

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/ MANAGERS FLATS & 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

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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

The proposal includes the provisions necessary for a first phase of works to allow the premises to reopen as a pub on a temporary basis. The client's immediate wishes are to legitimise part retrospective works for staff accommodation which is vital for the commercial viability of not only the Bishop and Wolf but also the Atlantic Hotel elsewhere in Hugh Town, 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 a substantial refurbishment of the property including complete decorative renovation of the pub and restaurant area at ground floor.

GROUND FLOOR

To allow for safe access and fire escape routes from living accommodation at first and second floor these areas need to become distinctly separate from the pub space. Works include the removal of the modern staircase to create a larger and improved trade area and the reconfiguration of the toilets to allow for new kitchen facilities at ground floor.

A general refurbishment of the trade area will improve the quality and aesthetics of the continued public offering at Bishop and Wolf.

FIRST FLOOR

Recent changes in the hospitality industry on the Isles of Scilly, exacerbated by the effects of COVID 19, mean it is no longer practical for the applicant to make use of the first floor accommodation as active trade space.

The proposal seeks to address this through the change of use of the first floor restaurant and bar space to provide additional staff flats. Protected lobbies will be formed to achieve safe access and suitable fire escapes in accordance with building regulations requirements. The commercial kitchen will be removed and relocated to ground floor level.

The existing bedrooms to the south will be reconfigured to include a kitchen / living area forming potential managers accommodation. The former kitchen will be converted into an additional studio 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 also a new smoke vent roof light and protected lobby formed in accordance with building regulations requirements. The existing non-compliant external fire escape affixed to the roof slope will be removed as will the former commercial kitchen equipment and overhead extraction equipment.

The works include a minor reconfiguration to create a 1 bed flat within the second floor. A reduction in size and reconfiguration of the existing shower room will create a more functional space accessed from a new kitchen / living room area. A rooflight well will be formed within the existing protected lobby to provide light and ventilation to the first-floor bedroom below.

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

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

SITE PHOTOS





