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PLANNING DEPARTMENT

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Design & access.

The proposed dwelling is for staff housing for "Adams fish and chips" restaurant.

Since opening we have seen increased demand for more and better table service as well as an increase on originally anticipated customer numbers. This has unfortunately coincided with a decline in the available labour on the island in the wake of the 2007 crash and its longer term effects of younger working people leaving the island. We have utilised a mainly student workforce over recent years with most having relatives on the island with which to board. This workforce is casual and increasingly hard to come by, especially with demand from the recently reopened pub & hotel as well as the shop, Bakery etc. For most, lodgings are virtually impossible to come by (in common with most of Scilly) to the point that last August a member of our staff couldn't even get a pitch on the campsite for a tent.

We are looking to employ a chef, bar manager and at least two waiting staff, to which end we need at least three rooms capable of single or double occupancy and shared kitchen and common room facilities.

We do not anticipate regular winter use but are looking to incorporate a solid fuel stove & radiators in the event of an extended season requiring heating and not wishing to put extra load on the electricity grid. We would also be looking for the house to be as energy & cost efficient as possible and eventually fit PV panels to the roof.

There is no prospect of any accommodation, affordable or suitable for single people on seasonal work from; the Duchy, Council or social, so we are faced with building it ourselves.

We have been many years impressing the need for this accommodation on the Duchy and many more negotiating a site. There is very little suitable land within reach of any services. (There is no capacity for a Duchy water supply in higher town) and no sites within the developed areas. This location has a three phase electricity supply to the restaurant (one of which we can use to supply the dwelling) and an adequate water supply at the Chip shop from Little Arthur farm. There is also an existing septic tank and soak away with excellent drainage in the sandy soil, easily capable of upgrading to take discharge from the proposed dwelling. We do not want to build on agricultural land, this site is on an otherwise unusable corner of a sandy field.

We have designed this building to be in keeping with the Chip shop and agricultural barn already on this track. Both are timber clad with 15 -20 degree pitch roofs. In an effort to give a slightly more domestic feel, the Duchy has stipulated Natural slate or Red pan tiles for the roof. Natural slate needs a minimum pitch of 25 degrees which puts the roof line another meter higher above the hedge line for which reason we prefer pan tiles. We have positioned the windows in the ends of the building due to concerns of the tenant (Mr Perkins) about over looking his holiday accommodation. The western end windows are next to the hedge but are as much for ventilation and fire escape as light.

Access to the dwelling would be from our existing fish and chip shop entrance through a gate installed in the existing post & rail fence. We would also shield the dwelling entrance from customers view with appropriate height fencing panels. The site is obscured on three sides by 12-14' high pittisporum hedges and only visible from the north (Little Arthur Farm house). An important

factor to us is that the site is fairly level and on sandy soil requiring no excavation below plough depth so hopefully avoiding archaeological digs and expense. We do not propose any foundation footings but instead a raft/slab of 225mm thick steel reinforced concrete. When we built the chip shop and dug drainage trenches it was clean sand dune over the whole site. We don't expect any excavated material that cannot be used on site. There are archaeological sites to the north and on the beach. The area is prone to flooding but the actual site is situated 5-6' above the flood plain.

Since our restaurant hours of operation are mainly evening, we anticipate that our workforce will be of benefit to the islands businesses. This season's staff ,variously worked at ;the; Vineyard, Bakery, St.Martins Stores, Karma Hotel, Scilly seal snorkelling and cleaning various holiday lets. To ensure a good offering as a holiday destination, we will require quality staff that in turn deserve a reasonable standard of accommodation.

The restaurant industry as a whole is not a high value one and made much harder in Scilly with the high import & capital costs which are further exacerbated on the off islands. With high labour requirement, the industry is also disproportionately hit with minimum and living wage increases outstripping the real earning inflation potential. With possible European migration restrictions looming, recruiting will only get harder still. It is unlikely we will recover many running costs let alone capital from staff contributions, with accommodation having to be provided to make a more attractive position. Necessarily costs must be kept to a minimum with no extravagant design features. Time is also of the essence with only a short winter window for construction before preparing for the next season.

Opportunities with accommodation on the island are limited to the Hotel in summer and the postal flower farm. We feel this proposal can only help in retaining sufficient working age people in the community.

Primarily the accommodation is for our restaurant but we would prefer not to be restricted to this and be allowed to rent to other island workers, should a room be available.



Cladding



Site



windows



Fenland Pantile

Colour

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Description

Additional information

Description

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