

4067/NL/man

28th March 2019

NORRARD

DESIGN, ACCESS AND PLANNING STATEMENT Revision B.

Introduction

This statement is to support a planning application to extend the cottage 'Norrard' located on Tresco. It forms part of the Tresco Estate's policy for ongoing investment in improved accommodation for visitors to the island.

ASSESSMENT

Existing

Norrard is sited on Tresco in Old Grimsby, part of a line of cottages built along the beachfront. It is a compact traditional island cottage, constructed from granite with a shallow slate roof. It has a two storey, perpendicular extension to rear, constructed from blockwork with a pebble-dashed render finish. The house has 4 bedrooms (serving 8 holiday-makers), however the cellular nature of the existing layout means that living spaces are insufficient to accommodate this number of people.

The site lies within the Isles of Scilly AONB and Conservation Area.



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.”

The building has been used as a holiday cottage for over 17 years, and has not been significantly altered in almost 30 years. The changes proposed herewith are in accordance with Tresco Estate’s policy of improving the quality of the existing building stock and accommodation, the success of this strategy has been key to the ongoing viability of the island economy.

The proposal is designed to be sustainable. Long lasting materials capable of withstanding the marine environment will be employed in its construction. The new building elements will have insulation that is far superior to the existing extension that is being replaced, this will reduce the energy required to heat the property. The additional stove allows the property to be heated using fuel from local and sustainable sources. The improved glazing increases natural light entering the property and further reduces energy demands.

It is also sustainable in the broader sense, supporting the economy of the Islands, and providing work for the people who live there.

Social & Economic Benefits

The proposal improves the island’s accommodation provision. Inevitably investment on Tresco has an indirect economic benefit to other islands, with transport services, restaurant and retail services across the islands benefiting.

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.

Emergency services

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

Proposals

The existing rear two-storey extension is demolished, replaced with a larger extension over the existing footprint.

The new extension is vernacular in style, and respects the conservation area. It is equivalent width to the existing dwelling, with matching ridge and eaves heights. The proposed materials reflect their surroundings and neighbours, using a palette of slate roof, timber joinery, and lime rendered walls.

The new extension provides a larger first floor bedroom with a dedicated ensuite bathroom. The living room on the ground floor is also considerably larger, sufficient to accommodate the cottage’s 8 guests. The additional en-suite shower room is significant improvement as well as the increased circulation space for holiday users.

The existing lean-to bathroom to the rear is extended to provide additional storage space, and the current store is converted into a lobby and ground floor WC.

The original granite cottage is not altered and primary sea-front elevation is unchanged.

The proposals fit comfortably within the existing site boundaries. The additional footprint covers a small area of existing garden and terrace, and there will be de minimis ecological impact as a consequence. The landscape will be otherwise unchanged.

ACCESS

Existing access to the plot will be unchanged.

The buildings have been designed to comply with Part M of the Building Regulations, with downstairs bedrooms and level access where possible. The increased amount of space within which to circulate, and dedicated ground floor WC, will make the dwelling more accessible for visitors with impaired movement.

SUMMARY

The purpose of this project is to provide enhanced accommodation for visitors to Tresco. Improving quality maintains the economic activity of the islands by responding to the changing expectations of the market, and delivers the aspirations of the Destination Management Plan.