

CASTLE FARM KITCHEN & APARTMENT, OLD TOWN LANE, OLD TOWN,
St MARY'S, ISLES OF SCILLY

DESIGN & ACCESS STATEMENT

2nd May 2019

Alteration of east elevation access from single door and window with paneling to double doors. Redecoration of external render from white to grey.

INTRODUCTION

Castle Farm Kitchen & Apartment is in Old Town, adjacent to the Old Town Inn, Old Town Stores and a new Distillery.

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.

The property has been used for a range of commercial businesses during its lifetime, including a Pasty Kitchen, Felt Studio and most recently for storage of goods by the previous tenant to Old Town Inn. There is also a self-contained, residential flat to the rear of the commercial space, which can also be accessed through a rear entrance, accessed via a path way from Old Town Lane.

The property is approached off Old Town Lane through a concrete area to the front of the east elevation of the building.

The existing entrance has a central half-glazed timber frame door, with single pane window to the righthand side and timber panelling beneath that. The external rendered wall is currently decorated white.

OUTSIDE

To the eastern area of the property, is a concreted area that also services access/deliveries for the neighbouring Old Town Inn's kitchen, Old Town Store and Distillery.

SERVICES

Mains electricity and drainage are connected to the property, which will be unaffected by the proposed alteration.

PROPOSALS & OBJECTIVES

Install new timber framed, part multi-paned double doors to aperture vacated by removal of existing door + window/panels, with 20mm increase to height of aperture to accommodate new frame + doors and improve delivery access for goods for storage. New doors and existing soft render to existing external wall to be painted grey.

SUSTAINABILITY

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

IMPACT ON NEIGHBOURS

There will be no detrimental impact on neighbouring properties, given that the access and commercial space was also used for deliveries/storage by the previous tenants.

ACCESS

There will be no alterations to vehicular or pedestrian access to the premises or the external area.