

DESIGN & ACCESS STATEMENT

OCTOBER 2017

Change of use from existing D2 to B1 for small batch craft distillery.

INTRODUCTION

The Craft House is in Old Town, adjacent to the Old Town Inn, Old Town Stores and Castle Farm Kitchen.

Old Town is the second largest settlement on St Marys, and home to a high proportion of locals. In addition to the pub and shop, it has two restaurants / cafes, and several galleries.



Built by the present owner in 1999, the property has been used for a range of commercial businesses, including a gallery, children's nursery and its present use as a soft play centre. It offers well-proportioned commercial accommodation suitable for a variety of uses. There are two separate entrances, with the self-contained, first floor residential flat accessed through the side entrance, with a path way leading to Old Town Lane.

The property is approached off Old Town Lane through its own private paved area to the front of the building to the main entrance.

The main entrance has a central half-glazed multi-pane door, with multi-pane display windows either side

The core area is arranged around a central stairwell and adjacent WC, having sealed flooring and fitted with a hand wash basin and close coupled WC. To the rear of the space is a utility room, having fitted wall shelving and fiberglass sink with large drainer. A small L-shaped counter adjoins the Utility Room.

The side entrance has a half-glazed, multi-pane entrance door with large multi-pane display window adjoining.

OUTSIDE

To the front of the property (approximately 6 metres in depth), is a paved area with partly fenced surround.

To the side of the property is a block-paved path, with small gravel seating area adjoining, and then a small planted area.

SERVICES

We understand that mains electricity and drainage are connected to the property, which will be adequate to service the needs of the new Distillery business. We will be storing water (in IBC tanks, which will be held INSIDE the building), used in the cooling process of distilling, to be re-used, thus minimising use from mains in that respect. Water usage for the actual distillations will be 440litres per full distillation and we project to run the equivalent of one full distillation per month initially, growing to two distillations per month in the future. We know that a typical household bath uses 80 litres of water, so our proposed consumption will be no more than a typical household's usage at 1-2 baths per week.

PROPOSALS & OBJECTIVES

Install Distillery for the small batch production of Spirits, initially Gin, in accordance with the ERDF Voucher Scheme project for this new business, which was fully approved by the Island Futures Board (chaired by the CEO of the Council of the Isles of Scilly).

SUSTAINABILITY

The proposed change of use will not result in any changes to the exterior of the building.

The proposed distillery Still/s that will be installed, are fully contained, sealed units (thus no external extraction implications!), and the used botanicals (the equivalent of around 2 Co-op carrier bags full per month – to aid putting this in to context with typical refuse waste for a normal residential household) from each distillation can/will be managed through existing I.O.S. Council waste management services/facilities, as detailed on their website.

See above regarding water usage. We are already working with I.O.S. Wildlife Trust in respect of harvesting local botanicals from agreed designated areas, as per the conditions and our commitments within the ERDF Voucher Scheme project.

IMPACT ON NEIGHBOURS

There will be no detrimental impact on neighbouring properties, versus that of the current use of the commercial space, which necessitates relatively high traffic and or pedestrian flow (drop off and collection of children) twice daily.

By contrast the new business use will necessitate relatively infrequent deliveries (monthly or quarterly – much less than existing businesses), which would be fulfilled by the established providers on the island, who already service the needs of the neighbouring/surrounding other commercial buildings/business, such as the adjacent wood-working warehouse, the felt making workshop attached to the rear, the Old Town Stores opposite, plus the nearby Old Town Inn and Castle Farm Kitchen. Furthermore, our own vehicle is battery powered and will therefore not create any nuisance, in terms of noise or diesel fumes, versus existing vehicles used by/parked at the surrounding businesses/residences.

The new business will also therefore not impact traffic flow on Old Town Lane or access to the shared driveway to the adjoining/adjacent commercial properties.

There will be no noise disturbance to neighbouring businesses/residences from any aspect of the distilling processes that will take place, and which will in fact only be operational during normal working hours for a few days per month, as opposed to the daily use/disruptions we understand are taking place with the current business of the property.

ACCESS

There will be no alterations to vehicular or pedestrian access to the building/site. Entry to the commercial space will be fully accessible.