

MUMFORDS NEWSAGENTS, HUGH STREET, ST MARYS, ISLES OF SCILLY
PRIOR APPROVAL APPLICATION, SEPTEMBER 2024

ACCOMPANYING STATEMENTS

Re: Section 5 “Description of Proposed Works, Impacts and Risks”

Please describe the proposed development including details of the flat(s) and other works proposed:

Conversion of upper parts (above Mumfords Newsagents) to provide a residential flat, having independent ground floor access from Garrison Lane.

Please provide details on the provision of adequate natural light in all habitable rooms of the flat(s):

All habitable rooms will utilise existing windows (South and East facing) to provide adequate natural light. Natural light levels are currently adequate.

If required, additional natural light could be introduced by the installation of roof windows through the existing flat roof.

Please provide details of any arrangements required for the storage and management of domestic waste:

Domestic waste will be stored within the ground floor access passage at the rear of the shop, opening out onto Garrison Lane.

Please provide details of any contamination risks and how these will be mitigated:

There are no known contamination risks at the property.

Please provide details of any flooding risks and how these will be mitigated.

The habitable part of the premises is situated on the first floor of the property, and will not therefore be prone to flooding.

Whilst Hugh Street has been subject to minor flooding from storm surge during periods of exceptional high tides, low pressure and strong winds, we are not aware there has ever been water ingress at the subject property, the ground floor of which is stepped up above road level.

The Garrison Lane access is higher than Hugh Street.

Upgraded storm surge flood defences have recently been installed along (i) Porthcressa Bank and (ii) Strand by the Council of the Isles of Scilly. These should provide additional protection for the area during

A precautionary bespoke flood defence barrier (“Floodgate” or similar) can be installed at the Garrison Lane entrance to the flat if required.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated:

The premises are situated in a mixed-use area, comprising shops / cafes / houses / flats. The ground floor shop premises at the subject property already has residential accommodation overflying part of it, with further terraced housing adjoining.

With the exception of “Jack’s Bar”, which is situated the opposite side of Hugh Street, and “Hugh Street Café” the opposite side of Garrison Lane, the commercial uses are exclusively retail with typical restricted trading hours.

We are not aware of noise from commercial uses ever being an issue at the premises. Certainly, the existing owner of Mumfords has a first floor lounge adjoining what is proposed to be the new residential flat and does not suffer noise issues.

In any event, conversion of the flat will be carried out in accordance with current Building Regulations standards, and will therefore have appropriate sound insulation installed during the building project.

