

Tregarthen's Hotel, Garrison Hill, Isles of Scilly

Design & Access Statement

To support Planning Application

October 2020

RECEIVED

By Tom Anderton at 12:03 pm, Nov 17, 2020

SUMMARY OF INFORMATION SUBMITTED

A - Within this document:

Introduction and Background

Use & amount

Scale

Landscape

Appearance

Access

Materials

B - Separate documents submitted with the application:

Drawings (Grainge Architects)

1532_PL01_Site Location & Block Plan

1532_PL02_Existing Site Plan

1532_PL03_Proposed Site Plan

1532_PL04_Proposed Plans & Sections

1532_PL05_Proposed Elevations

1532_PL06_Proposed Site Elevations

1532_PL07_Proposed Sections

INTRODUCTION AND BACKGROUND

This proposal is for five micro lodges within the grounds of Tregarthen's Hotel on St Mary's, Isles of Scilly. The site is located North of the hotel, within the derelict former kitchen garden. There is currently a granted planning application (P/19/037) on the site for two storey semi-detached dwellings for additional hotel accommodation. The consented scheme is not viable to implement as it is uneconomic to remove such significant amounts of spoil.

USE & AMOUNT

The scheme was designed in order to reduce the volume of excavated material. The five micro lodges sit on the North of the site, facing towards and making the most of the views across the harbour to 'The Road' and Samson, Bryher and Tresco beyond. Each unit consists of a bathroom, kitchenette, lounge/dining room on ground floor and a double bed up a ladder type stair on a bed shelf. Access to a private small terrace through bifold doors within the lounge.

SCALE

The total Gross Internal Floor Area of all five units is 63.5sqm (12.7sqm per unit), this compares to a previous total of 98.04sqm.

APPEARANCE & LANDSCAPE

These lodges have been designed in order to keep a low-level ridge line as to not obstruct the sight lines from the existing two storey hotel accommodation behind. The scheme sits an estimated 1m below the current granted planning application (P/19/037). The units also follow the form of a pitched roof of the adjacent building (Hendra & Gibson), in order to provide continuity in the elevation of the hotel viewed from the harbor wall.

The lodges have been designed following the advice in Scilly Design Guide;

- The Simplicity of form
- Robust, durable materials
- Well proportioned, well balanced facades
- Substance to what is built – a sense of weight and strength
- Absence of frills
- Buildings well anchored on their site and integrated in their landscape surroundings

The lodges as proposed will have single ply membrane roofs and pre-weathered timber horizontal cladding with muted shades of silver/grey to compliment the surrounding silver/grey granite buildings and Garrison Wall.

Native planting will be reintroduced into the unbuilt areas in order to soften the landscape and provide privacy to each unit's terrace. The use of gable baskets, filled with local stone, provides the required retention of the existing ground along the new path whilst keeping a softer approach to the landscaping and overall appearance.

In order to keep light levels to a minimum each unit will have one external light adjacent to the front door which is on a sensor and therefore only one when a guest is approaching the door.

The overall scheme is thought to respond well with the heritage of the site, the local context whilst enhancing the current derelict and untidy kitchen garden.

ACCESS

New openings will be created within the existing stone wall to the lower part of the site to provide pedestrian access from the East, to the front of each lodge. Each unit will have a single door entrance on the south elevation, and bifold doors out towards the sea on the North elevation.

MATERIALS



Single ply membrane roof



Pre-weathered horizontal timber with shades of silver/grey



Example eaves detail



Example Light