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# Design and Access Statement

## LYNWOOD Guest House

Church St, St. Mary's, Isles of Scilly.

Lynwood Guest House is a Grade 2 Listed Building set along Church Street, St. Mary's, Isles of Scilly, neighboured by five similar constructed buildings dating back to C19.

The existing dwelling is used as a Bed and Breakfast business catering for 8 guests in 4 double en-suite Bedrooms.

The owners accommodation is on the ground floor with 1 double en-suite bedroom within the main building, the main living and kitchen area in a recently built rear extension. The rear court yard leads to a rear store/garage with a utility room.

The existing business is operated throughout the main tourist season which runs from approximately Early May until the end of September.

Over the years there has been a progression from visitors to the islands wishing to have self contained units rather than the traditional Bed and Breakfast accommodation.

Whilst there will always be a requirement for the Bed and Breakfast service more and more visitors prefer the self contained units option.

The applicants have been running their B & B for many years. The applicants are now both into their retirement ages and wish to reduce the pressures of running the B & B business however they would still like to continue to offer accommodation to visitors and also earn an income from their property.

In the last season the real fear of COVID 19 has had a real impact on the current business, the applicants have not felt it reasonable to operate the B & B business as they felt they could not cope with the additional works required to comply with government guidelines imposed on them to run the business; The ages of the applicants also puts them in the higher risk category for which with this type of business face to face interaction with the guests cannot be avoided.

The threat of this virus has made the applicants take a long hard look at ways they can still stay operational as a tourist business yet operate in a different way.

The reduction of the numbers of guests from 8 to 4 will reduce their workload on the business, and as the business will be self contained there will be little or no face to face interaction with the guests.

The applicants have had the business on the open market for over 12 months but they have been unable to sell the property, therefore they now need to be able to find a way to earn an income from the dwelling yet operate in a different manner; as so many other businesses have had to throughout the 2020 season, and possibly into the 2021 season.

## POLICY WC5

This policy permits tourism development where it can be proved that

a) *make a positive contribution to the provision of high quality sustainable tourism on the islands*

This proposal creates two self contained units with kitchen and bathroom facilities all fitted out to a high standard, the units will also have a lounge and dining area which is an improvement on the current bedroom only with the shared breakfast dining room. The proposal will also extend the current trading period from 5 months to 8 months, as the applicants will be able offer the accommodation from March through October, and longer should there be the demand.

In general the accommodation is an upgrade from the existing accommodation provided.

b) *located in sustainable and accessible locations*

The location is central to the main island of St. Mary's on the edge of Hugh Town on the main road within the islands, access to the dwelling is directly from the main high street leading to the Hugh Town, beaches, quay and other facilities.

c) *appropriate to the site and its surroundings in terms of activity, scaled design and*

d) *do not result on the impact on the environment or residential amenities, in accordance with the Local Plan*

The dwelling is a listed building from the C19 and is set within 5 similar dwellings and business, the proposed alterations to the dwelling are internal with no impact to the exterior of the dwelling, therefore the proposal will not impact the criteria of c) and d).

e) *in the case of conversions, do not result in the loss of homes that would otherwise be available for permanent occupation, unless there are wider public benefits demonstrated to offset the loss of permanently available homes.*

This proposal is creating dwellings, which will be for the purposes of holiday accommodation.

## POLICY LC3 - BALANCED HOUSING STOCK

This policy requires new homes to be sustainable and offer a good standard of accommodation by being constructed in accordance with National Described Space Standards.

The Minimum gross internal space for a 2 bedroom single storey dwelling is 50m<sup>2</sup>

*Although it could be justified that a Holiday Let doesn't need to be as big as a permanent residential dwelling, it still needs to be justified.*

The proposed second floor and roof space unit will have an overall area of 67m<sup>2</sup> and comfortably fits within this guideline.

The first floor accommodation will have a total floor area of 43m<sup>2</sup> which is slightly below the NDSS for a single storey 2 person dwelling, however this is to be a Holiday Let and it can be justified that the area is ample for the this use.

The majority of visitors to the islands visit the islands in order to explore the 5 inhabited islands, therefore would not be in the accommodation for the majority of their stay; the holiday unit will also be let on a weekly basis therefore the occupants would only be in the accommodation for a limited duration. - In addition to this accommodation the ground floor lounge area (and area of 18m<sup>2</sup>) will purely be available to this unit should they require additional space.

## INFRASTRUCTURE

By the reduction of occupants in the dwelling (being reduced by 4 persons per night) there will be a reduction on the general infrastructure requirements of the dwelling, reducing the use of water - electricity and creation of waste.

Each unit will be supplied with recycling bins along with normal waste bins, these will be collected by the applicants at the end of each week during the change over times, waste will then be collected by the local authority waste and recycling collection on the prescribed collection day.

There will not be an impact on the highways as all visitors will be pedestrian and that number will be halved currently using the business.