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

***INCORPORATING FLOOD RISK ASSESSMENT***

***PROPOSED CONVERSION OF 3 SERVICED GUEST  
BEDROOMS TO ONE SELF-CONTAINED HOLIDAY  
LETTING FLAT AT BELLROCK HOTEL, CHURCH  
STREET, ST MARYS, TR21 0JT FOR MR & MRS HICKS***

## ***HERITAGE STATEMENT***

Bell Rock Hotel and attached walls and railings. It is listed as part of a larger group of original buildings within Hugh Town that date to this period. It is described as:

*House, now hotel. Early C19 with mid C20 additions and external details. Granite rubble with aggregate render; green cement tile roof and rendered ridge and end stacks. Double-depth plan. 2 storeys with attics; original 3-window range front to left (east) has quoins to left and 6/6-pane sashes; 2-window range west wing, heightened in C20 from single storey to 2 storey, has C20 six/six-pane and 8/8-pane sashes, C20 part-glazed doors in quoined surround, quoins to left and plat band. C20 hipped dormers with sashes. Interior: 6-fielded panelled doors set in moulded architraves; moulded shutter boxes and architraves to windows. Fine, possibly reset, fanlight with 1780s leadwork and glazed sunburst lights and outer band of roundels with florets and swags; early C19 anthemion detail applied on one side only suggests re-use of whole light in this position, with Greek revival pilasters below. Hall has Vitruvian scroll and anthemion cornice. Dogleg staircase with swept string, mahogany handrail and simple turned newel posts from basement to attics. Room at east with simple reeded cornice, black polished marble fireplace, long drawn-out scroll brackets and deep shelf. Subsidiary features: coursed and dressed granite forecourt walls surmounted by spear-headed railings interrupted by urn finials.*

All of the proposed works are to be carried out in the rear of the building constructed in the late 60's/early 70's. This structure has no heritage significance.

***SITE/USE***

The application site is a Grade II listed hotel located in Church Street. The hotel has been trading for over 100 years with a good reputation as a family friendly hotel with staff accommodation. There will be no change to the use of the building.

***AMOUNT OF DEVELOPMENT***

The amount of development consists of converting 3-bedrooms and an en-suite to a self-contained flat. Retaining the en-suite and room 2.

***LAYOUT***

The layout is clearly illustrated on the accompanying plans.

***LANDSCAPING***

No changes are proposed to the landscaping.

***APPEARANCE***

There are no changes to the external appearance of the building.

***ACCESS***

The pedestrian access into and within the property will be in accordance with the relevant approved documents of the Building Regulations.

***DRAINAGE***

The existing foul drainage will be utilised for the kitchen waste.

***FLOOD RISK ASSESSMENT***



The E.A Flood Risk map (above) shows the majority of the existing building to be within a flood zone 1 with the very rear being within flood zone 3. The only alterations to the building are internal and the risk is no more than currently exists. Means of escape can be made via the front of the building onto Church Street in the event of a flood.

### *CONCLUSION*

#### POLICY WC5 – VISITORS, ECONOMY & TOURISM DEVELOPMENTS

With regards to this proposal, the bedroom identified as No1 is not suitable for use by guests as there are no ensuite facilities (now expected by guests). It is a very small room with limited storage space, small window and close proximity to the swimming pool and hotel kitchen.

Access to the main hotel is an external path adjacent to the pool which leads into the rear of the hotel. Regular guests prefer not to stay in these rooms and new guests who are experiencing the Isles of Scilly for the first time are sometimes disappointed when staying in these rooms. Hotel guests do not like having to walk outside to access their room and sometimes feel disconnected to the rest of the hotel.

The change of use of Room 1 to a kitchen combined with the alterations to bedrooms 3 and 4 provides the opportunity to form a self-contained flat for 2 adults and a child on a bed settee. Creating a kitchen is a much better use of the current space. Currently these rooms allows for 4/5 guests, the proposal allows for 4/5 guests so no loss of bed space if fully occupied.

Self-catering accommodation is in great demand all year round. The hotel already has a self-contained one bedroom flat on the second floor. It is fully booked all season and is very popular with guests who want the benefits of staying in a hotel – access to the pool and restaurant but also want their own space and freedom of choice. Overall Mr and Mrs Hicks considers this to be a great benefit to tourism and greatly enhance the current layout. There will be no loss of staff accommodation or a reduction in employment.

The proposed works will not harm any of the existing fabric of the building.

We therefore consider your Council should reasonably grant conditional planning consent and listed building consent.