

21st March 2020

Lisa Walton
Council of the Isles of Scilly
By email: lisa.walton@scilly.gov.uk

Dear Lisa,

Thank you for your email dated 21st April. We understand the present difficulties in travelling to the island and the impact that may have on achieving a decision. We are keen to avoid delay if possible, as this would have an implications on the programme for delivery of the works during the next off season. If we can provide any further information to perhaps help you make a decision without a visit, e.g. more photos / video of and into the site, then do let us know.

The provision of a swimming pool for this particular property is in response to its atypical position on the island. The New Inn pool could be removed without concern because it was located close to the indoor pool adjacent to the Abbey Farm, and the beach and sea. As such it was an unnecessary drain on resources. This property is unusual in that it is set some distance from the central facilities and the shoreline. Its character is more secluded, and self-contained, which is a relatively rare commodity on the island. The idea is that it could be used by guests who specifically value peace and privacy.

With these characteristics as the property's unique selling points, combined with the distance from central facilities, we feel that the provision of a private swimming pool is, in this specific case, justifiable. The pool is of an appropriately modest size for the property, and oriented on a south facing hillside to maximise solar gain. The energy required to service the pool will be locally generated via the solar PV array, which will power an air source heat pump; an efficient heat source. Water would be supplied from the island's own water source which is in surplus. The improvements in the thermal efficiency of the house will also act to offset / reduce energy consumption.

The studio again complements the self-contained nature of the site, potentially providing a quiet and private space for a writer / artist /maker to work. As you suggest, this increases the flexibility of this property, providing the potential for it to be let / occupied in a variety of different manners. The provision of this particular facility improves the diversity of the accommodation on offer on the island.

Areas as follows:

Existing House -	Floors: 1	Bedrooms: 3	Bedspaces: 6	GIA: 135msq
Total Proposed -	Floors: 1	Bedrooms: 3	Bedspaces: 6	GIA: 233msq

(note includes 19msq GIA outbuilding).

Yours sincerely



Nick Lowe