

Planning, Design and Access Statement
February 2022

Tregarthen's Hotel

JACKSON PLANNING

I. Introduction

- I.1 This proposal is for some changes (minor material) to the detailed design of the micro lodges approved under application P/20/090/FUL.
- I.2 This application follows changes that have arisen during the detailed design and manufacturing commissioning phase. The off-site construction method and ambition to increase the sustainable performance of the units has led to a series of small design changes that are typical at this stage of the process.
- I.3 The planning and design statement set out the considerations for this proposal.
- I.4 The applicant is Tregarthen's Hotel Ltd.

The Proposal

- I.5 The following drawings were approved for the micro lodges.

	Grainge Drawing Description and Number	DATE STAMPED
1	Proposed Elevations (Unit 5), Drawing Number: I542/PL09 Rev B,	26/01/21
2	Proposed Elevations, Drawing Number: I542/PL05 Rev E,	26/01/21
3	Proposed Plans and Sections (Unit 5), Drawing Number: I542/PL08 Rev B	26/01/21
4	Proposed Plans and Sections, Drawing Number: I542/PL04 Rev E	26/01/21
5	REVISED Proposed Site Layout Plan, Drawing Number I542/PL03 Rev F	25/02/2021
6	Proposed Site Sections, Drawing Number I542/PL07 Rev A,	26/01/21
7	REVISED Sketch showing Impact upon Garrison Wall, Drawing Number I542/PL10,	26/01/2021

- I.6 The proposal to vary Condition 2 to substitute the above plans with a new set of plans as follows.

1.7 Revised Plans List

No	Simpson Hilder Associates Drawing Title	Drawing Number
1	Proposed Site Plan	9895 (10)002 Rev B
2	Plans and Sections Units 1-4	9895 (10)003 Rev B
3	Plans and Sections Unit 5	9895 (10)004 Rev C
4	Sketch showing impact on Garrison Wall	9895 (10)005 Rev C
5	Site Sections	9895 (10)006 Rev C
6	Materials Palette	9895 (10)007 Rev B
7	Elevations Units 1-4	9895 (12) 001 Rev B
8	Elevations Unit 5	9895 (21) 002 Rev C

2. The Proposal

- 2.1 The proposal is **minor material amendment (s73 application)** to alter the design of Units I-5 of the proposed micro-lodges. The buildings have now been designed with following changes:

1	Increase height of unit 5 by 160mm to accommodate additional insulation
2	Exchange one Velux roof light to all west facing roof slopes and replace with PV panels on west roof faces to increase kW output per unit.
3	Minor repositioning of doors and windows to that facilitate installation of level access (in exchange for stairs) and access to Unit 5 from the internal path (east), as per Indigo dwg. 993-MP-01 B 2022-02-04 (plans and elevations revised accordingly).
4	Reduce size of velux window to limit upward sky glow to comply with dark sky policy.
5	Minor Internal layout change - Increase mezzanine depth in Units I-4 by 500 – 750 mm to facilitate turning bed position through 90°
6	Extend glazing at sea facing elevation with extended covered porch/ overhang on all sides of glazing / verandah to reduce any light spill and allow privacy between units
6b	Raise height of units I-4 units by +200mm to comply with Building Regulations and increase thermal performance of building fabric with additional insulation.
7	Introduce escape window in Units I-4 in gable end of bed mezzanine to comply with building regulations. Glazed in obscured glass
8	Revise stair arrangement to comply with Building Regulations

Scale - Height

- 2.2 With the additional insulation added to the roof form, the proposal increases the overall height of the micro lodges from that approved under the original application. The additional height over the approved scheme is +200mm for units I-4 and +160mm for unit 5. The revised platform for the construction that aids level access from the rear of the units has meant this increase is kept to a minimum. In terms of heritage impact in relation to views to the Garrison Wall there is no additional material harm, from the public vantage points the change would not be noticeable. This can therefore be considered neutral in terms of the consideration of the application. The previous heritage statement remains accurate in terms of the material impact of the proposal.

Appearance

- 2.3 The proposal has now been designed in detail to meet the requirements of building control and to meet the exacting thermal efficiency standards.
- 2.4 The design of the micro lodges has been developed with Building Control and the manufacturer. The design specification and more detailed assessment and refinement has led to a more contemporary language to the overall design. This is shown on the materials palette sheet. The lodges will be finished in a natural vertical timber cladding and windows are finished in a dark grey aluminum finish for longevity and to recede in the townscape. The roof will be finished with a Sarnafil roof with seams.
- 2.5 The glazing has been designed to maximise the outlook and experience for guests but also has been 'cloaked' by the extended side wall and small roof overhang to reduce light spill. This also increases privacy between guest lodges and allows a transition from internal more private space to external more public space for the guest comfort.
- 2.6 The roofs now support 3 no. solar panels on Units 1-4 and 5 no. panels on Unit 5. This will increase the renewable energy output of each unit. The overall increase in panels is +7 on the previous details submitted for discharge of condition C11. This has meant a reduction in velux roof lights by 5, which will also reduce the amount of sky glow.
- 2.7 An additional window was required by building control as an escape route from the mezzanine bed shelf. This is to the elevation facing into the site, so this has no amenity impacts and is at a height and distance so as not to cause any overlooking into the other hotel units.
- 2.8 The retaining wall this is shown on Indigo drawing 993-MP-01 as part of the discharge of condition 12 of P/20/090/FUL shows the relative heights of the path at +8.25m and the top of the retaining wall at +9.60m. This was not specified under the previous planning approval (Grainge drawing PL03 Rev E). The path has been reduced in level, but this has been to secure a sensible level access to the units. The result of the lower path level has means there is a bigger drop to the path but the height of the retaining wall has not increased. It is this change that has enabled the increase in height overall to be minimised.

3. Planning Assessment & Conclusion

Introduction

- 3.1 The assessment of the planning application is a balance of all the considerations associated with the proposal, the site and the local environment. Whilst planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act (1990) they must also pay regard to the guidance provided by the NPPF as a material consideration.
- 3.2 The proposal is consistent with the adopted policy WC5 of the Isles of Scilly Local Plan which supports new visitor accommodation where it improves the quality and choice of existing tourism and responds to the changing needs and expectations of visitors.
- 3.3 The principle of this development has already been agreed under planning application P/20/090/FUL. Since that previous decision the National Planning Policy Framework was updated in July 2021. There are no material considerations that would indicate other than a consistent decision as a result of those changes.

Heritage Impacts

- 3.4 The proposals will have no additional impacts on the historic built environment, than those impacts already deemed as acceptable under the previous approval.

Sustainable Development

- 3.5 The NPPF advises that sustainable development has three strands: firstly an Economic Role to create strong, responsive competitive economy, secondly a Social Role- to create a high quality built environment to support the community and thirdly an Environmental Role to protect/ enhance natural, built and historic environment, improve biodiversity, minimise waste.
- 3.6 The proposal follows the principle of sustainable design by improving the thermal efficiency of the units, increasing renewable power and upgrading the guest experience to attract better use of the tourist facilities consistent with the development plan policies.

Conclusion - The Planning Balance and Recommendation

- 3.7 In coming to a conclusion on the proposal the planning authority must consider whether the proposal constitutes sustainable development and consider the balance of harms and benefits of the proposal given legislation, the development plan policy framework and guidance in the NPPF as a material consideration.
- 3.8 The proposal as described and assessed in this statement has shown no harm to the amenity of adjacent residents or any other harms to any public interest. The scheme has overall

compliance with National and Local Policy and with no demonstrable harms that outweigh the considerable benefits, assessed against the policies of the Framework as a whole planning permission should be granted without delay.