

# STAFF ACCOMMODATION, NEW GRIMSBY, TRESCO

## DESIGN, ACCESS & PLANNING STATEMENT

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Application Site (Google Maps 2021)

# I. INTRODUCTION

This document has been prepared in support of an application for the construction of new staff accommodation in the New Grimsby area of Tresco. The proposed development would consist of 6 no. one bedroom units and 2 no. two bedroom units in a back land 'mews' plot behind the existing row of seafront cottages.

This application is made concurrently with an application for the demolition and replacement of Blockhouse Cottages, a row of 4 cottages adjacent to the Old Blockhouse monument in Old Grimsby. The cottages are in a deteriorating semi-habitable state and currently provide a poor standard of staff accommodation. It is proposed to replace this row with a single self-contained unit to cater for the demand for high quality holiday rental properties for families and bigger groups.

This application seeks to replace these and further supplement staff accommodation provision with 8 new high quality units, in order to address the shortage of top quality worker accommodation on Tresco.

Tresco is unique on the Isles of Scilly in that the Island is leased and managed by a single family and the residents are generally staff of the Estate, partners and children of Estate staff, have retired after many years of working on the Estate or teachers at the school. Having the right mix and quality of staff housing for the present and future is key to the development of the business and the maintenance of an active, vibrant community that embraces the very young and very old.

With the return of the Helicopter service, Tresco's strategic goal is to change the current business model from a seasonal operation to an all year round offering. This approach will rely on a more permanent staffing structure, with more staff making the Island their permanent home, all year round. This requires a fundamental change to staff accommodation requirements. Whilst there will be a continued requirement for accommodation for the summer influx of seasonal staff, much of the existing accommodation stock are rooms with shared facilities, which are not appropriate for permanent year-round use. Other legacy properties, such as the Blockhouse Cottages have been used for summer shared accommodation, but are not fit for winter habitation.

In accordance with the policy set out in the local plan, this development provides good quality accommodation for singles, couples and small families. They are attractive, well designed and spacious, located in a pleasant tucked away spot close to the existing community of staff housing. They have been designed to be as sustainable as possible, through the use of natural low carbon materials, reduction in energy use, and renewable energy generation.

To attract the highest quality staff the business needs to provide the highest quality accommodation. The Tresco Estate is continuously striving as a business to improve the living and working conditions of its staff and therefore the wider community. This helps the business attract and retain staff. Many of the existing staff have worked on Tresco for decades, as do their children who the estate also endeavour to employ and house. This

continuity is important to the business and community.

The proposed works form part of the Tresco Estate's policy for ongoing investment in the tourism industry on the island. Invariably investment on Tresco has an indirect economic benefit to other islands, with transport services, employment, restaurant and retail services benefiting across the archipelago.



View into the application site from the summit of Vane Hill to the southwest

## 2. SITE & CONTEXT

The application site is located in the harbour area of New Grimsby. It would be well suited for development of additional staff accommodation; it is a back land plot; clearly within the established development boundary, and bounded and shielded by existing buildings and development on all sides. It is in a central location on the island with access to facilities and transport, and would extend an existing enclave of other staff / worker units.

The site is a back land mews plot set within the distended gardens of seven seafront terraced cottages known as Palace Row. These cottages are currently used as staff accommodation. The cottages are two storey, built in the traditional Scillonian style; constructed from granite masonry, but now predominantly rendered to improve weather performance. Their charming seafront elevations feature small sash windows, stubby stone chimneys with trapezoidal cappings, and double pitched storm porches. Roofs were traditionally slated but some now feature terracotta double roman tiles.

The existing gardens are long (up to 50m) and slope gently up from the rear of Palace Row, becoming increasingly undefined as they extend away from the houses. They are accessed to the rear by a sandy track which connects into Palace Lane to the west. The area around this track is used in an informal adhoc manner, for storage, sheds and boats etc and is partially overgrown. The gardens are typically mono-culture grass and hedges.

To the southeast of the site is 'Cobbler's Row' staff accommodation, and beyond that the New Inn. Cobblers row provides basic 1 bedroom staff accommodation across six single storey terraced units. The row is set perpendicular to the seafront, and the ridge line steps up with the topography away from the seafront. The building is pebbledash rendered with slate roofs.

To the north of the Palace Row gardens, the topography slopes more steeply. Above the proposed plot are two rows of two storey cottages, built more recently in the traditional style but white rendered.



## 3. PLANNING STATEMENT

### PLANNING CONTEXT

This proposal has been prepared within the context of a policy framework set out in both primary legislation and national and local planning policy. A summary of this framework is set out below.

#### Primary Legislation

The Planning (Listed Buildings and Conservation Area) Act 1990

The application site is situated within a Conservation Area and as such there is a requirement that the proposed development preserves or enhances the character or appearance of the area.

#### The Countryside and Rights of Way Act 2000

Tresco, along with the whole of the Isles of Scilly is designated as an Area of Outstanding Natural Beauty (AONB). In considering proposals located within AONB's, there is a consequential requirement for Local Authorities to have regard to the purpose of conserving and enhancing the natural beauty of the area.

#### The Conservation of Habitats and Species Regulations

There is a duty for the Local Authority to assess the impact of proposed development on any European Protected Species.

### PLANNING POLICY

#### National Planning Policy Framework, (NPPF)

This important policy document outlines the Government's over arching planning policies and details of how they expect these to be applied by Local Planning Authorities. The NPPF makes clear that there is a presumption in favour of development and confirms that the starting point for decision making is the statutory Development Plan. Local Planning policy is expected to conform with the requirements of the NPPF.

#### Isles of Scilly Local Plan – A 2020 Vision

Although the new Isles of Scilly Local Plan has reached an advanced stage in its preparation and consequently carries significant weight in the determination of planning applications, (see commentary below) until such time as this is formally adopted, the statutory Development Plan remains the Isles of Scilly Local Plan – A 2020 Vision. This plan was adopted in November 2005.

The adopted Local Plan provides a spatial strategy for the islands, reflecting the population, size and character of the community. The focus of the policies set out in the Local Plan is to meet the development needs of the islands, whilst at the same time protecting the special environment that provides the context for its economy, of which tourism plays a key role.

Policy 1 relates to environmental protection and seeks to permit development proposals only where they respect and protect the recognised quality of the island's natural, archaeological, historic and built environment. More specifically, proposals should:

- (a) conserve or enhance the natural beauty, wildlife and cultural heritage of the Area of Outstanding Natural Beauty and protect the unspoilt character and good appearance of the heritage coast;
- (b) Preserve nationally important archaeological remains and their settings;
- (c) Preserve or enhance the character or appearance of the Conservation Area and preserve the architectural or historic interest of all listed buildings, including their features and settings;
- (d) safeguard the integrity and nature conservation objectives of Special Protection Areas (SPAs), RAMSAR sites and Special Areas of Conservation (SAC); and
- (e) protect a statutorily protected plant or animal species and the wildlife, geographical and geomorphological interest and features of designated Sites of Special Scientific Interest (SSSI) and locally important biodiversity habitats, species and landscape features.

Policy 2 relates to Sustainable Development and seeks to permit development in situations where the development contributes to the sustainability of the islands' environment, economy or local community. Policy 2 (a) specifically requires development to ensure that it conserves or enhances the landscape, coastline, seascape and existing buildings of the islands through appropriate design including siting, layout, density, scale, external appearance (i.e. details and materials) and landscaping.

Policy 3 addresses the provision of housing to meet the communities needs. It records that residential development will only be permitted where it is required to meet specific needs. This includes the provision of staff accommodation for businesses, where it can be demonstrated that there is no other accommodation available and it is not possible to recruit staff already housed on the islands. The housing policy seeks to ensure that new accommodation should be sited adjacent to or integrated within an existing settlement or established group of dwellings. The policy also records that development will be subject to arrangements that will ensure it remains permanently available to meet the specific identified need that justified its original permission.

Policy 4 relates to supporting economic development proposals including where these are based on the existing economic base of tourism, agriculture and fishing, as well as the distinctiveness of the islands, particularly:

- (a) where such development contributes to the further diversification and essential modernisation of the islands' economy; or
- (b) where it demonstrably improves the quality of existing tourist accommodation, including that of managed camping sites, or potentially extends the length of the tourist season.

#### Isles of Scilly Design Guide 2007

The Isles of Scilly Design Guide is a Supplementary Planning Document (SPD) that forms part of the local Development Plan. This states that "It is important that the nature of the surrounding area is understood and reflected in any development proposal. Without this awareness it is likely that a development will be unsympathetic".

## The New Isles of Scilly Local Plan

The new Local Plan has reached a very advanced stage, with the expectation that it will be formally adopted shortly. As such, the policies contained within it should be given significant weight in considering these proposals.

The new Local Plan sets out a spatial strategy for the next 15 years and provides a vision for the islands, along with key objectives. The plan seeks to strike a balance between protecting and enhancing the high quality environment, whilst ensuring the islands communities and economy to grow sustainably. Central to achieving this objective will be the creation of new employment opportunities and in particular, improving the quality of the tourism experience on the islands.

The new Local Plan makes clear that tourism will be a key driver for the islands' economy, recognising that whilst historically this grew rapidly, more recently the Islands' tourism economy has suffered a decline. Visitor numbers have dropped, (alongside a contraction in fishing and farming). The new Local Plan records that it must be responsive to the specific challenges it faces, (including the decline in tourism) and work proactively with applicants and investors to, 'secure developments that improve the economic and social conditions'. The Plan states that the focus will therefore be on finding solutions, 'to secure development that sustains the islands' future'.

The new Local Plan specifically acknowledges the part tourism will play in sustaining the economy of the islands. It states, 'there is a need to capitalise on and strengthen the quality and value of tourism, given it will continue to dominate the islands' economy over the plan period'. It goes on to say, 'creating a successful economy will require businesses to develop new opportunities, become more productive, and continually adapt to new challenges'.

The recognition within the new Local Plan that tourism is a key player in the islands' economy and that there is a requirement to strengthen and adapt this in the future, provides an important policy context for the consideration of these proposals. Whilst there are no specific employment developments identified in the new Local Plan, the policy framework generally encourages proposals that will help strengthen and diversify the islands' economy.

The Local Plan acknowledges the fact that tourism is likely to remain the largest part of the economy over the plan period. For this reason, the Plan states that it is important this sector is supported in, 'improving the quality of its offer, and that it responds to the expectations of its visitors'. The Plan goes on to state, 'A key challenge is to maximise the quality of its product and provide an offer that appeals to a range of visitors, including opening up to, or creating, new tourism markets and niches'. The Local Plan acknowledges that the provision of quality staff accommodation is a key requirement in the ongoing development of the tourism sector on the islands. These proposals respond directly to the challenge of providing this accommodation.

Policy WC1 – General Employment Policy makes clear that development proposals that strengthen, enhance and diversify the islands' economy will be supported where they are appropriately designed, scaled and located, in accordance with other policies in the Local Plan.

Policy WC5 - Visitor Economy and Tourism Developments sets out proposals for new or upgraded tourism development. Such proposals will be permitted where they, inter alia:

- (a) make a positive contribution to the provision of high quality sustainable tourism on the islands;
- (b) are located in sustainable and accessible locations; and
- (c) are appropriate to the site and its surroundings in terms of activity, scale and design; and
- (d) do not result in an unacceptable impact on the environment or residential amenities in accordance with other relevant policies in the Local Plan.

Policy WC5 also records that tourism developments will be particularly encouraged where it is demonstrated that, inter alia, they extend the tourism season and increase productivity and wages in tourism.

The policies within the new Local Plan also provide a range of policies designed to protect the landscape character (Policy OE1) as well as the natural (Policy OE2) and historic environment (Policy OE3).

The key policy within the new Local Plan that relates to these proposals is Policy LC4 Staff Accommodation. As a small island-based community, there is a need for Scilly to retain a balanced workforce. Consequently, the plan notes that staff accommodation needs cannot be met outside the islands, due to the expense and logistics of commuting to and from the mainland. Policy LC4 recognises that additional staff accommodation may be required for businesses or organisations.

The Policy sets out a number of specific requirements, recording that new staff accommodation will be permitted where:

- a. It can be demonstrated that there is a functional and operational need;
- b. the size and type of the proposed is appropriate to the functional and operational needs of the business or organisation; and
- c. on an off-island, the proposed accommodation is located within an existing building or well-related to the existing business.

Policy LC4 records that all staff accommodation permitted will be subject to occupancy restrictions. In addition, the policy sets out two further requirements in respect of seasonal staff accommodation:

- a. It is located in an area that relates to the business, where possible; and
- b. does not cause harm to the residential amenity through staff working unsociable hours.

The proposals contained with this application have been prepared to respond to the specific requirements of Policy LC4.

## 4. PROPOSALS

### Form

It is proposed that 8no. staff accommodation units would be constructed across three short single-storey mews terraces. The proposed buildings take their form from the traditional Tresco vernacular and the 'island style' that has been developed on Tresco over the last ~30 years.

The terraces would be single storey and linear with dual pitched roofs. They would be orientated north-west to south-east along the existing contours; reflecting the pattern of development at Palace Row and the terraces above the plot at Palace Lane. Various architectural devices have been employed to add variation and character to the development. The orientation of each terrace shifts slightly to suit the contour and reflect the changing orientation of the Palace Row Terraces. Siting would be staggered to avoid the appearance of continuous a linear development. A narrower unit is introduced in the central terrace to break up the ridge line and introduce variation into the scale of the proposals. Features borrowed from the traditional island vernacular including single storey storm porches of varying sizes, projecting chimneys and lean-to extensions would also act to punctuate the elevations.

### Scale

The low slung single storey scale of development would be appropriate to this 'mews' infill site. The units are 4.9m high at the ridge and 2.2m at the eaves. This modest scale of development ensures that the proposals would have minimal visual impact despite the raised ground level of the plot above Palace Row.

Ridge heights on the proposed terraces would range from +10.20m to +11.25. This is comparable to the ridge heights at Palace Row which range from +9.7 to +11.10m. Consequently the proposals would be of very low prominence when viewed from the beach, across the harbour, or from Bryher

The terraces to the North are set well above this, with ridge heights of +17.30 and +22.30, so their aspect and views are not interrupted by the proposals.

### Use/Layout

The westernmost terrace would house 2no. two bedroom units, each with a separate entrance porch, a combined kitchen, dining and living space, and two bedrooms – one ensuite, as well as a shared bathroom. These larger units are designed to accommodate small families, they have larger gardens and are set at the quieter end of the row away from the New Inn and Cobblers Row.



Terrace B Proposed Elevations

Terraces B and C would each house 3no. one bedroom units. Each unit includes one double bedroom, a bathroom and an open plan living, kitchen and dining room and are designed for individuals or couples.

Each unit would have a private entrance with plenty of storage, and access to a shared private garden. All units are arranged with living spaces and gardens on the south side to make the most of the natural light.

The existing track to the north would be adjusted and extended to run along the northern boundary of the application site providing access for maintenance of the buildings. A new pedestrian / cycle access path would connect this track to the western terraces and links back to the seafront drive adjacent to the gallery.

### Materials

The buildings would take their material palette from the existing vernacular on the islands, continuing an architectural language that has developed over recent decades into a Tresco style. This style employs local natural materials and traditional details. The proposed mews would continue this pattern of development. The buildings would be clad in vertical cedar boarding, left untreated and allowed to silver naturally.

Roofs would be predominantly covered with natural slate, with some terracotta tile roofing to provide variation. Solar PVs are integrated into the roof surfaces and only installed on slate roofing to minimise their visual prominence.

This material palette is appropriate to the mews garden plot and would reflect both the surroundings and nearby buildings, respecting the character and setting of the conservation area.



## 5. IMPACT STATEMENT

The plot lies within the Isles of Scilly AONB & Conservation Area, which covers Treasco in its entirety.

The site is defined as 'Settlement' on the Landscape Character Map within the Draft Isles of Scilly Conservation Area Character Statement.

The proposed site has been identified as the most appropriate location for this form of development on Treasco, this is due to the following characteristics:

- Located within an existing settlement area, a back land garden plot in need of attention.
- Central position with access to services, transport and facilities.
- Sheltered low lying plot with low visual prominence, well shielded by buildings and planting.
- Proximate to existing staff housing (less disturbance by holiday makers).
- Not proximate to sensitive historic sites, archeological constraint areas or ecological sites.

The proposals have been developed with due consideration of the Conservation Area and AONB Setting. The design of the proposed buildings responds to the characteristics and historic context of the area, the relationship with existing proximate buildings, and the landscape character.

The form, scale, massing and character of the proposed buildings would continue established existing development patterns; short staggered linear terraces that follow the existing contours.

The proposed terraces would be single storey, with ridge heights that are comparable with the row of seafront terraces. As a result the development would be largely concealed when viewed from across the bay. They are set well below the raised terrace cottages to the North.

The material palette has been selected to be muted and suitable for this particular 'mews' back land garden plot, blending in with the natural environment. This particularly includes the use of untreated timber cladding and natural slate roofs.

The proposals would occupy and rationalise a scruffy back land plot that is currently used for adhoc domestic paraphernalia, storage sheds, old boats and vehicles, chicken runs and other detritus. It is felt that the proposals would generally enhance the visual appearance of this area.

The proposals are bounded by existing buildings on all sides, and are clearly set within the established development boundary. The development site is currently shielded by an established hedgerow perimeter and existing buildings. Existing vegetation would be retained wherever possible.

Any perceived harm caused by the visual impact of the proposed buildings is arguably mitigated by their proposed form and materials responding to the traditional buildings and vernacular on the island, and the improved accommodation and opportunities that the buildings would provide for local workers.

The proposals are therefore considered to be the type of sustainable development for which the NPPF establishes a strong presumption and it would align with relevant national and local policy.

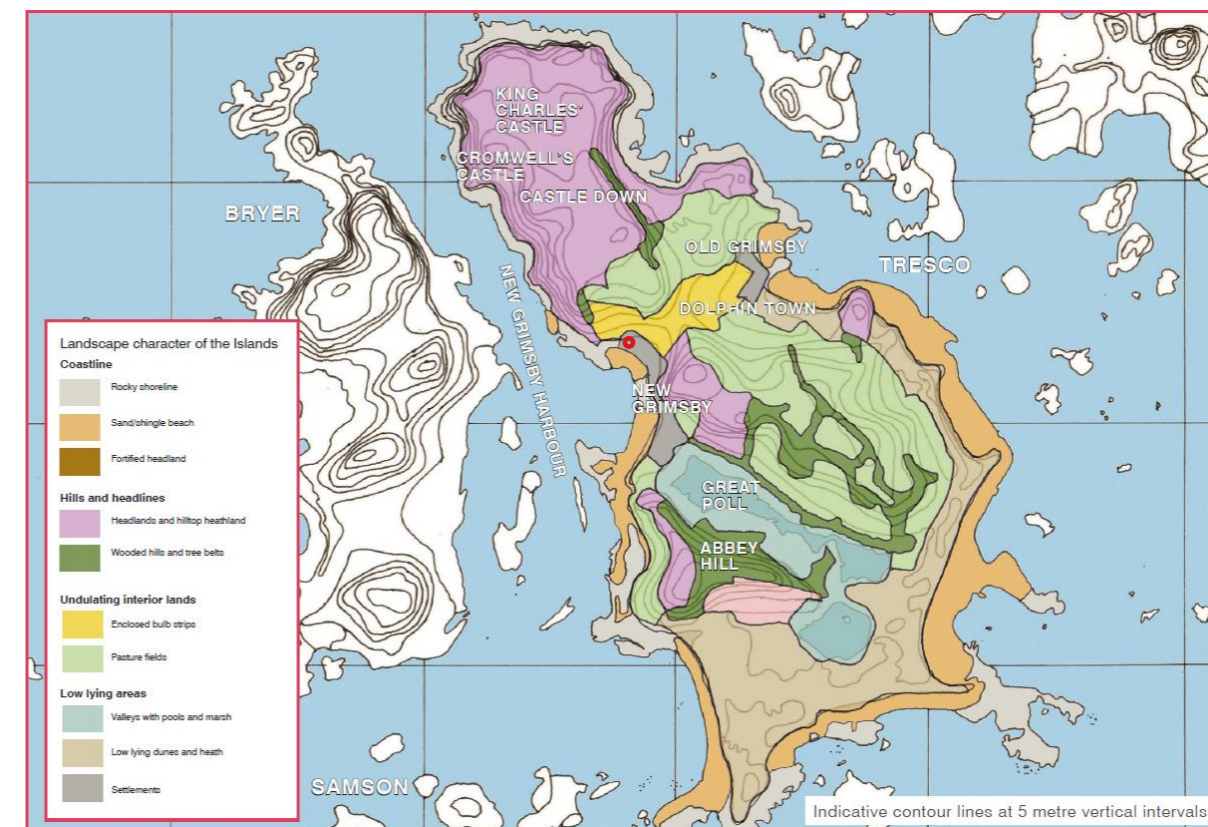


Figure 20 Landscape character on Treasco

Landscape Character Map Extract from the Draft Isles of Scilly Conservation Area Character Statement  
The site is identified as 'Settlement' (grey shaded).



## 6. SUSTAINABILITY OVERVIEW

### Context

The underlying principle behind the scheme is economic, social and environmental sustainability. Improvements are made through clean energy, with reductions in emissions, and reduced reliance on carbon fuels, in line with Council policy.

### Social

The proposal would provide improved worker accommodation to the islands. This will improve housing standards for the local families of existing staff that live on the island. Providing more high quality permanent accommodation would reduce the reliance on an influx of seasonal workers, providing better opportunities for local people to work and make their home on the island.

The proposed development would allow the Estate to extend and further improve its tourist offering, thereby enabling visitors to access Scilly's unique cultural and heritage assets throughout the year.

### Economic

There is currently a shortage of high quality worker accommodation. Changing tourism patterns and an extended tourist season require a greater permanent staff presence on the island. This requires accommodation that is spacious and comfortable enough to be suitable for individuals and small families to stay on the island throughout the year.

Attractive accommodation is also essential in the recruitment and retention of high quality permanent staff. As such the proposals would support the island economy.

Inevitably, investment on Tresco has an indirect economic benefit to other islands, with transport services, employment of local people, restaurant and retail services across the islands benefiting.

### Environmental

The proposals would use an back land garden plot and employ lightweight construction methods and materials. The detailed design would be developed to minimise energy use and the building's carbon footprint, both in the construction works and in ongoing use. The following energy strategy outlines this approach in detail.

Landscape proposals take the opportunity to considerably enhance the ecological value of the site with additional and more diverse planting. This is being undertaken by the curator of the Tresco Abbey Gardens, which has an international reputation.

## 7. ENERGY STRATEGY

### Embodied Energy In Construction

A considerable proportion of a building's carbon footprint is attributable to the manufacturing and transportation of building materials. To minimise this the buildings would be constructed with a timber frame and with timber cladding; which are low embodied energy, carbon sequestering materials when sourced from sustainable forestry.

Highly insulated prefabricated timber cassette panels would be manufactured on the mainland and shipped over to reduce wastage and construction time on site.

The building's exterior would be clad in long lasting materials, and installed with robust detailing, capable of withstanding the marine environment. Improved life span ensures a better return on the energy expended in construction.

Natural materials would be used wherever possible, these include slate roofing and timber cedar cladding. The specification would be developed with reference to the BRE Green Guide to Specification to evaluate the environmental credentials of the materials procured in construction.

A Site Waste Management Plan detailing handling and recycling of building materials is included in the accompanying documentation. Recycling of materials once the building is in use would be dealt with by the Estate's central arrangements, where re-use and composting of waste products is managed across the island. The eastern 2 bed unit has a central recycling store lean-to incorporated into the western gable.

### Heat Loss and Energy use

The proposals would take a 'fabric first' approach to energy reduction, seeking to minimise consumption from the outset through the use of passive design principles. These would include optimising orientation and massing, as well as ensuring the use of high-performance building fabric.

The east-west orientation of the building and increased glazing on the south side maximises solar gain, reducing the heatload requirements. Larger south facing windows are protected by overhanging eaves, this arrangement allows passive thermal gain in the winter when the sun is low in the morning and throughout the day, thereby providing additional warmth for the building interior and reducing the overall heat load of the house. Conversely, less of the high summer high sun penetrates the building, avoiding the risk of overheating.

Good levels of glazing for the living areas will reduce the need for artificial light. The arrangement of opening windows on both sides of the dwelling allows natural cross ventilation which in the summer will help maintain even, comfortable temperatures.

The prefabricated timber framed building envelope can achieve excellent levels of insulation, with minimal thermal bridging. Off-site manufacturing ensures precision construction, with improved air tightness and thermal performance beyond building regulations standards.

U-value performance of typical building fabric elements would be as follows:

Element	B Reg.s Min.	Proposed
Walls	0.30 W/m <sup>2</sup> K	0.16W/m <sup>2</sup> K
Roof	0.20 W/m <sup>2</sup> K	0.16W/m <sup>2</sup> K
Floor	0.25 W/m <sup>2</sup> K	0.20W/m <sup>2</sup> K

High performance standards would dramatically reduce the energy required to heat the property.

The use of new double glazed windows would: improve air tightness; improve thermal performance; increase the amount of natural light entering the property; and reduce the energy demand from space heating and artificial lighting as a consequence

Arranging the dwellings in terraces would reduce the external envelope and consequent heat loss.

### Renewable Energy Sources

14 kW of Solar PV arrays spread across the 3 terraces would be installed as part of the development. The energy and carbon associated with the manufacture and installation of the PV panels would be covered by 3 years of generation in this location.

The buildings' heating and hot water system would be entirely electric, avoiding any reliance on the import of carbon producing fossil fuels. This approach is particularly effective on Tresco, where the temperate climate combined with a super insulated fabric ensures very low heating requirements. Heating and hot water systems would be powered by locally generated electricity from the PV array.

The two bedroom dwellings would have log burners, which will be used to supplement the dwelling's heat load. The stove will be fuelled using timber from regenerating sources on the island.

Lighting can add significantly to the electrical loads. All internal and external lighting will use low energy lamps and bulbs. External lighting will also be controlled by appropriate timing and daylight sensor devices to minimise energy consumption.

### Transport

Transport on Tresco is by foot or bicycle and there are no private cars. Vehicles employed to distribute goods around the island are typically electric golf carts.

### Water and Sewage

The island is self-sufficient in harvesting and distributing potable water, and in collecting and treating sewage effluent. Large-scale centralised management of these services is considerably more efficient and effective than micro-measures associated with individual dwellings. There is sufficient capacity for the proposed dwelling to be added to the existing systems.

The proposed dwelling has been designed to minimise water usage. Low water use appliances would be specified where possible, including dual-flush toilets and aerating nozzles throughout.

Excess surface water will be discharged into soakaways.

## 8. IMPACT ON THE NATURAL ENVIRONMENT

### Landscape

Tresco estate has an excellent track record when it comes to the management of the gardens and wider landscapes. The Abbey Gardens in particular are an internationally renowned landscape garden.

The existing landscape is domestic garden / back land residential. The planting is typically monoculture grass and hedging.

This area would be cleared of the gathering assorted clutter and domestic paraphernalia thereby improving the setting.

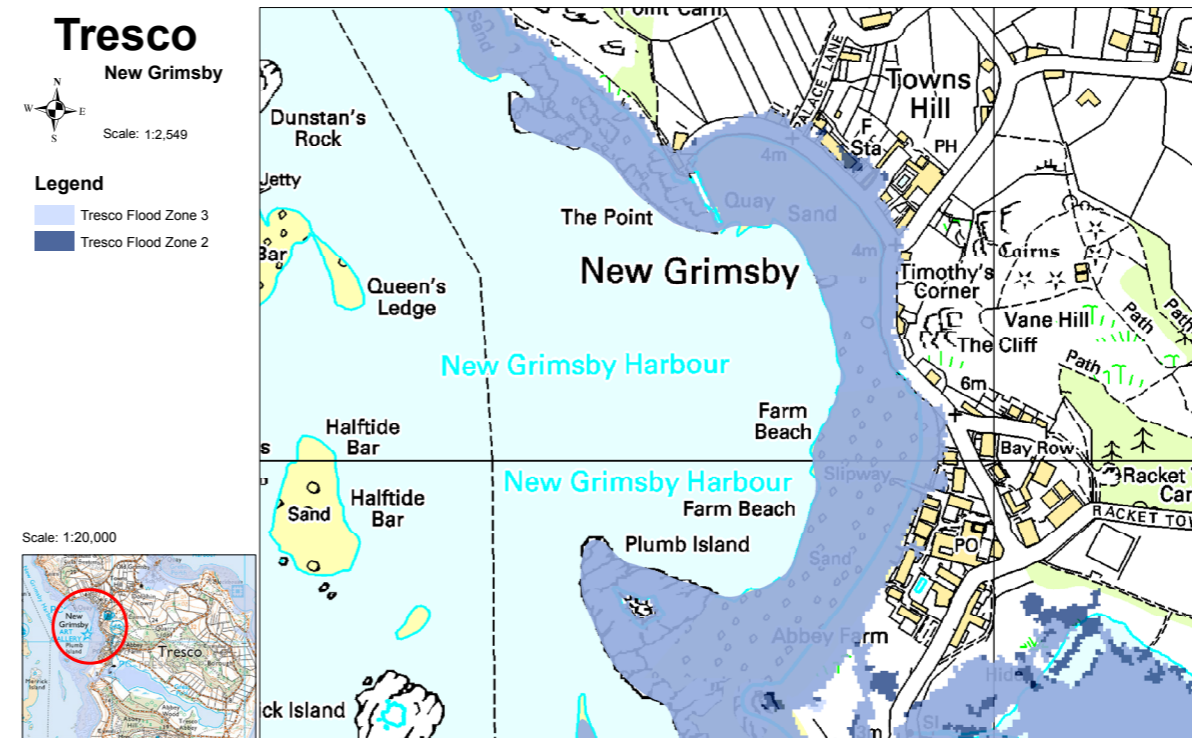
Existing hedges and planting would be retained or reused where possible. Planting will be further supplemented to improve privacy between dwellings and encourage biodiversity.

### Ecology

The site is back land garden plot with limited ecological value.

The planting is typically monoculture grass and hedging.

There are no existing structures on the site suitable for habitation by bats.



Flood Risk Map

## 9. FLOOD RISK

The proposed site is identified on the environment agency maps as being located in Flood Zone 1.

Areas deemed to be in flood zone 1 have been shown to be at less than 0.1% chance of flooding in any year, (i.e. a 1:1000 year chance). As such the development should not face any restrictions due to flood risk.

The local plan requires a min ground floor level of +5.000m for any new development.

The proposed units have a minimum floor level of +5.750m.

The plot is in a well protected part of the coastline, Tresco's primary harbour. It is set back from the seafront which is protected by the sea wall, and the existing row of seafront terraced cottages.

## 10. ACCESS

### Outside

The existing track to the north would be adjusted and extended to run along the northern boundary of the application site. A new pedestrian access path would connect this track to the mews, and to the seafront drive.

The absence of cars on Tresco creates a safe, peaceful and refreshing environment and reduces emissions. Most visitors hire bicycles or walk, but for staff and less mobile guests, golf buggies are available. The extended track to the north would provide space for a golf cart to turn, park and unload in relative proximity to the entrances. Covered space to store bicycles would be provided.

Tresco's emergency services would have sufficient existing capacity to deal with the increase in accommodation units.

### Inside

The buildings has been designed to comply with Part M of the Building Regulations as a minimum standard. Provision of ground floor bedrooms and living spaces, level access throughout, generous circulation spaces and glazing allowing views out for seated occupants would ensure that the units could be occupied by all.

This will be a significant improvement over the existing staff accommodation stock which is typically cramped and inaccessible.

## 11. CONCLUSION

In line with local plan policy, which recognises that staff accommodation needs - necessary to support tourism - cannot be met outside the islands, the proposed Quayside Mews staff accommodation development aims to address the shortage of good quality staff accommodation on Tresco.

The application seeks to replace any units lost through the concurrent application for the replacement of Blockhouse Cottages, whilst also supplementing staff accommodation stocks with 8no. units, providing sufficient capacity to support the strengthening of the tourism industry.

The form, scale, character and materiality of the proposed buildings are designed to be appropriate to the character and setting of the conservation area, preserving the vernacular character that has developed across the Island.

Tresco's success is integral to the economic prosperity of the island group as a whole, its contribution sustains many other local services including transport, employment, restaurant and retail across the archipelago.



## APPENDIX I - SCHEDULE OF AREAS

### 4178 Staff Accommodation, New Grimsby

#### Schedule of Areas

<b>Terrace A</b>	<b>GIA (m<sup>2</sup>)</b>
Unit 1	65.5
Unit 2	65.5
	<b>131</b>
<b>Terrace B</b>	
Unit 3	36.9
Unit 4	36.1
Unit 5	36.1
	<b>109.1</b>
<b>Terrace C</b>	
Unit 6	36.1
Unit 7	36.1
Unit 8	36.1
	<b>108.3</b>
<b>Total</b>	<b>348.4</b>