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Subject: Response to planning questions
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Attachments: [image001.png](#)

Office space for staff – note from Serena (spreadsheet available if required)

Currently we have 55 desks not including Town Hall/meeting rooms/chamber. 36 are in use all the time (according to staff) with a max of 49 in use when hybrid/WFH staff are also in the office. This leaves and additional 4 spare desks (at the PEC).

In monitoring of usage it was found that many of the desks that staff reported were in use all the time have very little use (were used by p/t staff or staff who now WFH).

Once the Town Hall is operational as a new facility the museum will move out of the PEC. Therefore space will be freed up at the PEC for further desks for staff to use . 4 rooms currently used by the Museum will releasing space for in excess of 10 more desks which will be more than sufficient to meet the need arising from the loss of currently used desk space at the Town Hall.

In a traditional workplace, you'd normally find a desk to person ratio of 1:1, where each person has their own desk. Even with a traditional workplace model employees are absent for on average 10% of the year, you can, on average bring your desk to person ration to 10:7 even in a traditional model. With hybrid working and desk management the average workplace according to the industry norm is a desk: person ratio of 1:4. This means you have one desk for every four people.

In terms of office based jobs we currently have 53 staff operating the equivalent of 41 FTEs positions .This gives a ratio of approximately 1:1 of desks /staff , with the potential to increase once further space at the PEC becomes available (if required).

The Corporate Property team report that *'currently we can more than adequately house all Council staff without use of the Town Hall and have spare'*.

Height of Café Extension

The rationale for the height of the café was discussed at the workshop with the architect the key points noted were

- The gig must be accommodated with its mast up (to reflect what was available in the old museum, an obligation the Council need to meet)
- The only functional space available to host the gig is the new extension- a range of options have been explored
- The new extension needs to provide a foyer to the hall space and must also provide ground floor café facilities to serve passing and beach trade, as well as serving those with mobility issues. The ground floor space cannot accommodate the gig at floor level as this

would prevent the required circulation space and impact on the functionality of the café, it is not practical. The positioning of the gig must allow headroom below it and this together with the height of the mast sets the minimum height of the café extension. The two storey height is also required to allow connectivity at the first floor into the hall and museum beyond. In architectural terms the design has been carefully considered so that the building is in 2 elements with the roof stepping up to the Town Hall . This extension will help create a landmark building , drawing attention to the Town Hall and its new functions from the Porthcressa side, the concept is the celebrate the change in the Townscape , not hide it, if that makes sense.

Height of the 1970s extension

The rationale for ASHP was explained , ground or water sourced heat pumps were impossible in this location and therefore ASHP were the only low carbon solution suitable to work on a facility of this size. The positioning of the ASHPs was critical too, the location allowed the stair well to take the ducting and pipework centrally within the facility. The size of the plant is dictated by the size of the building , air circulation around the plant is essential for it to work. Ceiling heights could not be reduced as they are at approx. 2.4m and need to meet with Building regs as well are creating level links with the town hall itself.

The architects are now reviewing the height and seeking to reduce this by 1 meter, add a dual pitched roof and reorientate the cladding to emphasis the horizontal rather than vertical, in a response to the issues raised by members.

The architects are also drafting drawings to help illustrate the impact from street level , so further street elevations will be provided as the flat elevations do not accurately reflect the reality of what people will see.

The plans will be with you by 06/07 to allow reconsideration at Council in July

Internal layout issues

Whilst not directly impacting on the physical space and layout, concerns raised by some members about

- the need to make the building easy to use for all end users,
- that mechanically the building and kit be as simple as possible to operate ,
- and be mindful of the need to minimise the need for any repair and maintenance by mainland contractors

were all noted and to be fed into the next stage of the design as the project progresses to RIBA stage 4 over the coming months .

Hopefully this assists , if you have any questions feel free to contact Fiona or myself (Niall is on holiday)

Nicola Stinson

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