

4360 Watch House

18th February 2025

WATCH HOUSE

DESIGN, ACCESS AND PLANNING STATMENT Revision A.

Introduction

This statement is to support a planning application to replace an existing conservatory at 'Watch House' located on Tresco. It forms part of the Tresco Estate's policy for ongoing investment in improved accommodation for visitors to the island.

ASSESSMENT

Existing

Watch House is sited on Tresco in Old Grimsby, adjacent to Tresco Sailing Centre at Raven's Porth Sand. The house is situated on the beachfront overlooking Old Grimsby Harbour. Watch House is a converted boathouse constructed from granite, with a slate roof and a painted white east elevation facing the beach. The house has 3 bedrooms and a bunk room, accommodating 8 holiday-maker. Outside, the property has a large private garden to the southern side.

The site lies within the Isles of Scilly AONB and Conservation Area.



Proposals

The existing single storey conservatory on the south elevation is being renovated. The renovations will occur within the footprint of the existing conservatory.

The existing conservatory roof will be demolished and replaced with a new roof and rooflights. The proposed roof is equivalent in width to the existing, with matching slate tiles. The eave will be raised in height circa 0.5m in order to increase internal head height to improve the internal space, and to allow a roof pitch of 12 degrees.

The existing door, windows and low wall will be demolished and replaced with new glazed doors and windows.

Internally, a new wall will divide the conservatory into two separate spaces, connected to the kitchen and the living area respectively. A small section of existing wall currently separating the kitchen and conservatory will be demolished, and a steel beam inserted to support the structure above. This will create a larger open plan space by combining the existing kitchen and new conservatory into an open-plan living area.

A small utility room lean-to extension is proposed in the NE corner of the plot, to remove the noise and moisture associated with washing from the primary living spaces.

The alterations are vernacular in style, and respect the conservation area. The proposed materials reflect the existing building and its surroundings.

Planning policy

The draft local plan, which is out for consultation, encourages flexible tourist accommodation of this sort.

“266. New visitor accommodation will be supported where it improves the quality and choice of existing tourism and responds to the changing needs and expectations of visitors. Such accommodation will be supported for both serviced and self-catering at the most luxurious end as well as more basic end of the market, with quality and value for money being key drivers. It will be important to ensure a balance between serviced and self-catering accommodation, recognising that a limited availability serviced accommodation restricts the opportunity for short-breaks, particularly outside the main tourism season and reduces passengers by air and sea.”

The building is currently used as a holiday let, accommodating holiday-makers between March and October. The changes proposed herewith are in accordance with Tresco Estate's policy of improving the quality of the existing building stock and accommodation. The success of this strategy has been key to the ongoing viability of the island economy.

The proposal is designed to be sustainable. The replacement conservatory roof and glazing will be well insulated, resulting in low heating requirements. Long lasting materials capable of withstanding the marine environment will be employed in its construction.

The proposal is also sustainable in the broader sense, supporting the economy of the Islands, and providing work for the people who live there.

ACCESS

Existing access to the plot will be unchanged.

The alterations have been designed to comply with The Building Regulations.

SUMMARY

The purpose of this project is to provide enhanced accommodation for visitors to Tresco. Improving quality maintains the economic activity of the islands by responding to the changing expectations of the market, and delivers the aspirations of the Destination Management Plan.