**Design and Access Statement**

**Change of Use of Sylina from Bed and Breakfast to Self-Catering**

**Design**

The only changes to the property itself are internal and are solely limited to the addition of a kitchen in the previous guest’s dining area.

The internal modifications to Sylina are of a high standard with wood floors, high end cabinetry, fixtures, fittings and appliances to create a luxurious, contemporary open plan living and dining area. The quality of the design and presentation has led to a 4 Star Gold Award by Visit England which meets the ambitions of the islands’ Destination Management Plan.

The rest of the property remains the same with the use of a garden, conservatory and 3 en-suite bedrooms. The number of guests remains the same.

**Access**

Access to the property itself remains exactly the same for guests staying at Sylina when it was a Bed and Breakfast establishment both for guests and owners. The access within the property remains the same with no addition of steps or raised levels.

The visitor market nationally is moving away from serviced accommodation (B&Bs, hotels) to self-catering as evidenced on the islands too – e.g. the change of the Tresco Island Hotel to Sea Garden Cottages.  Visitors enjoy the freedom of self-catering and the experience of a luxury home. This proposal secures a sustainable future for an island business and meets modern visitor expectations.

This proposal ensures and encourages continued access to the natural environment of one of the most beautiful parts of St Mary’s, where there is more limited holiday accommodation. Self-catering accommodation encourages visitors to shop locally using nearby honesty stalls selling shellfish, eggs and vegetables as well as eating out at nearby cafés and restaurants.

**Impact on the environment**

The proposal has no visual impact as the modifications are only internal.

There is no increase in the number of guests which might impact on neighbouring properties or on use of natural resources.

In fact, there is a positive impact on resources especially electricity, water and sewerage given that self-catering accommodation requires significantly less frequent laundry and cleaning than serviced accommodation.