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PLANNING DEPARTMENT

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Design and Access Statement
Unit 6 Porthmellon Industrial Estate

The building application relates to and facilitates an existing vacant building and improves the facilities and amenities for all members of the islands' community.

The proposed roof design is for a "room in the roof" by inserting trusses to raise the current level of the roof to gain standing height. As such, it requires no increase in the building footprint. The windows and Velux windows will allow natural light to the space reducing the need for the whole space to be artificially lit.

In terms of supporting economic development, the building will be used for the supply of building materials on the islands.

There will be very little burden on the infrastructure already in place. The building will have between 1-3 users at any one time being less occupants than of its former use as Council offices.

The current windows and doors are rotting and some do not close. The proposed windows and doors will be UPVC similar to surrounding buildings. These will provide a long lasting alternative and will retain heat in the building during the colder winter months and are less expensive than a wood alternative.

The access to the building is unchanged and utilises the same access as per previous use. With the removal of the owners' two sheds, there is now access to a further parking space increasing the total parking spaces on site to a minimum of three.

The owner of the building, the Council of the Isles of Scilly, has expressed a preference for the use of UPVC in their building for the reasons given above.