

## **DESIGN & ACCESS STATEMENT UNIT 4, PORTHMELLON INDUSTRIAL ESTATE**

### **UNIT 4, Porthmellon Industrial Estate**

UNIT 4, is a substantial, detached warehouse unit, located at the Eastern end of the Porthmellon Industrial Estate. The building is arranged in five bays, with an additional office/laundry facility positioned on the South West corner, in front of Bay 5.

The building is sub-divided and occupied on the following basis:-

|                               |   |
|-------------------------------|---|
| Bay 1                         | Occupied by Sibley's Fuel & Marine and used for the garaging of vehicles & general storage.   |
| Bay 2                         | Occupied by Sibley's Fuel & Marine and used for the garaging of vehicles & general storage.   |
| Bay 3                         | Occupied by Her Majesty's Coastguard and used as an Emergency Response Centre.  |
| Bay 4                         | Occupied by Her Majesty's Coastguard and used as an Emergency Response Centre.  |
| Bay 5                         | Currently vacant & the subject area for this application.   |
| Office / Store / Ironing Room | Occupied by Sibley's Island Homes and used for ironing the linen from managed holiday properties on the island & storage of essential items such as cots & high chairs. |

The entire building has recently been upgraded with new service shutters, roof repairs & renewals, internal partitioning, improved insulation & works to the plumbing, sewerage & electrical installation.

### **Background to the Application**

Sibley's Fuel & Marine & Sibley's Island Homes form part of the Sibleys Group, based at premises on Porthcressa bank.

Sibley's Fuel & Marine provide a comprehensive fuel service to the islands including the supply of petrol, diesel & bottled gas, as well as fuels to visiting yachts and local boats.

Sibley's Island Homes are engaged in the marketing & sale of residential & commercial property, as well as the management of self catering property (including the laundry & ironing of linen, as well as cleaning & maintenance).

Both of the above business's are labour intensive, and rely heavily on good, reliable staff to enable them to provide the first class service, visitors' and locals deserve. Where possible, we employ local staff who are generally adequately housed. Unfortunately, as our business's have expanded, we have found that there are insufficient staff available locally, and we have had to employ staff from further afield. These staff will only come to the islands' if there is quality accommodation

provided. Sourcing such accommodation has become increasingly difficult, as there is virtually no letting property available outside of the self catering market. Our staff this year have had to share units of accommodation, such that family units do not have their own private spaces. There are a multitude of low quality, 'unlawful' units around the islands with many sheds & garages being turned over for residential use during the letting season. Conversely, this proposal, if passed, will result in the addition of two, high quality staff units.

Bay 5, of Unit 4 Porthmellon Industrial Estate, is located to the rear of the warehouse, and is currently unused. It has no vehicular access, no external service doors and limited headroom to the rear. It is of little use, other than for the storage of small items.

With this in mind, we feel that a conversion of the space into two, quality, self-contained staff units would be a far better use of existing floorspace with no need for greenfield development required.

### **Residential amenity**

The site enjoys a pleasant rear outlook over farmland, and It is our intention to ensure that the occupants of the proposed units, enjoy a private and pleasant outside space. We propose the erection of a close boarded fence along the southern boundary of the property, with gated access from the front pavement.

We envisage only adult occupants, some of whom will be employed in the laundry/ironing facility at the front of the property.

Recent planning consents have allowed occupation within the Industrial Estate, as well as the introduction of a laundry within a residential area. In addition, the Gleaner House development introduced residential accommodation to a commercial area, close to a Filling station, Commercial Kitchen & Launderette. These developments show that residential & industrial uses can sit well together, if properly planned and detailed.

We feel confident that the addition of fencing & high quality sound insulation on this scheme, will mean that other nearby commercial users can carry on their business without any adverse effects.

A bin enclosure will be provided adjacent to the access-way.

The units will be fully sound & thermally insulated and constructed to a high standard.

### **Loss of Commercial Floor Space**

Unit 5 is of very little commercial use, as it is located to the rear of the property, with no vehicular access, limited head room to the rear and no external doorways. It has sat empty for a number of years, and has contributed nothing at all to the economic well being of the islands. The proposed scheme is very modest, and reduces the overall commercial space by less than 15%. We would suggest that the change of use to residential, is a far better use of this small area of the warehouse.

### **Sustainability**

The proposed scheme will incorporate photovoltaic panels and water harvesting & recycling.

### **Access**

There will be only pedestrian access to the units, which will be through a gate at the front of the property.