



Design & Access Statement - Development of a Live Work Unit

Island Fish, Kenyhton, Bryher, TR23 OPR

Proposal: The development of a Live/Work Unit for Island Fish Ltd, Bryher, TR23 OPR. The applicant is Island Fish Ltd.

The Work Unit to be used for the purpose of picking and processing crab meat will be connected to the existing Island Fish development and will be a simple single storey room with a floor area of 17²m. Connected to this will be a single storey two bedroom (1 x double room, 1 x single room) residential unit to be used for the purpose of providing a home for two members of staff on a permanent full time basis. Both buildings will be wooden in structure and will emulate the architectural features of the main Island Fish building.

Background:

Island Fish Ltd based on Bryher and incorporated in 2015 currently employs 2 full time members of staff as well as 2 part time employees on a seasonal basis.

In 2018 the current Island Fish premises at Kenyhton, Bryher were completed on time and under budget providing the company with a mixed use work unit. Since that time the business has gone from strength to strength, increasing turnover and providing an ever expanding range of services on both a wholesale and retail basis for the benefit of visitors to Scilly and local residents. Of particular note is the development of a mail order service which has the benefit of significantly reducing the seasonality of the business, opening up an all year round market.

From its inception the business has been the recipient of a range of awards both regionally and nationally, including Shellfish Fisherman of the Year, Best New Business and as well as runner up in the regional Best Family Business Awards hosted by the Federation of Small Business.

Year on year the business is experiencing a significant increase in demand across its entire range of services – a demand the business cannot meet without additional manpower. In order to meet the needs of the market the business needs to be able to employ more people so it can process more shellfish and support the business across its range of services. To do this Island Fish needs to be able to provide any new employees with suitable accommodation and whilst the preferred option would be to make use of existing accommodation options within the community there simply are no available options that offer the opportunity to offer staff an all year round home. Hence after some considerable discussion the decision has been made to look at finding our own solution to this issue and to build our own accommodation.

As referred to above Island Fish is now an all year round business. As a fishing business economic activity continues throughout the year, whilst the mail order aspect of the business ensures a retail

market 12 months a year - consequently the business is in a position to provide two additional full time jobs that are all year round. As such the residential aspect of this application is for the development of a dwelling that will become a home rather than for staff accommodation – the intention is to build a dwelling that offers the opportunity for the staff of Island Fish to become members of the community of Bryher, helping to maintain a healthy demographic whilst adding to the economic and social vitality of the island.

The challenge for Island Fish will be to design and deliver a high quality building that sits well within the historic landscape but that is affordable.

In considering this application the following factors many factors have been considered, most are addressed in the Planning Validation Checklist, but key to the application are the following points:

Location – the location put forward is adjacent to, and will be attached to the current Island Fish building, and to all intents and purposes will be visually a small version of the original building, reducing the impact of the development on the landscape. The location is close to existing utilities and after discussion with the relevant utility companies can be easily and cost effectively plugged into the islands existing infrastructure framework. In addition much of the land on which the development is proposed forms part of the existing Island Fish lease with the Duchy of Cornwall. The land to be built on is not currently being utilised and any build will not have a negative impact on the existing built environment as it will be single storey with a lower roofline than that of Island Fish. The new development will not be easily visible from the south, and only partially visible from the easterly and westerly aspect. In addition this development will be small in scale, low lying and low impact on the landscape, utilising waste land, whilst avoiding ribbon development.

Design

The external design of the development proposed has been based around the need to for it to:

- Sit comfortably within the landscape and the historic character of Bryher
- Deliver on the practical need to develop a long term home for a family wanting to make life on Bryher
- To be economically deliverable
- To be able to plug easily into existing utility services

In order for the building to sit comfortably in the landscape it makes sense for the development to follow the design template of the main Island Fish building, this will help the new building to blend more easily with its immediate environment. This means utilising the following design features:

- A single storey low lying structure
- A pine structure clad in horizontal timbers of larch – similar not just to Island Fish but also the island shop and the islands community centre
- A slate roof
- Lindab Guttering
- Wooden Windows - the windows will be wood casement windows with a paint finish the same colour of that of the main island fish building. The windows will be inset in order to help 'soften' the visage of the building.
- Wooden Doors in the same style and colour as the Island Fish development
- Lighting – there will be no external lighting apart from one outdoor light to be used as required.
- Landscaping - the land surrounding the new development will be incorporated into a garden for the occupants.
- Vehicle Access – no access is required as this is already in situ

- Pedestrian access – this is already in situ.

Internally the accommodation aspect of the development will consist of a utility room, bathroom, 1 x double bedroom, 1 x single bedroom and an open plan kitchen/living room. The main access door will be located alongside the new crab picking area. A second entrance/exit will be via the kitchen/living room leading out onto what will be a small patio area facing north. The new Work Room – the crab picking room will be a simple small area that will feature a sink and stainless steel tables only. Externally this aspect of the new building will be attached to Island fish via the rear doors on the north side of the building (the westward rear doors), connecting into the eaves of Island Fish taking in 4 metres of the eaves, under one eighth of the total eaves length. This should not impact on any potential bat activity. A survey in 2017 found no evidence of bats roosting in the vicinity and in subsequent years no evidence of bats has been found in the eaves of Island Fish – please see accompanying images.



Rear doors of Island Fish where the Work Room will be attached



Roofline where the new Work Room will be connected to Island Fish



The eaves of Island Fish



Proposed site of Accommodation aspect of build



Proposed area for new Work Room

Sustainable Design Measures

The development proposed will be located for the most part within the curtilage of the existing Island Fish land, reducing the need to build on additional land – the land to be utilised is currently unkempt.

In order to keep energy usage to a minimum the building will be heavily insulated, making use of a range of new timber frame building methods to reduce the need for high energy consumption. It is the intention to put a wood burner into the building in order reduce any need to rely on fossil fuels or excess power usage. Windows in the eastern aspect of the main living area and the patio doors which will be mainly glass will also help the building to make the most of both natural light and heat from the sun. We have decided against solar panels at this point in time because of the initial expense involved and the logistics involved – this is not to say that these may not be installed at a later date but at this point in time a decision has been made to look at design features that can reduce the need for energy in the first instance.

Water usage will be kept to a minimum by utilising the following design features – a low flush toilet, and aerated taps. Rain water will be collected from the roof and will be stored in a water butt for usage in the garden. All appliances purchased will be low energy rated 5 star or better. Island Fish believes that even small things can make a difference, as such a bat box will be installed on the property, as will a bird table and a washing line to encourage against the use of a tumble dryer

Site Waste Management Plan

Having already successfully completed one build project Island Fish has a good understanding of what is required to manage the waste associated with a build project – it is the intention to utilise the same methodology as during the previous construction work – that is to complete the work in three stages:

Stage 1 – Groundworks – all aggregate/concrete etc. will be brought to site as required, any leftover material will be stored in the dedicated island compound for build materials. Any waste materials that cannot be reused will be dealt with as per the local authority's trade waste directives.

Stage 2 – Timber Frame - it is anticipated that work on the timber frame will be undertaken on the mainland and brought to the island in panels already prepared, this we have found is most efficient way of managing this process and of course it means that there is virtually zero waste materials to be disposed of.

Stage 3 – Fitting Out – any waste materials will be dealt with according to the waste management directives of the CloS.

It should be noted that this build should create very little waste and that the builders to be used by Island Fish are experienced in how best to deal successfully with waste materials –

Upon completion the final build will have a dedicated area for the storage of a range of outdoor waste recycling bins – the contents of these bins will be disposed of at the islands waste management facility in accordance with the islands recycling programme.

Affordable Housing Statement

The development of the residential aspect of the building is to meet a special local need in terms of staffing to support the economic growth and vitality of an existing and successful island industry that is embedded within the cultural traditions of Scilly. The sole reason for the development of this dwelling is to meet an established need – that of supporting Island Fish in its economic activity. The occupants of the dwelling will need to work for Island Fish. Island Fish Ltd supports any conditions that ties the new dwelling to that of the economic activity of Island Fish. As regards the affordability of the accommodation provided this will be offered at a reduced market rate- specifically that of offsetting

over a 21 year period any build costs associated with the development. It is important to note Island Fish does not see this development as profit making in terms of rent or a capital asset as any asset will revert back to the Duchy of Cornwall in the fullness of time – this is about providing a dwelling for staff who will assist in the economic growth of Island Fish Ltd.

Specific Local Need

The Local Plan 2015 – 2015 recognises that the islands face challenges in terms of both appropriate workspace and a readily available skilled workforce, making provision for both within the Local Plan and specifically under Planning Policies WC1 and LC4.

In relation to the development of suitable workspace WC1 states, *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.* Similarly the development of suitable accommodation to meet the economic needs of the islands is prescribed within Policy LC4, *'additional staff accommodation may be required for businesses or organisations. Such accommodation could comprise small-scale seasonal workers' accommodation to meet the particular needs of agriculture, fishing or tourism, as well as a range of longer-term accommodation for businesses and organisations that require staff to relocate to the islands on a permanent or semi-permanent basis. Longer-term staff accommodation may need to cater for families'.*

The Island Fish application for the development of Live Work Space adjacent to this existing Island Fish building falls firmly within the remit of these two approved Planning Policies.

Archaeological Assessment

Whilst this application does involve some trenching and some land disturbance, Island Fish is making the case that an archaeological assessment is not needed in this case as a full archaeological assessment was completed for the development of the Island Fish building and nothing was found – this building is a direct continuation of this original build – the original Island Fish Archaeological Assessment is already in the possession of the Planning Department of the CloS.

Infrastructure Impact Assessment:

This application is for the development of a small crab picking room and that of a two bedroom dwelling. The impact of the application on existing utilities will be minimal. Discussions have been held with Western Power and there is no apparent issue with connecting to the current power supply.

As regards water consumption, the addition of an extra two bedroom dwelling on Bryher will have a small effect on the islands available water supply, however this will be offset as far as possible by utilising water saving devices and in rainwater harvesting. In addition Bryher has seen the loss in recent years of permanent all year round accommodation, this loss will help to offset any increase in demand from the new dwelling proposed. Sewage – and Waste Water from this new development will be dealt with by plugging into the existing Island Fish Septic Tank and Soakaway. Waste issues have been dealt with elsewhere in this application.

Access

The proposed development will be accessed in the following way;

- Work Room – this room will be accessed internally via Island Fish as it will form part of the work environment. However it will also be accessed externally via a door to the south, this door will be accessed via the existing concrete access route.
- Accommodation – the building will be accessed via an existing concrete access route.

Drainage/Sewerage

It is the intention to plug into the existing Island Fish facilities in relation to the drainage of surface water and that of sewerage – this helps to reduce the cost of the build as well as any disturbance of the land re digging a new septic tank. A plan of the current septic tank and soakaway can be seen on drawing IFNB2 Proposed Site Block Plan.

Landscaping

This development will take in unkempt land, the intention post development is not to landscape the land around the development but rather to incorporate a small amount of the surrounding area into a small patio area to be site outside the patio doors that face to the north.

Summary

This application is a proposal by Island Fish Ltd to put in place the building blocks for growth and to answer the immediate challenge facing the majority of businesses on the Isles of Scilly that of accommodation for staff – we are looking to do this in the most sympathetic manner possible in terms of the environment both natural and built but whilst by necessity having to deliver a cost effective project in a challenging environment