

Design & Access Statement for Café Bar Proposal formed from 2no existing units (St Ives gifts & Goodies and sand sea & surf shop) Wharf Road – St Ives TR26 1LG.

Alterations to Grade 2 listed building/ change of use

Proposal

Conversion of 2no neighboring retail units on the ground floor of the 2 storey building into a café bar by removal of internal demising wall at Ground floor.

Existing Site

The building is situated in St Ives harbour, in The Wharf Character Area of the St Ives Conservation Area. The building is listed Grade II for its group value with two similar buildings to its left, all sharing similar vernacular features associated with St Ives' history as a fishing port. These features included granite rubble construction, external stone steps, slate roofs and slate-hung walls and large planked doors.

Like other nearby buildings, the building on the site has undergone several phases of cumulative alterations since it was first Listed. The alterations being quite extensive that the only part of the building that is unaltered from the time of Listing is the slate roof.

Access

The site is easily accessed by car via various car parks on the front, the closest being Barnoon long stay car park a few streets away and is served by public transport bus link via Malakoff bus Station and St Ives main Railway Station.

The approach is directly off Wharf Road and the building is accessed via external stone steps which will remain due to their historical value, once inside all amenities will be accessed from a level floor, new facilities will include an accessible washroom for physically challenged patrons.

The new café bar will provide an additional location for both locals and tourists to dine and socialise in pleasing surroundings which ultimately would enhance the sea front with the sensitive alterations considered for the façade including removal of current less pleasing gift shop signage and trellis in favour of a paired back aesthetically more pleasing bi-folding window arrangement and central access entrance with 3 uplighters washing the external frontage with a soft glow by evening ultimately having a more positive tasteful impact on the wharf.



Economically the addition of the proposed café bar should bolster the local economy and further enriching the local offer with a sophisticated yet accessible offer and assist in the regeneration and economic vision for Cornwall including further employment within the new F&B outlet in the region of 9-11 employees. Overall the scheme aligns with planning policy and compliments the growth plans for the area.

Design

The internal layout will be formed of café bar seating to the front area, passing through the space with the café counter bar and to the rear a small store, prep kitchen and customer facilities including accessible amenities.

The scale of the project is modest with no extension or additional space being generated rather consolidation of the existing building footprint and enhancing the existing experience.

The proposed design scheme will be both sophisticated and rich in its colour palette with quality materials including potentially timber flooring, wall panelling and fine detailing in places with a subtle nod to the vernacular of the area.

As discussed within the heritage report, no remaining listed heritage asset of the grade 2 listing will be directly impacted by the development of the existing building, We would look to further enhance the façade by a soft planting scheme in removable planters under the left window of the Café.

Should it be required further details and images can be found within the drawing submission attached to this application.