

DESIGN AND ACCESS STATEMENT

CARNWETHERS, PELISTRY, ST MARYS, TR21 0NX

INTRODUCTION:

Carnwethers has been a hospitality business for at least 40 years.

Its offering to guests has changed over this time, from Bed, Breakfast & Evening Meals with a private bar facility, to individual self-catering cottages.

The current set up has 2 No 1-bed self-catering cottages, 2 No 2-bed self-catering cottages and two B & B rooms in the main house. This has been the arrangement for at least the last 15 years.

The business had, until we purchased it, kept its income below the VAT threshold, but this is not now the case as we have over the last three years gradually increased guest numbers to a point where the income significantly exceeds the VAT threshold. The quantity of guest bookings has increased, and whilst the holiday season has been extended to some extent, we are regularly losing business due to insufficient capacity.

The additional cottages will boost guest bookings and therefore extend their season and allow us to employ additional staff in order to maintain the high level of quality accommodation.

EXISTING AND PROPOSED:

The existing building forming this application is a combination of one of three large external stores combined with what was, up until some years ago, a small self-contained staff cottage. This staff accommodation was later used for a Sauna, shower room and poolside equipment storage as part of the guest facilities relating to the self-catering cottages and the B & B. The sauna is no longer functioning and the buildings are underutilised and in need of renovation and repair.

The existing buildings have a prior use and is therefore classed as a brownfield site and we are therefore facilitating the reuse of previously developed land and existing buildings. This certainly benefits the economic, social and environmental benefits of the islands and local communities.

The loss of the storage area together with the underutilised Sauna/shower area is remedied by significant existing space in other storage areas within the property and will not therefore require additional storage area to be provided on the property. The proposed revisions to the existing built area does not give rise to harm, either on

existing neighbouring property or on the use of adjacent land. The buildings are remote from any buildings other than Carnwethers.

There is a track adjacent which gives access to an existing field system but has a very high Pittosporum hedge forming a substantial barrier to this track and land.

The two proposed 1-bedroom small self-catering cottages with en-suites, kitchen/dining rooms and lounges will provide additional high quality accommodation options complementing the existing guest accommodation.

In the past three years since taking over Carnwethers we have invested heavily in the refurbishment of the existing cottages and B & B rooms and this investment has been necessary to ensure the quality of accommodation is to the highest standards to ensure that our guests return year on year.

The facilities enjoyed at Carnwethers are sufficient to accommodate these two new cottages and ensure that our business plan which sees us extending our visitor season into early spring and late Autumn.

One of the unique features at Carnwethers is the heated in-ground swimming pool which is currently heated using solar thermal panels and does perform reasonably well but only during June, July, August and early September.

The existing system is now in poor condition due to its age and a replacement for a similar system is unavailable. The intention is to invest in modern technology and install an Air source heat pump which will enable the water temperature to be kept at a higher temperature for the extended holiday season of early March through to the end of October.

This system will also benefit the proposed cottages by supplying hot water to them in conjunction with additional photo voltaic panels to generate electricity and new storage batteries which will further reduce energy use by storing excess energy.

The extension of the holiday season is of key importance to Carnwethers business plan and together with the proposed accommodation will create additional employment opportunities for local people for the extended season.

The business currently has 1½ full time equivalent staff which will rise to 3 full time equivalent staff if consent is granted for the additional cottages.

UTILITIES:

The effect on utilities as a consequence of the additional accommodation has been considered and the energy requirements will be met by the introduction of a new energy supply to the cottages and the air source heat pump from Western Power.

There is a substantial supply of water to the property and the existing capacity is considered sufficient. In addition, Carnwethers has its own private water borehole which currently supplies water to the swimming pool but can be used for garden watering if required.

The existing sewerage system for Carnwethers consists of a large septic tank system for part of the property together with a Klargester type system for the balance of the property. We have had a drainage report for the system which shows that the existing septic tank where the foul water from the cottages would drain to has sufficient capacity but remedial works to the chambers and soakaway system will be required and this will form part of the overall project.

The design of the property reflects the general appearance of the property however Carnwethers has been added to and renovated over the last 40 plus years and no particular vernacular stands out. We are however determined to redesign external finishes over the next 5 years to a point where the fenestration of each elevation of Carnwethers is consistent in style to the others.

We intend to utilise vertical timber boarding, granite walls and render finish to reflect these three main existing material finishes but in a consistent form and appearance on the proposed cottages and elsewhere when future refurbishment to Carnwethers is undertaken.

CURRENT SITUATION:

The current position relating to Covirus19 means it is very unlikely we will have visitors this season which means a significant loss in income regardless of the small business grant and the requirement not to have to pay small business tax benefiting us. We will need to borrow money to survive which although interest free for 12 months will need to be repaid.

By adding these two small 1 bed cottages to the Carnwethers offer will mean a rise in income and assist and facilitate the ability to pay back the commercial loan required to survive and the capital investment loan required to construct the proposed cottages. Having discussed this at length with our bank they are still happy to fund this renovation project, although the repayment period may be extended to ensure Carnwethers is able to generate sufficient income to pay both loans back.

ACCESS STATEMENT:

The proposed accommodation has been designed on one level, taking out the difference in the levels of the current physical situation (See survey drawings). This

enables the opportunity to accommodate guests with a mobility problem, and provides much needed accommodation of this type.