

Proposed external alterations

Design & Access Statement

Job number 0462.a

Planning Issue 28/04/2021

Contents

This statement is to support a retrospective planning application for the external works to Skinner's Brewery, Truro. The proposed work has been started following the pandemic, in preparation for being able to open to the public. The applicant was unaware the works fell outside permitted development so is seeking formal approval from the Local Authority.

The statement looks at the proposal in detail and covers the following topics;

1.0 – Introduction

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1.0 Introduction

Application Details

Location – Skinner's Brewery, Truro

Agent – Mårraum Architects

Applicant – Skinner's Brewery

Description

The proposal is to upgrade the existing external appearance and use of the brewery following a difficult period during the COVID19 pandemic. The proposed works provides some needed visual upgrades to the dated brewery. These changes will attract more custom and provide a platform to help secure the future of one of Cornwall's leading and most recognised Brewery's.

The external works includes two separate covered outdoor seating areas.

1- Front seating area - Used for the storage of beer barrels.

The undercover seating area and new roadside planting creates privacy and a comfortable area to enjoy food and drink during peak periods. This area will continue to store barrels off peak when not being used by the public. The area will become a more secure storage area.

2- Rear seating area - Used for three Porta cabins which were open to the public and used as part of the brewery tours.

The undercover seating area and food unit will create a public space to enjoy food and drink. The connection to the open car park will allow the enjoyment of music events when brewery is closed and carpark empty. Moving all operations to the other end of the brewery and have this area open to the public only will help public safety.

Surrounding the site is new timber fencing to increase overall aesthetics and improve site security.

2.0 Context

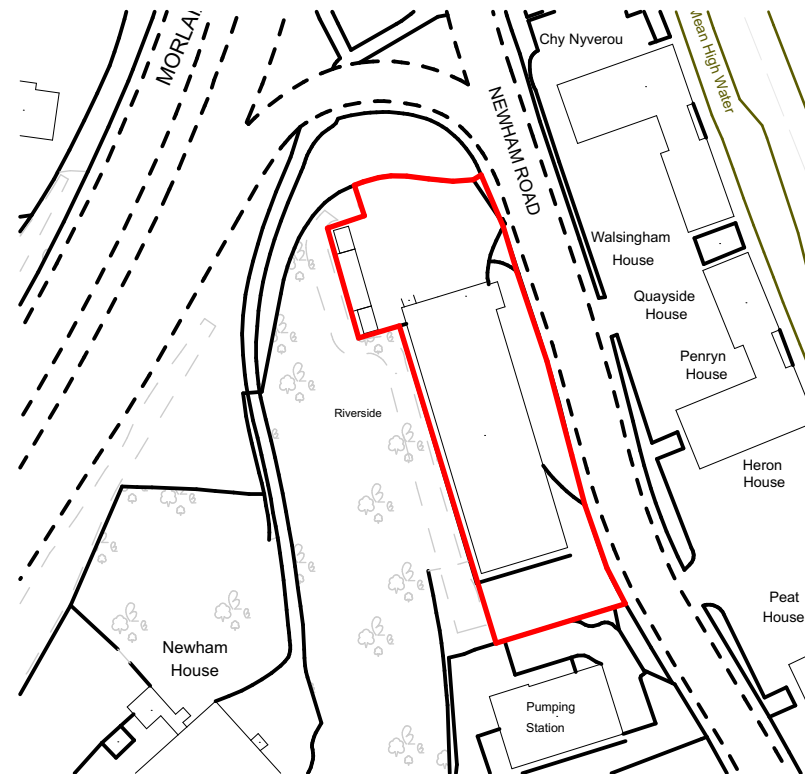
Skinner's Brewery sits in an industrial area in Truro. It is surrounded by business located along the South and East, whilst on the North and West side are trees. Skinner's Brewery is surrounded by a mix of materials and built architectural characters.



Original Google street view 2020



Original Google street view 2020



Site location plan with boundary line indicated in red

3.0 Design and access

3.1 Use

The brewery has been operating on this site since 2003 and a recognised tourist destination offering brewery tours, hot food and drink.

The rear seating area was previously used as part of the brewery tours/storage

The proposal will continue this service as well as improving other uses of the brewery.

3.2 Amount

The proposed height of the covered area is at the height of the existing surrounding fencing

The construction has been constructed with a light weight structure which will allow flexibility to change in the future if needed.

The total undercover seating area will be

- 1/ Rear - 100m²
- 2/ Front - 40m²

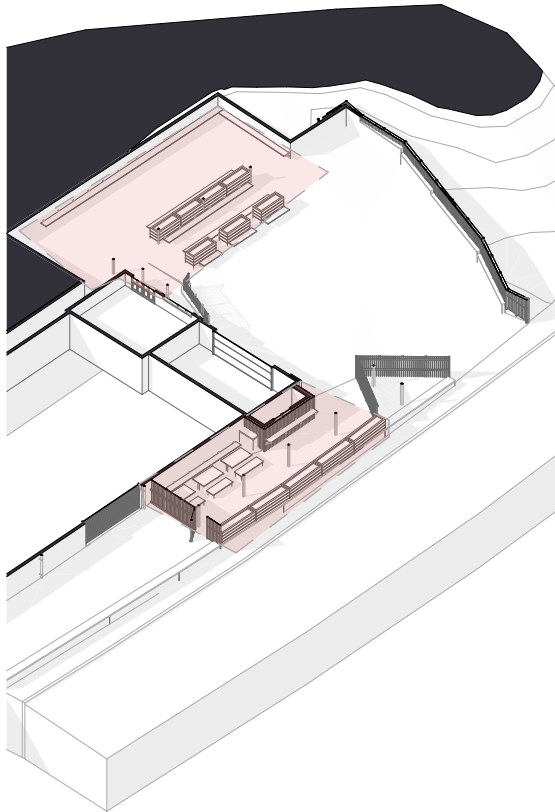


Visualisation of the front proposal



Visualisation of the rear proposal

3.0 Design and access



Proposed layout- alterations indicated with red dashed line

3.3 Change

Reasons for the alterations:

- 1 The mix of public parking and entering the visitors/ tour centre and off licensed shop with goods being delivered in and out with busy dray moving heavy barrels and loading and unloading wholesale in one space.
- 2 The brewery layout internally prevented the goods bay at the side of the brewery for trade only.
- 3 The old portacabins that were used for visitors centre.
- 4 Red roller doors goods out and in often covered car spaces and took over this area
- 5 The car spaces at the front were 50% covered with kegs storage and lorries going in and out.
- 6 The wall at the side of the brewery was at a dangerous height
- 7 Under cover storage for kegs/casks in winter months when returned from pubs.

Changes:

- 1 Internally reconfigure to allow for goods to go in and out of the side goods door and use ½ of the side land to park goods vehicles with a wooden fence and gate separating (previously these vehicles had to be kept on another site)
- 2 Create a side pergola out of the remaining side space to store casks and kegs in and in summer months can be used by visitors and tour guests.
- 3 On the dangerous low level side wall at the side of the brewery build a 1.3meter high planter and plant trees to improve aesthetic, and increase ecology to Newham road.
- 4 Stop using front carpark for any goods in or out and create three additional car spaces in front of red roller doors. Remark car park spaces. This will help improve public security.
- 5 Remove three portacabins and gazebo and create a pergola in the same area. Cover the walk way to create storage space for kegs/casks and use this space for visitors (as before) in seasonal months.

3.0 Design and access

3.5 Landscape

The work is being completed with a mixture of robust and natural materials.



3.6 Access

The alterations to the parking and access will help improve both vehicle and pedestrian access onto the site and into the brewery.

Due to the internal layout reconfiguration all trade vehicles will access the south entrance, with all shop and public access via the north entrance.

The minor alterations to the parking arrangements will help increase public safety in and around the site.

The addition of the timber perimeter fencing will help site and public security.



3.0 Design and access

3.7 Appearance

Computer generated images of the finished appearance

The carpark will only be used out of shop/tour hours, when the carpark is empty



4.0 Summary

As explained in this document, works have been started following the COVID19 pandemic to get Skinner's Brewery back up and running and open for business. The proposed external alterations will have a minimal impact to its surrounds and create a quality social environment. These changes will help retain the brewery in Truro and so far has recieved a lot of local support.

Marraum trust the changes will be well received by both Local and Town Councils and we will gain support for this alteration to the brewery.