicable in this instance.

5.2 Will it help to make the place look good and work well and will it meet any specific aims for the site?

The new refrigeration plant will provide the required chilled regimes required in the store, the double door and roller shutter installations will provide a compliant, accessible solution and more suitable retail installation respectively.

6.0 Appearance

6.1 How will the development visually relate to its surroundings?

The unit is existing and has been a retail unit for many years.

6.2 Will it look attractive?

Not applicable in this instance.

7.0 Access

Access to the store is via a ramped threshold.

8.0 Conclusion

This store has been identified for investment by the Co-op. The installations proposed will allow the store to operate more efficiently; the new refrigeration plant unit will allow for an improved chilled offer (and associated back up) to be provided to the customer.