

TRESCO

HOUSE ADJACENT TO OCEANVIEW
LION ROCK
MIXED USE SPACE/STUDIO
COMBINED DESIGN, ACCESS AND PLANNING STATEMENT

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INTRODUCTION

This statement is to support three planning applications which form part of the Tresco Estate's investment in improved facilities for visitors on the Island.



Assessment

PHYSICAL

The three applications together provide nine high quality bedrooms and their associated living spaces in two houses.

The house adjacent to Ocean View provides 5 generous bedrooms and their bathrooms along with shared space.

Lion Rock adjacent to Baywatch provides 4 bedrooms of the same quality. These will allow the estate flexibility to extend occupancy on the Island through the shoulder season and provide high quality houses for letting in the high season.

A separate shared meeting/seminar/activities space provides for specialist expert led holidays for the shoulder season in which specialist groups can meet either for learning or for corporate activities. As the hub, the space above the swimming pool in the Sea Garden group of buildings offers a meeting space for small conferences, lectures, seminars, demonstrations, art classes, meditation, yoga and exercise for a group of up to 20. It tucks into the hillside in the Sea Garden group of buildings, using the same palette of materials as its neighbours, and settling into the landscape.

LAYOUT

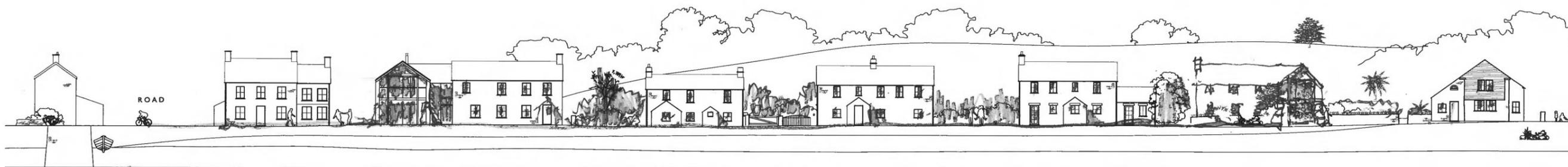
The two new houses fill voids in the waterfront development along the beach, relating carefully to their neighbours and the wider context. They provide memories of traditional Tresco house forms, and add lighter more open elements to provide distinctiveness.

SOCIAL

The proposal introduces an innovative type of accommodation to the islands, providing for expert led trips for groups in high quality short let accommodation. These will sometimes involve island people as leaders, and will import experts to provide specialist knowledge, widening the cultural experience of the island, and drawing in new groups of visitors, adding to the traditional clientele. This will deliver key aspects of the Island Partnership's Destination Management Plan, which has an emphasis on cultural tourism and wellness both of which are addressed through these facilities. This will allow the Estate to build on and further develop its current very successful, yoga, photography and guitar retreats and develop new offers around Scilly's unique cultural and heritage offer, as well as working with artists and others to celebrate Scilly. Inevitably investment on Tresco has an indirect economic benefit to other islands, with transport services, restaurant and retail services across the islands benefiting. Tresco already has excellent links with Falmouth and Exeter Universities, hosting students throughout the year; this will allow us to develop this with a teaching and lecture space and shared luxury accommodation. This will also extend to the courses we run in conjunction with Heligan and Eden and the Cornwall Gardens Group. Newlyn Art School also uses Tresco as a destination for painting and art holidays again this offer could be enhanced.

ECONOMIC

By extending the season into the shoulder months, the proposals will support the island economy, as will the delivery of the DMP aspirations in relation to culture and wellness, creating opportunities for locals to lead and service groups based on Tresco.



Beach Front Infill Sketch Study

PLANNING POLICY

The draft local plan, which is out for consultation, encourages flexible tourist accommodation of this sort.

“266. New visitor accommodation will be supported where it improves the quality and choice of existing tourism and responds to the changing needs and expectations of visitors. Such accommodation will be supported for both serviced and self-catering at the most luxurious end as well as more basic end of the market, with quality and value for money being key drivers. It will be important to ensure a balance between serviced and self-catering accommodation, recognising that a limited availability serviced accommodation restricts the opportunity for short-breaks, particularly outside the main tourism season and reduces passengers by air and sea.”

In the interest of maintaining a viable island economy which is sensitive to the environmental assets of the archipelago, these buildings will have a local distinctiveness and promote a high level environmental quality.

They are designed to be sustainable in the broadest sense, supporting the economy of the Islands, providing work for the people who live there, and careful in their responsible use of natural resources.

Tresco is responding to a new and changing market where traditional, long stays are being mixed with shorter trips. This depends on better transport links to the island provided a more resilient access.

FLOOD RISK

The two houses are placed above the 5m level as outlined in the local plan to future proof against rising water levels, and the mixed use space is up the hill at 13m.

SERVICES

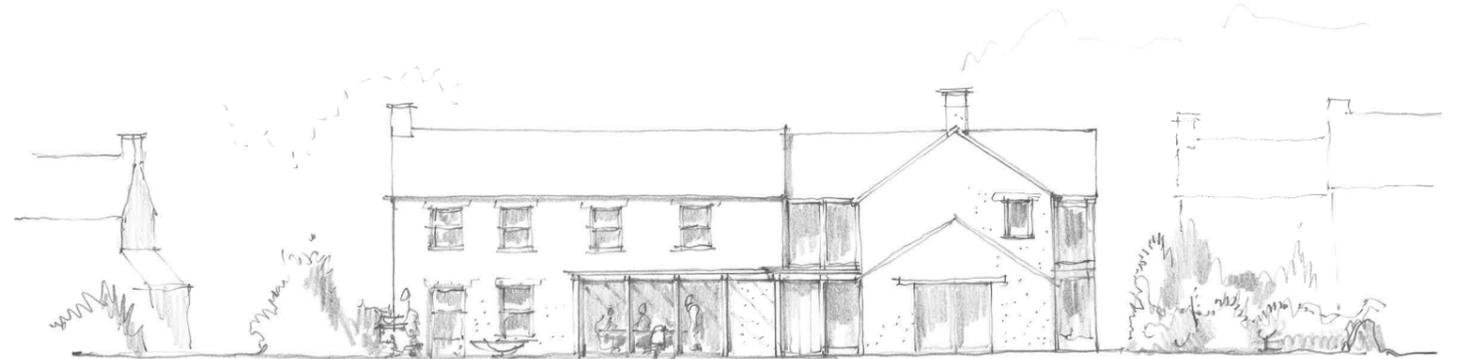
Tresco has ample water and electrical supplies. The scheme will have minimal outside lighting to respect the dark skies policy of the local plan. The Islands because of their high ambient temperatures require little heating, and air source heat pumps will provide what is needed economically and sustainably..

EMERGENCY SERVICES

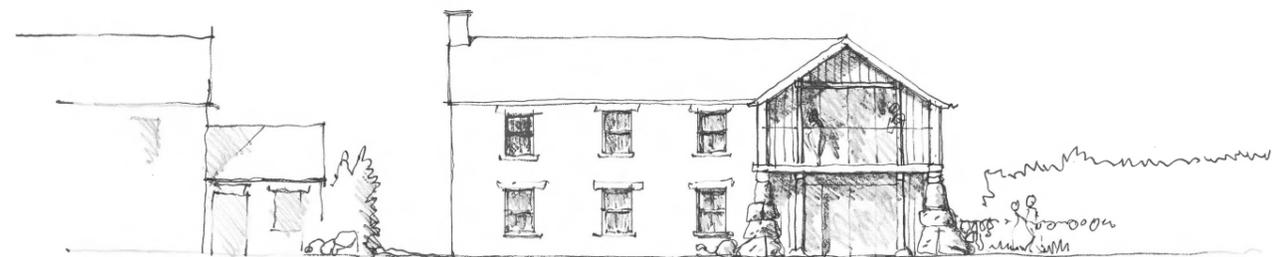
Tresco’s emergency services have capacity to deal with this new development.



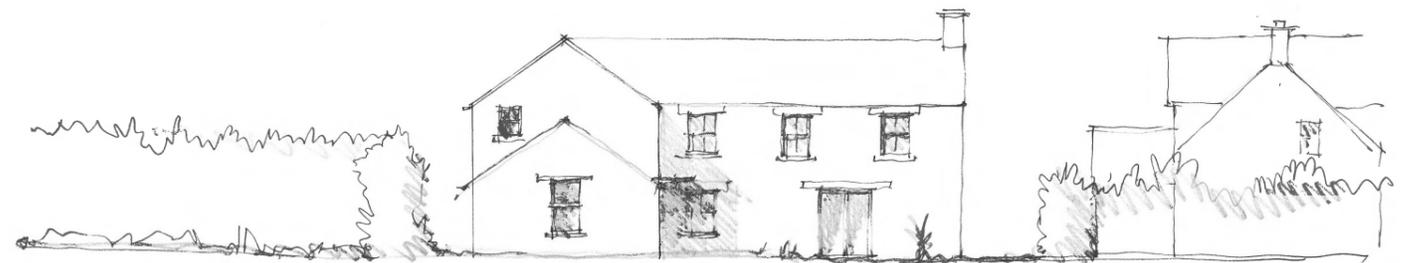
BEACH SIDE



Ocean View Sketch Elevation Studies



EAST ELEVATION



WEST ELEVATION

Lion Rock Sketch Elevation Studies

Design

APPEARANCE

The buildings take their form from the existing vernacular on the islands and from the development of this into a Tresco style over the years. This picks up on local materials and on traditional details, and uses them to make good contemporary spaces for the tourist market. The pattern of development along the beach is reflected in the formal granite facades that repeat the construction of the traditional cottages, with outbreaks of granite breaking the regularity to provide excitement and great spaces looking out over the beach. To the rear the facades are more private and are obscured by a pergola, planting and boundary vegetation. Here the houses have larger openings at ground level to connect the living spaces to the garden.

They continue a pattern of development which had evolved over the years. The materials reflect their surroundings and neighbours, using a palette of granite, timber, lime render, boarding and glass to provide continuity of character.

LANDSCAPE

The sites are effectively garden, and there will be no ecological impact on their management. The layout and planting of the external spaces reflects the traditional pattern of high hedges enclosing sheltered areas to the rear, with more open arrangements on the shore side.



Established pattern of development and materials palette

Access

The buildings have been designed to comply with Part M of the Building Regulations, with downstairs bedrooms and level access where possible.

Summary

The purpose of the three projects is to provide diversity in the offer to visitors to Tresco to support the traditional patterns of tourist accommodation. Improving quality and attracting new markets, it provides growth in the economic activity of the islands by responding to the changing market and delivers the aspirations of the Destination Management Plan.



Plot Adjacent to Ocean View Sketch