

P-15-063

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PLANNING DEPARTMENT

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Design and Access Statement for SBS Planning Application

Address: Unit 22 Porthmellon Business Park St Marys Isles of Scilly

Date: 28/07/15

The Porthmellon Business Park is situated at Porthmellon on St Marys on the Isles of Scilly the Industrial Estate has recently been renamed the Business Park and has benefited from works replacing an old asbestos clad food retail business converted into offices with a modern timber and glass façade.

The majority of buildings operating on the Business Park are somewhat in need of modernisation and this includes SBS the islands only builder's merchants.

The construction of SBS in 1986 was carried out as a large metal framed building, clad with concrete blocks with rendered finish and an asbestos corrugated roof, it has had no maintenance work or improvements carried out since it was constructed. An addition was added to the side forming a wood sales area in 1992 using concrete blocks and a corrugated roof.

The formation of a manager's flat was granted in 2012 consisting of the upper level of the shop area at SBS being converted into manager's accommodation, these works were started in January 2015 with a visit from Building Control to check the new drainage and floor strengthening.

The internal shop area has started to be improved with a new floor covering, new serving counter and sales racking, this work is on-going with more improvements to décor and sales racking planned.

In 2014 a plan was passed to install an access gate to the rear of the buildings plot to facilitate the delivery of materials, this was completed and is now in operation.

ROOF PROPOSAL.

The lean to roof which was added to the side of the building supplies and covers the wood store area has been tested and has been identified as not asbestos and is in quite a good state of repair however the main shop roof was put up approximately 8 years earlier than the extension and has been tested and identified to be asbestos containing cement fibre, this area of roof has come to the end of its life span and is leaking at various locations throughout.

The proposal to replace the roof would remove a potentially hazardous material and replace it with a highly insulated more modern alternative, whilst this work was being carried out an increase in the height would improve the internal characteristics of the building and would give an opportunity to fit new timber fascia and finish the roof with a downward trim improving the appearance. The neighbouring building owned by the Steamship Company is approx 3 m higher than SBS so an increase in height on the SBS ridge would not impact on the surrounding area.

SHED STORAGE AREA PROPOSAL.

During the last year of trading at SBS it has become apparent that on a constant basis the goods being sold have run out and the restock time is sometimes weeks away. This is happening because of logistical problems in Penzance at the Docks which is becoming a problem for all businesses operating on the Isles of Scilly.

The proposal for a material storage shed would enable goods to be brought in much larger quantities and stored at the outlet. At this time all materials being sold by SBS are the ones which are on display and the space does not allow for reserve stocking.

The logistical problems which the Isles of Scilly is experiencing is not likely to improve and three main suppliers to SBS have stated that they will only deliver to Penzance Dock once a week due to problems of unloading .

The materials supply sheds proportion has been based on the space at the back of SBS. There is a large area accessed by the rear gate with adequate room for a lorry to turn around in so removing it from the highway whilst it carries out unloading, materials can then be transported down the small slope and stored securely and in the dry freeing up more area in the shop for display and increasing the number of stock items for sale. SBS is often asked to supply paving slabs, fence panels, sheds, tiles and other items the new storage shed would enable this to happen.

The design of the façade is proposed to be in timber stockade, similar to the new PIE Centre because of the pleasing appearance . The doors for access facing NE would enable a forklift truck easy access straight in and a concrete floor is already in place where the shed is proposed.

TIMBER FAÇADE AND TIMBER ENTRANCE CANOPY

The main shop entrance to SBS is through the Business Park and then onto a private forecourt, the building itself is not deemed to be particularly aesthetically pleasing but the introduction of timber cladding to the front facing walls would mimic the new PIE Centre and look much more appealing. This proposal is intended to increase business at SBS and to improve the appearance of the building and in turn that of the Business Park.

There would be no negative impact on any surrounding business operations and only a positive effect due to much needed improvement on the area which has been kick started by the new PIE Centre development.

ACCESS IMPLICATIONS

There are no access issues to address on this proposal, the only addition that can be made on this submission has already been carried out by the installation of a customer toilet that can be accessed by all including the public as well as customers as it has been situated on the ground floor with level access.