

## DESIGN, ACCESS & SUSTAINABILITY STATEMENT

FOR: PROPOSED INTERNAL & EXTERNAL ALTERATIONS TO EXISTING GII LISTED PUB (WITH STAFF ACCOMMODATION). CHANGE OF USE OF REDUNDANT BAR AREAS TO PROVIDE INCREASED STAFF ACCOMMODATION & ASSOCIATED WORKS TO INTERNAL AND EXTERNAL TRADE AREAS.

AT: THE BISHOP & WOLF PUBLIC HOUSE, HUGH STREET, ISLES OF SCILLY, TR21 0LL.

ON BEHALF OF: ST AUSTELL BREWERY

**DOCUMENT REF NO:** 3258 - Design, Access and Sustainability statement (v2)

**ISSUE DATE:** February 2025

**AUTHOR:** Craig Coade



FIG 0: The Bishop & Wolf

## INTRODUCTION

CAD Heritage is acting as the agent for the proposed works at The Bishop & Wolf on behalf of the applicant, St Austell Brewery. The applicant is seeking consent for a scheme of alteration works to the existing building – partially retrospective, to address and improve the viable commercial use of the existing building. The intended works seek to provide much needed staff accommodation and improve the quality, condition, and wider enjoyment of the existing historic building – maintaining its ongoing use for the foreseeable future.

## SITE APPRAISAL & PLANNING HISTORY

The existing site is located within the Area of Outstanding Natural Beauty attributed to the Isles of Scilly but is outside of any Conservation Area and designated World Heritage Sites.

A planning history search was undertaken online – this search identified several past works to the dwelling and wider context, but a limited number of drawings and details relevant to these applications were available on file:

- 1960 – (P.0217) *'Approval of planning permission for alterations to existing building in order to convert to public house with managers flat above.'*
- 1963 – (P.0415) *'Approval of planning permission of an extension to cocktail bar onto flat roof.'*
- 1964 – (P.0473) *'Approval of planning permission for the erection of a store and garage at rear of existing pub.'*
- 1979 – (P.1799) *'Conditional approval for planning permission for alterations and improvements to existing store at rear of public house.'*
- 1989 – (P.2853) *'Conditional approval of planning permission for the provision of a first floor extension for utility and staff room.'*
- 1989 – (P.2960) *'Conditional approval of planning permission for the provision of a rear ground floor extension for use as a pool room.'*
- 1989 – (P.2965) *'Conditional approval of planning permission for the provision of a connecting (fire escape) bridge at rear elevation.'*
- 2006 – (P.5399) *'Conditional approval of planning permission for the extension of staff accommodation.'*
- 2005 – (P.5400) *'Conditional approval of listed building consent for the extension of staff accommodation.'*
- 2008 – (P/08/004) *'Conditional approval of listed building consent to remove new raised stage adj to entrance, block toilet door, demolish internal wall at rear to create a restaurant, servery and toilets and a new patio door at the rear.'*
- 2008 – (P/08/005) *'Conditional approval of planning permission to remove name boards to reveal windows, new window on SE elevation and move entrance door.'*
- 2009 – (P/09/068) *'Conditional approval of planning permission for the retrospective erection of two sheds at the rear of the property.'*
- 2009 – (P/09/069) *'Conditional approval of listed building consent for the retrospective erection of two sheds at the rear of the property.'*

## **PROPOSAL – LAYOUT, AMOUNT, SCALE & APPEARANCE**

Following an extended closure of the existing building/ premises, the proposal includes the provisions necessary to enable the building to return to its functional use with adaptations necessary to best protect the pub and commercial function of the Bishop & Wolf and Atlantic premises on St Mary's for the long term.

Prior to, and since its closure, extreme pressures have been applied to the hospitality industry which include; large increases in operational costs, the effects of COVID 19, limited staff availability and staff housing availability (and increased costs) for such hospitality staff & businesses as a whole.

As a result commercial footprint is required to be managed as efficient as possible- in this case resulting in the first floor restaurant/ bar areas being considered commercially non-viable due to its increase in operational cost for the building and poor connection with principal commercial areas at ground floor level.

To utilise redundant trade areas, and benefit the commercial sustainability of the business (and another site owned by the applicant on the islands- namely The Atlantic), it was considered that these redundant trade areas would benefit from use as staff accommodation – continuing a similar theme to the manager's accommodation pre-existing at Second Floor level. Interim, informal works were undertaken to the building by the applicant to form staff areas in these redundant trade areas at first floor level due to the acute shortage of temporary housing on the island which was compounded recently by the effects of Brexit and the COVID 19 pandemic.

The proposed works involve the improvement of these, past retrospective works alongside the substantial refurbishment of the building including the complete decorative renovation of the pub and restaurant area at ground floor.

Resultantly the provision of staff accommodation achieved as part of the proposed works will prove vital for the commercial viability of not only the Bishop and Wolf but also the Atlantic Hotel – ensuring and supporting the commercial use of the building for the foreseeable future.

### **GROUND FLOOR**

To allow for safe access and fire escape routes from proposed staff accommodation at first and second floor these areas need to become distinctly separate from the pub space. Works include the separation & lobbying of the modern staircase and the reconfiguration of the toilets to enable access from retained trade areas independent of the stair lobby.

A general refurbishment of the trade areas both within and outside of the building (to the rear) will improve the quality and aesthetics of the continued public offering at Bishop and Wolf.

Staff accommodation to the rear of the building will be retained as existing.

### **FIRST FLOOR**

The proposal seeks to formalise the part retrospective change of use of the first floor restaurant and bar space to provide additional staff accommodation. Protected lobbies will be formed to achieve safe access and

suitable fire escapes in accordance with building regulations requirements. The commercial kitchen will be retained and enhanced as part of the works- separately lobbied from staircase also to improve fire escape provisions.

The 'current' bedrooms will be retained in part, but improved as part of their formalised change of use. Communal kitchen areas will be retained to serve bedrooms at first and second floor levels, independent of the commercial kitchen. The link between main range and rear flat roof extension will be blocked and the resultant extension are utilised as an independent staff occupied flat.

## **SECOND FLOOR**

The proposal seeks to improve the existing staff accommodation within the attic space at second floor. A lobby around the existing stairs will be formed to improve fire escape and a new smoke vent roof light added. The existing non-compliant external fire escape steps & ladder, affixed to the roof slope and rear extension, will be removed. Additionally the former commercial kitchen equipment and overhead extraction equipment, bridging the two rear extensions to the main range and terminating on the rear flat roof will be removed and a new vent terminal installed directly from the retained first floor kitchen.

The works include a minor reconfiguration to create improved bedrooms at second floor.

## **ENVIRONMENT & SUSTAINABILITY**

By maximising the use of an existing building, the proposals are inherently sustainable. Additionally, technical improvements to the building fabric including eliminating moisture ingress, improving drainage, ventilation improvements, thermal improvements and additional fire protection will help to both reduce operational energy use and provide additional protection to safeguard the occupants and ongoing condition of the building fabric.

## **ACCESS**

There will be no change to any existing pedestrian and emergency accesses to the site which will remain as existing.

Prepared by

**Craig Coade**

Associate

For and on behalf of **CAD Architects Ltd**

SITE PHOTOS





