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By Liv Rickman at 10:10 am, Dec 16, 2024

The Chandlery, The Thorofare, St Mary's, Isles of Scilly, TR21 0LN

## DESIGN & ACCESS STATEMENT

### APPLICATION PROPOSAL:

Change of use of the ground floor space from Class Use E to Class Uses B8 and B2.

### INTRODUCTION:

The former Chandlery is a commercial building over two floors, with the ground floor currently used for storage, but Class Use E is understood to be the formally applicable Class Use for this space, based upon its historic uses. Therefore, to ensure compliance going forward, this application is for Class Uses B8 (Storage and Distribution) and B2 (General Industrial) to apply to this ground floor space.

The vacant first floor is accessed from a separate ground floor single wooden door to the opposite end of the north elevation, opening in to a small internal hallway space and stairs up. The latter has already been granted planning permission approval for change of use from current Class Use B8 to C3, for conversion of that first floor space to a residential flat (Planning application reference P23/001/COU).

North Elevation



East Elevation



North and West Elevations



South Elevation

#### OVERVIEW/PROPOSALS:

The ground floor has been used in the past for varied marine engine services and retail/trade sales of related materials, so Class Use E had applied to this space. Since change of ownership in March 2021, this space has been used solely for storage and general industrial needs, which is will continue for the foreseeable future. Therefore, it is important that the correct Class Uses of B8 and B2 are formally in place for this ground floor space.

#### IMPACT / LIGHT ASSESSMENT:

The proposed change of use for the ground floor space does not impact this.

#### SITE WASTE MANAGEMENT PLAN:

No waste will result from this change of use. The existing forecourt to the property provides for delivery of materials and/or goods for storage ongoing, therefore minimising impact, if any, on access for delivery vehicles to/from the Co-op and neighbouring commercial/residential properties.

#### STATEMENT OF SUSTAINABLE DESIGN MEASURES:

There will be no implications from the proposed change of use on mains water supply and/or mains sewerage, as both are already connected to the property.

#### STATEMENT OF EXISTING AND PROPOSED INTERNAL FLOORSPACE:

There are no physical changes to the existing ground floor space, as this application is solely for the formal change of Class use E to Class Uses B2 and B8.

#### FLOOD RISK:

This aspect has already been dealt with under the earlier application reference P23/001/COU which was approved.