



Design & Access Statement –

Siting of Non-Permanent Staff Accommodation

Applicant: Island Fish, Kenython, Bryher, TR23 0PR

Proposal: The siting of one wooden moveable accommodation pod at Dawnview Bryher, TR230PR by the applicant Island Fish Ltd, Bryher, TR23 0PR for the purpose of seasonal staff accommodation.

2022 saw another year of significant growth for Island Fish – and with it came the realisation that measures already put in place to provide for an increase in staff and the supporting accommodation are not sufficient to meet the needs of the business either into 2023 or more critically in the years to come.

Due to heavy demand for our products, we were during the course of 2022 unable to meet the extensive wholesale demand for crab meat – to achieve this we need more staff. Similarly in processing more fish we need more capacity on board our fishing vessel to help catch the crab – it is at best a tough job and for one person to meet the needs of our business is too much – we therefore need additional accommodation for two persons to ensure that we can supply our business with crab and secondly that we have the capacity to ensure that we can process it.

The solution that we propose is as follows: The siting of a semi-permanent accommodation pod to the land north of Dawvue, Bryher in a location that will ensure the unit is not visible from any public aspect. The pod will be wooden in structure, larch clad and will measure 3.3m x 6m. It will be 2.9m high. The unit will be one bedroom, providing accommodation for two persons. The pod will consist of two rooms, an open plan bedroom/living room kitchenette and a bathroom.

Example of Accommodation Pod



Background & Rationale

Island Fish Ltd based on Bryher and incorporated in 2015 currently employs 2 full time members of staff as well as 2 full 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 the business into an all year-round enterprise.

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 in the South West as well as runner up in the regional Best Family Business Awards hosted by the Federation of Small Business.

To date the business has experienced a significant increase in demand across its entire range of services, consequently Island Fish has invested heavily in staff accommodation – an investment that has not been taken lightly since the costs of building on an off-island are extremely high with no possibility of a return on capital. However, we can see no alternative. If we want the business to grow and to secure a future for the next generation, we need to expand and to do this we need more staff and of course accommodation.

Island Fish has looked at a range of short-term accommodation options including hiring temporary buildings (not cost effective and a lack of infrastructure on Bryher to place in situ) as well as private rental (there is none) In summary we can see no other option but to invest in a second accommodation pod.

To date Island Fish has successfully sought planning permission to build permanent accommodation to house a couple that will not just support the employment needs of Island Fish long term but who will add to the social vitality of Bryher. Whilst the groundwork for this project has commenced the project will not be complete until Spring 2024. An added and significant complication and for reasons outside of our control is that contrary to the original intention this accommodation will now only be occupied by one person who works for Island Fish rather than a couple. This means that even considering the accommodation pod currently owned and operated by Island Fish (planning application P22/008/COU) we have at present a shortfall of one member of staff to maintain even current levels of accommodation. The purchase and siting of an additional accommodation pod will allow the company to overcome this issue whilst providing for expansion. It will also allow for the eventual use of the accommodation pod as referred to above for visitor accommodation as was originally intended - for all the reasons previously put forward, e.g. business resilience, maintaining visitor numbers etc.

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

Location – the location put forward to site the pod (which will be on wheels to allow for ease of positioning) in a field at Dawnview Bryher is shielded from public view by existing hedges/boundaries and is on land that is currently not in use. The field is circa 30m x 60m. The pod will have no effect on the built environment as it will not be visible from any direction. Access to the site is already in place for pedestrians, as is vehicular access - no works will be required in this area. All the hedges

surrounding the proposed site will be retained. The site which is currently a mixture of weeds, soil and some vegetables will be fully grassed and since the pod is mobile no hard standing is required. The proposal is to site the pod on a west/east line alongside the existing norrdard hedge. The long-term tenants of Dawnview are shareholders and Directors of Island Fish and are supportive of this proposal. Because of its close proximity to the outbuildings at Dawnview the pod can plug directly into existing utilities – i.e. water and electricity. Wastewater and sewerage will be discharged into an existing septic tank and soakaway. The site is circa 240m from Island Fish Ltd.

Proposed site of Accommodation Pod - looking West



Proposed site of Accommodation Pod - looking North



Proposed site of Accommodation Pod - looking East





Proposed site of Accommodation Pod - looking South

Design

In looking for a solution to our staff accommodation challenge we looked to ensure the following factors were addressed. Any accommodation solution must:

- Sit comfortably within the landscape and the historic character of Bryher
- Deliver on the practical need to develop quality seasonal; staff accommodation
- Be able to be in place for April 2023
- Be economically deliverable
- Be able to fit into existing utility options
- Have a low impact on the environment

The solution we found after looking at many different options is that of a XL Grande En Suite pod manufactured by Cedar Tree Pods - www.cedartreepods.co.uk The external design of the accommodation pod is very similar in style to the Nissan Huts often seen around the islands and more recently in the development at Parting Carn, St Marys www.partingcarn.co.uk/stays as well as our own existing accommodation pod of the same make, style and size. The proposed arched style pod is 6m x 3.3m. The pod is low lying with a height of 2.9 metres. The exterior of the pod is larch cladding which is in keeping with the design of several buildings on Bryher (Bryher Shop, Bryher Community Centre, Island Fish) In addition we have been very happy with the Accommodation Pod, already in situ and owned by Island Fish – it provides turnkey, quality accommodation at an affordable price whilst having a low impact on either built environment or the landscape, and wildlife of Bryher.

Design features include the following:

- A single storey low lying structure clad in horizontal timbers of larch
- Wide wheels to allow for easy access to the site and delivery
- 100mm sub zero insulation package
- Double glazed hardwood window and door
- Rainwater harvesting
- Lighting – there will be no external lighting apart from one outdoor light to be used as required.
- Landscaping - the immediate land will be grassed – this will just mean improving what is currently in place. Please note all current hedges and access paths will remain unaltered.
- 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 an open plan kitchenette living room with an ensuite bathroom that features a shower. The accommodation will include under floor heating and is delivered as a turnkey option with all electrical wiring, fire standards building control requirements signed off prior to delivery.

Interior Accommodation Pod – Example



Sustainable Design Measures

This proposal will not require the construction of any additional permanent buildings on Bryher and will not have any permanent effect on either the landscape or its biodiversity.

Materials are sourced from sustainable sources – 100% FSC timber.

In order to keep energy usage to a minimum the building will be heavily insulated using 100mm sub-zero insulation. Heating will be primarily via under floor heating – providing a balanced level of radiant heat, estimated to be 25% more efficient than conventional radiators.

There will be one main door and window, both of which will be double glazed.

Water usage will be kept to a minimum by utilising the following design features a low flush toilet, and aerated taps. Rainwater will be collected from the roof and will be stored in a water butt for usage in the garden.

To assist with bio-diversity the landscaped garden will include a bird table and a bat box.

Site Waste Management Plan

The installation of this pod will generate zero waste as we are purchasing a turnkey item of equipment. Waste will be generated by its occupants and this will be separated as according to guidelines into bins at the rear of the structure and deposited at Bryher Waste Site on a weekly basis. The proposed unit will only ever have a maximum of two people in occupancy at any one time therefore the waste generated is estimated to be minimal.

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'.*

In relation to the Visitor Economy WC5 of the The Local Plans states *(1) Proposals for new or upgraded tourism development will be permitted where they: a) make a positive contribution to creating a sustainable, diverse and modern tourism economy; and 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*

Archaeological Assessment

This application does not involve the disturbance of any land apart from shallow pipework and cabling on land that that has previously experienced shallow disturbance i.e been ploughed and rotivated.

Infrastructure Impact Assessment:

This application is for the installation of a small scale seasonal dwelling of two persons – who will be working a considerable amount of the time. Demand on the relevant infrastructure services will be low and will not require any additional large scale demand on either waste, water or electrical services.

- Electricity – the unit will be seasonal in occupancy therefore not requiring any significant heating – what heating there is will be underfloor low radiant heat, an effective and low energy for of heating. Power will be accessed via the existing supply located at the outbuildings of Dawnview.
- Waste – all waste will be separated into the appropriate recycling bins and disposed of at Bryher Recycling centre
- Water – The water consumption of this unit will be minimal, estimated 75 litres a day during the season – April to October. The water will be accessed via the existing Dawnview outbuildings water system. To keep water usage down, all taps will be aerated, and the toilet will be low flush. The bathroom will feature a shower only. Rainwater will be harvested from the roof and used on the farm.
- Sewerage and waste water will be dealt with by linking into the existing outbuildings septic tanks and soakaway. This is a simple process of shallow trenching to the outbuildings of Dawnview then simply linking into the existing pipework.

It is also worth noting that Bryher has seen a significant reduction in visitor accommodation over the last few years which should in theory have reduced the strain on the islands electrical, waste and water systems/resources.

Access

The proposed development will be accessed in the following way;

- Pedestrian access via an existing gate on the eastward end of the field in which the pod is located.
- Vehicular access already available but not required.

Access to pod -

Access will be via an existing path as shown below.



Drainage/Sewerage

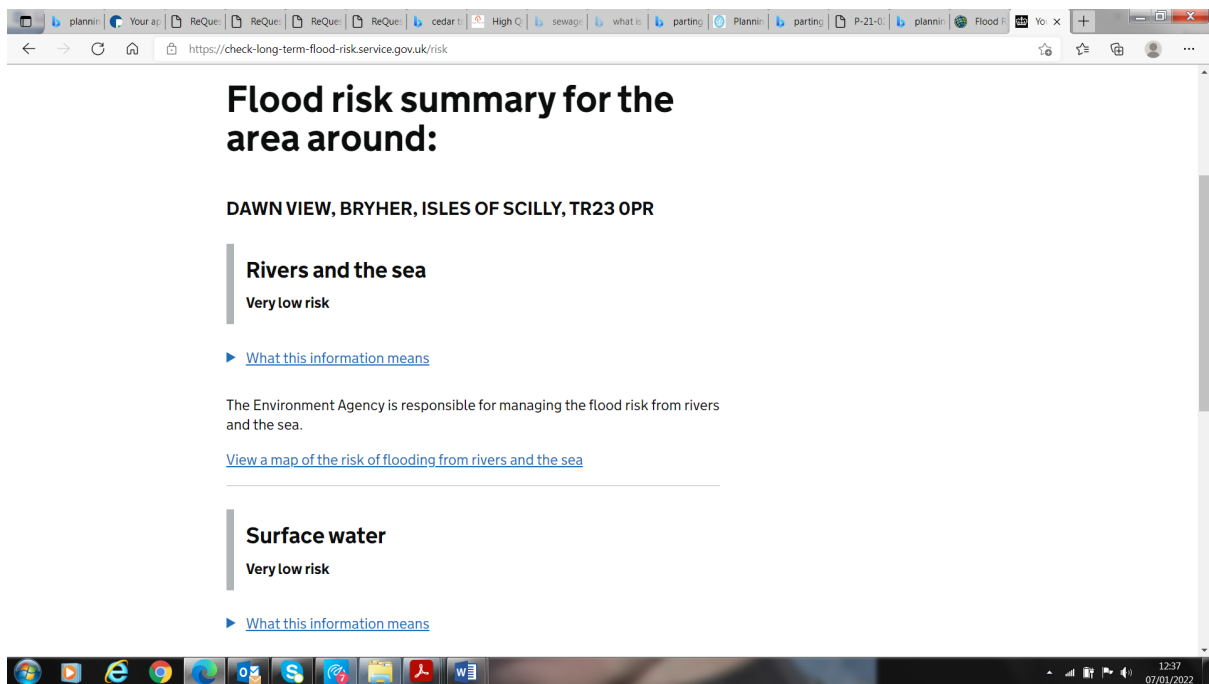
All waste water and sewerage will be managed by tapping into the existing septic tanks and soakaway of Dawnview – as a small two person seasonal accommodation unit it is not expected that the waste water/sewerage will be of a high volume. If and when the septic tanks requires emptying this will be dealt with under the existing on-island mechanism.

Landscaping

When in situ the pod will be surrounded on 2 sides by hedging as in existence at present – it is the intention to retain this hedging not only does the hedging provide windbreaks, but it provides occupants with a high degree of privacy. The pod will not be able to be seen from any aspect. The southern aspect of the pod looks out onto an existing field, whilst the eastern aspect looks out onto the access road and a low boundary wall. The small field in which the pod is to be located will be merely tidied up and grassed

Flood Risk Assessment

According to the Environment Agency the risk of this proposed site flooding in the long term is very low – however if climate change does accelerate the installation is on wheels and can be moved without any damage or loss.



Heritage/Conservation.

This installation will have no impact on material development and will not be visible from any public viewing area as such it will have no additional impact on sites of historical interest or that of environmental interest.

Additional Benefits

From a social perspective the addition of the existing accommodation pod has had an unexpected impact in terms of the wellbeing of the tenants of Dawnview, who feel they have benefited from the close proximity of more people in their immediate environment, benefits have included more social interaction and a sense of security that help is at hand if required. It is anticipated that the addition of extra people in the vicinity will bring similar benefits.