

## **HERITAGE ASSESSMENT, DESIGN AND ACCESS STATEMENT**

**2 Matthews Field, Church Road, St Mary's, Isles of Scilly TR21 0NA  
MR and MRS STEVENS**

### **CHANGE OF USE FROM A SINGLE DWELLING TO 2 SELF CONTAINED SHORT-LET HOLIDAY ACCOMMODATION THAT WOULD BE ANCILLARY TO THE OWNERS ACCOMMODATION ON THE GROUND FLOOR.**

**GROUND FLOOR ALTERATIONS** - ADDING A SMALL PORCH JUST UNDER 3 m<sup>2</sup> TO THE REAR EAST ELEVATION.

**FIRST FLOOR ALTERATIONS** - ADDING A KITCHENETTE IN EACH BED SITTING ROOM.

The application site comprises of an existing residential house with gardens front and rear.

### **HISTORY**

The previous family lived here from when it was built circa 1950 and ran it as a B&B during that time. Sinks were installed for this purpose. See Planning Application P/18/052 - Existing First Floor Plan layout.

### **USE**

The existing use of the property is residential and B&B which has been run within it since April 2021 and the proposed use will be 2 first floor self contained short-let holiday accommodation ancillary to owner accommodation on ground floor level. With Mr Stevens in his 60th year and struggling with his long term profession as a carpenter/joiner - he has recently only been able to undertake lighter work and won't continue in his trade in the same way for much longer due to various injuries and arthritic joints. Mrs Stevens has a long term shoulder injury, week knee and cares for her elderly mother so needs more help with the guest accommodation. They would run the short-let holiday accommodation together all year round using this as their main income.

### **OBJECTIVE**

The proposal on the first floor of 2 Matthews Field is to install a small kitchenette into each of the existing two bed sitting rooms (NB each of these bed sitting rooms has ensuite). The objective is to extend the tourism season into the shoulder and quieter periods by offering potential guests short breaks with cooking facilities. During the quieter months to attract visitors to Scilly, in room cooking tutorials using local recipes with a twist of foraged items would be offered - encouraging themed short breaks.

### **AMOUNT OF DEVELOPMENT**

Ground floor alterations: A small amount of ground floor alterations - of adding a porch.  
First floor alterations - adding a kitchenette to the two bed sitting rooms.

### **LAYOUT**

The layout is clearly illustrated on the accompanying plans.

### **SCALE**

There will be a minor increase of under 3m<sup>2</sup> in the footprint of the existing property.

## **APPEARANCE**

The existing south and west elevations will remain unchanged. The porch added to the east elevation will have a flat roof so is obscured from every direction except the North East (Ref Block Plan).

## **LIGHT ASSESSMENT**

There be no impact of light levels on neighbouring properties.

## **ACCESS**

No changes are proposed to the vehicular access. The pedestrian access into and within the property will be in accordance with the relevant approved documents of the Building Regulations.

## **DRAINAGE**

The roof surface water will discharge as existing. Waste drainage will be discharged as existing.

## **HERITAGE STATEMENT**

The proposed works will not change or affect the existing original fabric or appearance of the rear principle elevation.

## **POLICY WC5- Visitor Economy and Tourism Developments**

The change of use from residential / B & B to one floor becoming 2 self- contained short-term holiday lets ancillary to the owners accommodation, does not jeopardise any points or contradict with any points listed on page 146-147.

- 1) It is contributing to a diverse tourism economy by allowing tourists to visit all year round without them needing to depend on B and B's opening/closing periods. a, b, c, d, and e are complied with.
- 2) As stated above, tourism can be extended, B and B's close for some parts of the year but a self -contained holiday let enables the tourism to continue.
- 3) A self-catering holiday let is being provided and owner accommodation is being retained.
- 4) The present owners of the dwelling will continue to permanently occupy the dwelling.
- 5) There will be a reduction in water and energy consumption as, from experience, visitors have less showers when self catering compared to staying on a B&B basis also as tourists will stay 7 nights in the height the season there will be a reduction in the use of the washing and drying machines.

Please also consider that many people are not comfortable using B&B's and prefer a much more personal and private experience, the corona virus has knocked peoples confidence in shared spaces and more and more people are now choosing options to pay for a entire space to themselves without needing to interact in public spaces. This proposal offers visitors to stay where they are not governed by a B and B's closing/ opening period.

## Recent undertakings

When undertaking the full renovation of the house recently we installed double insulation of TX Gold and 4" kingspan to retain heat loss together with all fire risk requirements.

2 Matthews Field also has installed the latest modern Eco electric heaters in guest rooms and water saving shower 4 minute timers, Eco hair and body shampoo bars and a note in the welcome folder encouraging guests to shower once per day. Refillable Ecover products are used for cleaning and there are dual flush toilets and energy efficient stainless steel heated towel rails.

Added features would be to install recycling kitchen bins, refillable Ecover washing up liquid, homemade preserves using locally foraged flavours. Signs for guests to make use of the household composter too.

## **CONCLUSION**

Other than the adding of a small porch to the rear of the ground floor there are will be no alterations to the original existing fabric of the building. The proposed alterations will have no adverse impact on neighbours or their amenity.