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Council of the Isles of Scilly
Planning and Development Department
Town Hall
The Parade
St Mary's
Isles of Scilly TR21 0LW

Our Ref: DNS/SP/7556
30 July 2015

Dear Sirs

Re: Tregarthen's Hotel St Mary's Isles of Scilly

I have pleasure in enclosing a formal planning application for refurbishment and development work at the above. This is in accordance with and follows the discussions and proposals that we put forward at an early stage to Lisa Walton and Andrew King. We have subsequently had discussions with Keith Miller of Historic England and can confirm that a formal scheduled ancient monument application has been put in.

Please note that the top staff block unit adjacent to the Garrison Wall will not form part of this application due to its proximity to the wall itself. I have agreed with Keith that this will be submitted in the autumn giving us both time to review the work and necessary protection where this is directly adjacent to the structure.

As stated at our meetings on the 21st November and May, our client's intention is to enhance the economic viability of the hotel and through this investment within the islands. The hotel itself is tired and whilst it is running very efficiently, has not had any major investment directed to it for many years.

Our intention is to improve the internal layout of the hotel and broaden the hospitality offered to both residents and to non-residents whilst looking to increase the number of months throughout the year the hotel is open. This will involve increasing the restaurant area and improving the reception and lounge whilst also providing much needed disabled sleeping accommodation and facilities.

One of the best areas on the site is at present occupied by the hideous and dilapidated sub-standard staff accommodation and to that end this application includes for the provision of letting cottages which will be within the hotel grounds and will be serviced by the hotel. There will be over 20 new bed spaces with residents using both the existing catering and restaurant facilities within the islands and also within the hotel. We believe that this will also add to the length of season offered on the site thus creating additional economic potential earnings for the site and islands as a whole. The cottage development will remove one of the most prominent eyesores in the form of the staff accommodation as seen from the harbour.

The proposed new works have taken advantage of the lie of the land and have been kept to a modest scale with roof lines designed to enhance the view from a far whilst also improving the view from the hotel itself. The construction will be of timber framing and render with natural slating, clay ridges, granite and brickwork mixing the local vernacular where possible. Planted areas, small gardens and access ways will use granites and boulders to accommodate changes in levels with indigence semi tropical planting thus enhancing the more secluded parts of the site.

The proposal also addresses the lack of identity and focus for the building. We are enhancing the principal entrance off Garrison Hill whilst acknowledging that it is very much out of sight to the majority of visitors. A secondary entrance is being provided on the north elevation in the form of a two-storey art deco style entrance utilising the existing steps from the harbour side lower car park. This along with external terraces and balcony areas and improved signage will provide a clear focal point and entry to those seeking rest and refreshment when arriving at the Quay.

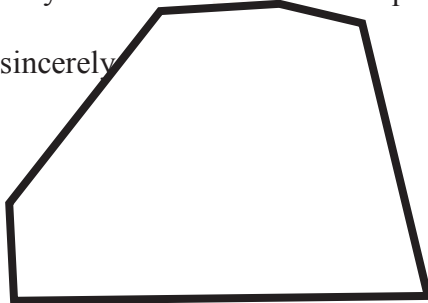
Throughout we have designed the proposals to respect and enhance the much loved principal elevations of the hotel as at present whilst trying to address and reduce the impact of the later mid to late twentieth century additions. This along with window changes will we believe provide an improved aspect to the hotel both from within and without.

We trust that the enclosed documentation fulfils the requirements of the Council and thank you for the time spent in our earlier meetings.

Finally, I should re-emphasise that whilst the staff accommodation is being replaced with revenue earning cottages, we are putting in a separate planning application for Men-a-Vaur which is at present used by the staff. Our proposal is to add two further blocks in the large rear garden positioned so that they run on from the existing residential properties adjacent to the site.

Should any further information be required, please do not hesitate to inform us accordingly.

Yours sincerely



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CHARTERED BUILDING SURVEYOR

Encs.