

## **Proposed Change of Use from Artist Studio/Gallery to Residential Accommodation – Porthloo House, St Marys, Isles of Scilly, TR21 0NE**

### **Design, Access and Planning Statement**

#### **For Mr & Mrs Churchil**

#### **Overview**

The statement supports the initial pre-application enquiry undertaken by the applicants with Lisa Walton regarding the proposed change of use of the existing artist studio/gallery element into additional residential accommodation.

#### **Site Description**

Porthloo is a three storey detached dwelling located on the western side of St Marys, to the north of Hugh Town. The dwelling sits within approx. 0.18 hectares of land and overlooks Porthloo beach to the west.

The building comprises three self contained holiday lets arranged over four storeys, together with owners accommodation and artists studio/gallery.

The applicants acquired the property in October 2023 and unlike the previous owners, who are now retired, have no need for the space as studio/gallery use. The proposals are for a simple change of use from artists studio/gallery to residential accommodation as part of the owners demise.

#### **Proposals**

The application is for a straightforward change of use to recognise the space as part of the domestic residence of the owners and relieve them from business rates. The 35sqm of accommodation will be utilised as a lounge and dining area for the owners. No external or structural alterations are proposed as part of this change of use.

The self contained holiday units will not be altered as part of these works and will operate as previously.

#### **Planning History**

The applicants have undertaken initial enquiries with Lisa Walton at Isles of Scilly planning department at the end of 2023, with informal email response provided on 9<sup>th</sup> January 2024.

The response indicated that the principle of change of use of the space was supported and that a formal application would be required.

#### **Conclusion**

The proposed works are for a straightforward change of use application to bring redundant studio/gallery space back into residential use for the owners. No internal or external alterations are proposed from the works and therefore no change is experienced by neighbouring businesses and residences.

#### **Matthew Wills**

#### **RIBA Chartered Architect**

**25<sup>th</sup> February 2024**