

DESIGN AND ACCESS STATEMENT

TREGARTHEN'S HOTEL, ST MARY'S, ISLES OF SCILLY



30th July 2015

CGH/7556

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INTRODUCTION

Tregarthen's Hotel is a large complex of buildings situated within a site area of 0.317ha to the west of Hugh Town on the island of St Mary's in the Isles of Scilly. The hotel boundary runs along Garrison Hill to the south and the north-eastern run of the Garrison wall runs along the western boundary of the site. A sea wall runs along the northern boundary and to the east is an access lane that runs to a communal parking area to the north of the site. To the south and east are houses and retail units that form the western most part of the town.

The site is dominated by the main hotel building, the front elevation of which faces out to sea on the north side. The main building is on three levels with a ground and first floor elements to the north-eastern side and first and second floor elements on the south-western side running up to the Garrison wall.

To the northwest of the main hotel structure run a number of single and two storey buildings that form the staff accommodation. To the southwest are low level lounge and bar facilities.

'The hotel was founded in 1849 by Captain Frank Tregarthen who ran the steam packet 'Little Western' delivering mail, provisions and visitors between Penzance and the Isles of Scilly. He began to bring visitors with him to the island of St Mary's to stay at his house, which soon became the first hotel on the Isles of Scilly. It is said that the visitors were unable to leave until more supplies were needed from the mainland and 'Little Western' set to sea once more.'

(Tregarthen's Hotel website - www.tregarthens-hotel.co.uk)

AIMS

The aim of the proposals put forward in this application are to revitalise and maximise the spatial and economic potential for the site, whilst removing some of the somewhat unsightly single storey, flat roofed components that have been built up around the core building. New serviced holiday use self-catering cottages will be provided to the northwest and southeast areas of the site providing increased accommodation space. The hotel will be refurbished and altered to increase dining accommodation and improve circulation and space efficiency.

The retained components will be reconfigured and refurbished to a high standard and ineffective convoluted detailing will be simplified and improved upon. This will ensure all elements of the building from the new structures to the existing retained fabric will function appropriately and effectively.

Ultimately the whole site will be much more visually appealing as well as offering a significantly improved experience for visitors. It will also enable the sustaining of a more financially viable business ensuring that this iconic landmark of the islands can continue for many decades to come. The proposal will seek to extend the season and contribute further to the economic viability of the site, employment and tourist economy of the Islands.

SITE AND LOCATION

As mentioned above, the site is located to the west of Hugh Town. The hotel is a key visual landmark when approaching the island from the sea and air. The Scillonian docks to the quayside that lies just to the northeast of the hotel site.

The grid reference for the hotel is SV 90092 10672.

The hotel is situated within a large, roughly triangular shaped, parcel of land much of which to the northwest is currently unused apart from overgrown garden space.

The hotel is situated on a sloping site that runs south to north and west to east allowing two accesses to the hotel - one at high level from Garrison Hill and one from low level to the northeast side.

As previously mentioned low level staff accommodation exists to the northwest of the main hotel building. Roughly central to the site are stone cottages, Hendra and Gibson (semi-detached), that are used currently for staff accommodation. To the southeast corner is Port Light and Starboard Light. These two cottages formed the original dwelling of Captain Tregarthen and are listed grade II to reflect this significance along with the vernacular architecture of the cottages.

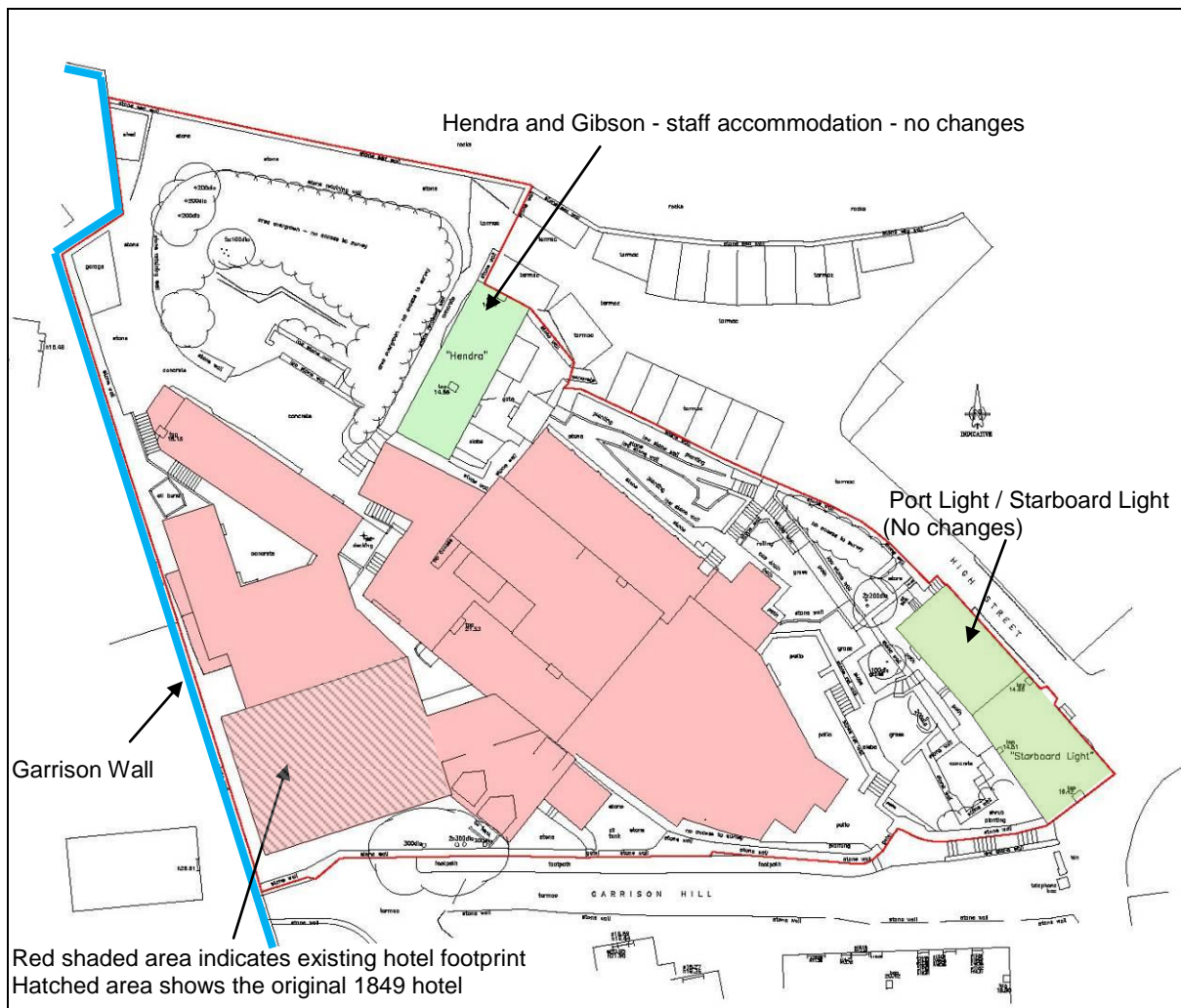
To the west of the site lies the Garrison Wall Scheduled Ancient Monument, which is owned and managed by English Heritage. The walls border the wider Garrison site, which is archaeologically sensitive. The walls have components dating back some 350 years.

The aerial photographs below show the extent of the site and surrounding land.



1. Aerial view showing the site and relationship to the surrounding area.

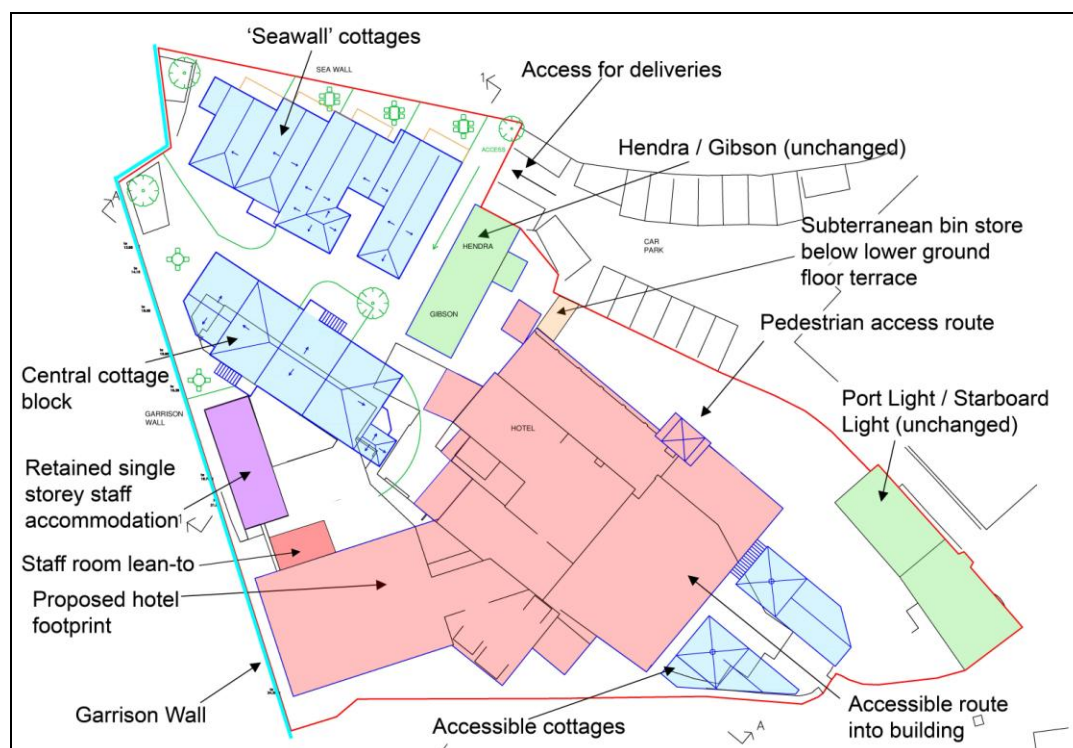
All land within the curtilage of the hotel is under the ownership of the applicant. English Heritage own / manage the Garrison Wall as part of the wider Garrison site. The parking area to the north of the hotel is for communal use within the town.



2. Location plan with red shaded area indicating the existing hotel footprint, green shading indicating Hendra and Gibson along with Port Light / Starboard Light and blue line indicating the Garrison Wall (scheduled ancient monument). The red boundary line details the curtilage extent. The hatched are shows the original hotel on the site commissioned by Captain Tregarthen (NTS).

PROPOSAL OVERVIEW

The plan below shows the proposals involved in the current application:

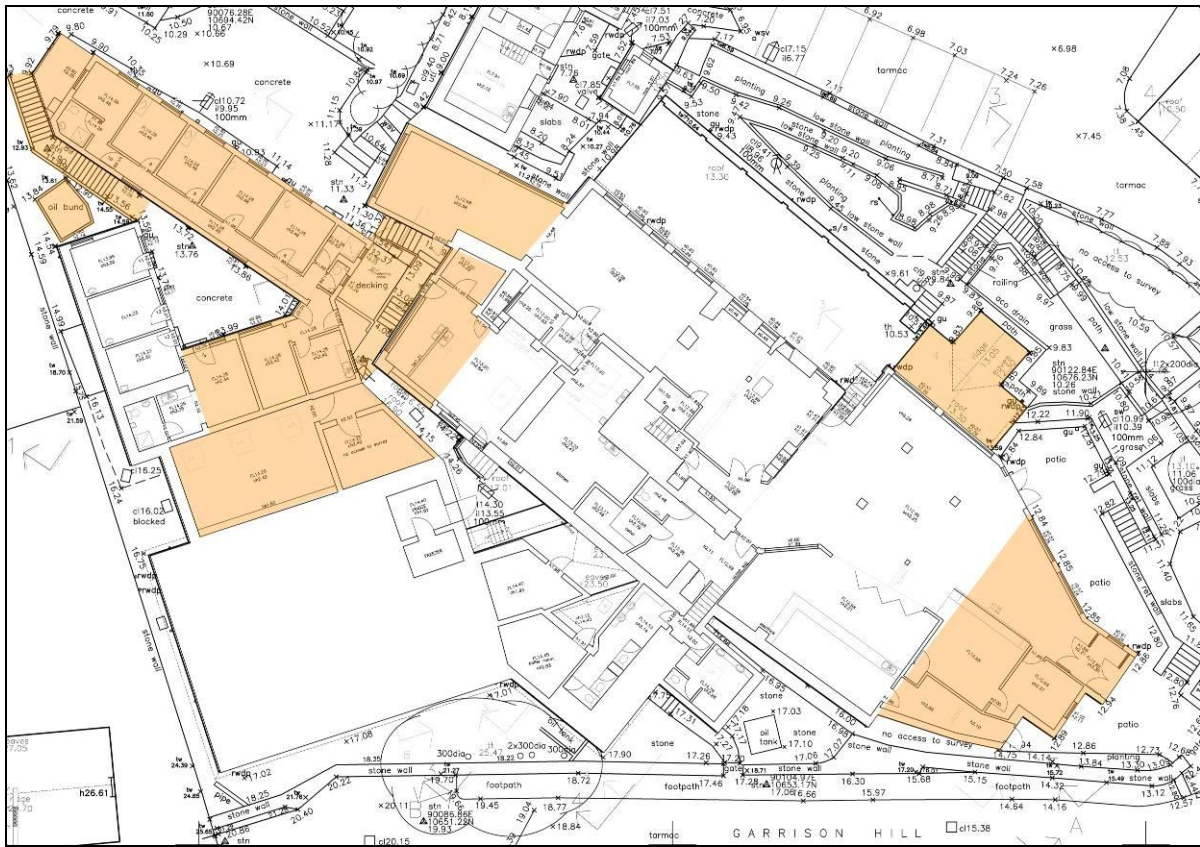


3. Site block plan (NTS) showing the proposed works (NTS).

The site plan above shows the overall proposal for the site. The proposal includes the following components:

1. **Hotel** - the hotel service accommodation and stores, which are dilapidated, will be reduced in size with the internal spaces re-ordered and developed to create a more effective and efficient space for guests and staff. The red shaded area indicates the extent of the retained hotel footprint. Bin store to be formed below the lower ground floor terrace accessed from the car park.
2. **Retained Staff Accommodation Cottage:** The purple shaded building is a retained staff accommodation cottage. A future application will be submitted to deal with removal of this block and replace with further cottages. A new lean-to staff room will be provided just below this retained accommodation.
3. **Cottages** - The holiday use self catering cottages on to the northwest and southeast sides of the hotel will be formed following demolition of unsightly low level elements of the existing building. Three blocks are proposed:
 - a. The Seawall cottages have 4no units total. All units are 3 bedroom units (with 1no bedroom on the ground floor)
 - b. The central cottages have 4no units total. 1no 1 bedroom unit, 2no 2 bedroom units and 1no 3 bedroom unit (with 1no bedroom on ground floor)
 - c. Garrison Hill cottages (to southeast of hotel) - these comprise 2no accessible single storey units with 2no bedroom each.

4. **Existing Cottages** - The green shaded buildings are the existing Hendra and Gibson cottage, which is staff accommodation and the listed Port / Starboard Light cottages, which was the original house of Captain Tregarthen. These buildings will not be changed with this proposal

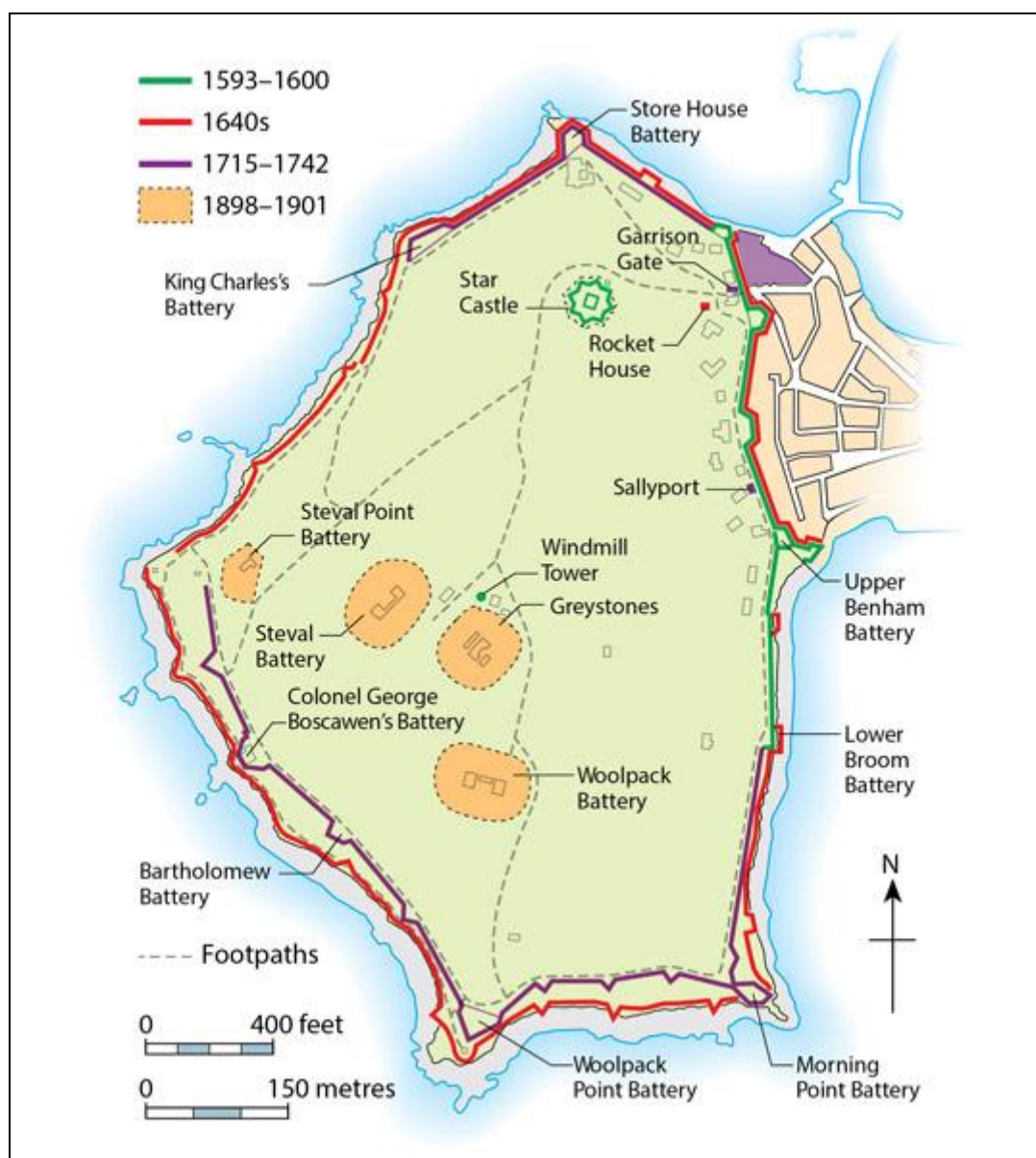


4. Plan showing the extent of demolition in orange.

SIGNIFICANCE AND DESIGNATIONS

The hotel is not listed.

The Garrison Wall that runs along the western boundary of the hotel site is a scheduled ancient monument under list entry number 1018370. It is listed under the name - Post Medieval Breastwork, curtain wall and associated defensive structures on the periphery of The Garrison, St Mary's. The wall forms part of the wider Garrison site, that is owned and managed by English Heritage. The whole of the Garrison site to the west of the hotel is designated as being an area of archaeological significance and an Archaeological Constraint area.



5. Image from English Heritage showing the extent of the Garrison site. Tregarthen's Hotel is shaded in purple
(<http://www.english-heritage.org.uk/visit/places/garrison-walls/history/>)

Port Light, The Bank and Starboard Light, The Bank are listed grade II C18 dwellings remodelled in C20. They sit to the east of the main hotel and were the original property of Captain Tregarthen who commissioned the hotel.

The whole of the Isles of Scilly is designated as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast.

The land to the south of the hotel in a small parcel of land between Garrison Hill, Jerusalem Terrace and Garrison Lane is designated Archaeological Constraint area.

Whilst not listed the hotel is a significant structure with a rich, albeit more recent, history tied to the Islands and is a key landmark from the seaward approach to the Island from the mainland and other islands in the group.

DESIGN

Use

The hotel will continue under the C1 (Hotels) use class. The existing staff accommodation, which is use class Sui Generis (Houses in multiple occupancy over 6 bedrooms) will be demolished. The new cottages will provide additional area of use class C3 (self catering holiday cottages).

The western part of the Sui Generis (Houses in multiple occupancy) staff block, to be retained (see purple shaded area in figure 3 above), will be converted back to a cottage in multiple occupancy, used for staff in the short term, but ultimately to provide an additional self-catering unit.

Amount

The total site footprint of the existing hotel and staff accommodation is 1,271.24m² (not including Hendra / Gibson or Port / Starboard Light). Of this 1,093.04m² is use class C1 and 178.2m² is use class Sui Generis.

There will be a loss of the 123.6m² Sui Generis class houses in multiple occupancy through the demolition works.

The proposed footprint of the hotel will be 959.30m² to use class C1, which constitutes a loss of overall C1 footprint of 133.74m². This includes the provision of a new staff room to 32m². Overall new C1 elements of the hotel equate to 80m².

The proposed footprint of the cottages includes the following:

- Seawall - 258m²
- Centre Block - 204m²
- Garrison Hill - 106m²

This equates to a total of 518m² of new C3 self catering holiday cottages.

The retained staff cottage will be 54.6m².

Layout and Appearance

Hotel

The peripheral storage, laundry and part kitchen stores section of the building which are set under flat roofs and part of a poor quality dining area will be demolished along with the front section of the reception area which is also flat roofed and of poor quality.

The appearance from the north and harbour/quay will be enhanced by providing terracing and balconies which are designed to tie the building together and along with improvements to the fenestration will make the composition of the building more coherent as seen from the outside and more comfortable as from within. This aspect will be enhanced by the provision of a two storey entranceway which with signage will attract more visitors from the quay to use the hotel facilities both as residents and day visitors. This will lead from the lower level up to the main reception, bar and catering areas, restaurant and lounges. The design of this entranceway adopts the style of the 1920 and 1930's whilst linking this with the new entranceway facilities and mobility impaired accessible bedroom accommodation from the south off Garrison Hill. These pyramid roofs and links are designed to provide minimal impact to the view from adjacent buildings and the hotel itself.

The external areas gardens and terraces will be re-landscaped, planted and enhanced.

The main reception area, bar and restaurant will be upgraded to provide internal spaces of character and comfort with an enhanced dining experience providing changes in levels for safety and service.

The proposal also includes an improved access from reception to the bedroom accommodation within an enhanced staircase opening up a number of blocked windows and views to take full advantage of the spectacular aspect that can be taken from the hotel to the outlying islands. This will overcome the somewhat cluttered and claustrophobic staircase, passage and access arrangements to the present bedroom accommodation.

The bedrooms themselves will be upgraded as will the sanitary facilities with an anticipated loss of approximately 2 or 3 bed spaces to improve the internal layout thus providing a mix of accommodation to suit all budgets. Enlargement of some rooms to junior suites will minimise loss of bedspaces notwithstanding the small beds in the rooms.

The bedroom accommodation and public areas will be enhanced to assist developing a longer season for the hotel with the anticipation that it will be open throughout the year.

A small lean-to staff room will be formed on the northwest side of the hotel below the retained staff accommodation. This will be a blockwork rendered structure with a slate lean-to roof.

Self Catering Holiday Cottages

The development of the cottages is designed to provide additional accommodation which will be serviced through the hotel enterprise. This will increase the number of bed spaces taking full advantage of the most spectacular views from the hotel site. This is at present occupied by very unsightly staff accommodation on two floors. This detracts from the Garrison wall (SAM).

The layout of the cottages will take advantage of the lie of the land. The seaward block is developed as a series of gables with recessed walling behind the projecting gable with a mix of painted boarding, render and wood with the inclusion of natural stone and toughened glass balconies. The roofs will be of natural slate with clay ridges and brick chimney stacks. The gables are designed to provide a play of size, aspect, material and colour and texture from a northerly aspect from which there are excellent views but little direct sunshine. The rear of this block will form an internal courtyard which will be landscaped with granite blocks, boulders and indigenous planting and will provide the setting for the central block which will form a backdrop to the seaward block being on a more elevated site. The roof line, slating hips and chimneys will enhance and set off the gable appearance of the seaward block again using render, quoins, timber and painted boarding along with toughened glass balconies which service an upside down form of accommodation to gain full advantage of the views.

The external appearance of these blocks will adopt some of the material, colour and textural references from the central older section of the Tregarthen's Hotel thus providing continuity of style on a more domestic scale.

The new principal entranceway off Garrison Hill provides two further cottages for disabled or abled use with a mezzanine level for a carer or family member. This pair provide a broadened street style entrance towards the hotel whilst keeping the roofs low to the Garrison Hill wall along with an enhancement of the vast areas of mineral felt roof over the hotel reception and lounge.

The external walls will site under natural slate roofs with clay hips. The walling will be a mix of render with granite detailing, wooden doors and either wooden or metal framed windows.

Materials

Hotel

Walls - Render and stonework faces to mass masonry stonework walling predominantly. Applies to existing and proposed.

Windows - Mix of timber and UPVC as existing. Proposed windows will be timber with some UPVC windows tie in with existing. Large glazed sections to be pre-painted metal windows.

Doors - Timber and UPVC as existing. Timber doors as proposed, with some UPVC where tying into existing.

Roof - Natural slate with mineral felt. New slating to be natural slates.
Chimneys - Rendered brickwork

Gutters and Downpipes - UPVC gutters and downpipes existing and proposed.

Cottages

Walls - Timber frame walls with timber board cladding with ashlar rendered sections.

Windows - New windows will be UPVC or pre-decorated metal windows. Double glazing provided

Doors - Timber doors with double glazing

Roof - Natural slate roofs

Chimneys - Brickwork chimneys

Gutters and Downpipes - UPVC or aluminium guttering and downpipes.

Sustainability

The proposal

It is proposed that the heating and hot water requirements of each cottage shall be served by a dedicated ground source heat pump from boreholes.

Solar thermal panels will be provided at high level to supplement hot water heating for the hotel. These will be kept out of sight on remaining flat roof elements.

Site Location and Description

In each dwelling it is proposed to locate the ground source heat pump in the staircase cupboard, along with the head of the dedicated borehole.

Planning Context

Installation of ground source heat pumps is in line with the IOS Planning Authority's sustainable energy strategy. Additionally the proposals are in accord with the Isles of Scilly Local Plan, Government Document PPS 22 (Planning and Renewable Energy) and Transitional Scilly.

Design

Use

The purpose of utilising ground source heat pumps is to provide heating and hot water within the dwellings with the minimum practicable running costs / CO₂ emissions, which in turn will: -

- Reduce the Isles of Scilly's energy consumption and carbon emissions.
- Reduce potential risks from future climate change particularly rising sea-levels.

Amount

A single ground source heat pump and borehole is proposed within each dwelling.

Appearance / Visual Impact

The ground source heat pumps and boreholes will be fully concealed within each of the dwellings. Visual impact normally associated with fuel storage tanks, flues etc. will be avoided.

Waste Management

Construction

Full site waste management plan to be developed. The following principles for construction works to be implemented:

1. Concrete / bricks / blocks to have all embedded metal reinforcement etc removed and then to be crushed using on site hardcore crusher. The resultant hardcore will be re-used for the floor slabs to the new developments on the site. Any remaining hardcore will be offered to other users on St Mary's.
2. Timber waste to either be cut up and offered for use in wood burners on the island or transported for recycling to the main land.
3. Plasterboard to be disposed of off site.
4. Ferrous metal waste to be removed from site for recycling at scrap yards.
5. Asbestos to be disposed off in line with Asbestos Regulations by licensed contractors.
6. All glass and glazing to be recycled wherever possible.
7. Bitumen felt to be removed and disposed of off site.

End User Waste and Recycling

A bin store is to be formed below the lower ground floor terrace near to Gibson / Hendra. Ground to be excavated below the terrace area with internal blockwork walls built up to support a concrete slab reinforced roof. This will then form the floor of the terrace in this area.

Entrance into the bin store will be via double timber frame, ledged and braced doors from the car park, which significantly eases removal of waste from site. The timber doors will be set into the existing northeast boundary wall and access the car park where no pre-designated space currently exists.

The store will house sealed bins for rubbish waste and recycling.

Employment

Employment levels for the hotel will increase incrementally as development of the hotel proceeds over the next few years. The aim is to achieve a four star hotel and the staffing levels will increase to accommodate this. Currently there are 23 full time and 2 part time employees. This will increase to 40 full time and 8 part time in due course.

In addition the ongoing development of the hotel will increase employment opportunities on the island.

ACCESS

Vehicular and Transport Links

There is vehicle access to the site and disabled guests / visitors will be ferried through down Garrison Hill, as existing, to the accessible entrance. The enhancements to the pedestrian access on the north boundary / garden will improve access for visitors from the quay. There is no dedicated car park to the hotel. The vast majority of visitors / guests will be on foot.

The Scillonian 3 ferry docks to the quayside a short walk to the east. This is the main sea going vessel between the Isles of Scilly and the mainland. The airport is to the west of the island.

Amenities

There are good local amenities nearby in Hugh Town.

Inclusive Access

Level access to reception from the Garrison Hill approach. There is level access to all ground floor facilities and the accessible cottages to the southeast of the hotel.

All switches and sockets will be located within a band of 450-1500mm above ground level for inclusivity.

The cottages and altered hotel will be designed and constructed in full accordance with Part M of the Building Regulations and in full compliance with The Equality Act 2010.

CHRISTOPHER HUNTER BSc (Hons) MRICS
SCOTT AND COMPANY

CGH/7556



1. View of principle elevation (east facing)



2. View of north end looking along Garrison Wall



3. View of hotel from quayside looking west.



4. View of southeast side upper level from Garrison Hill



5. View of Garrison Hill pedestrian entrance



6. View up Garrison Hill towards pedestrian entrance.



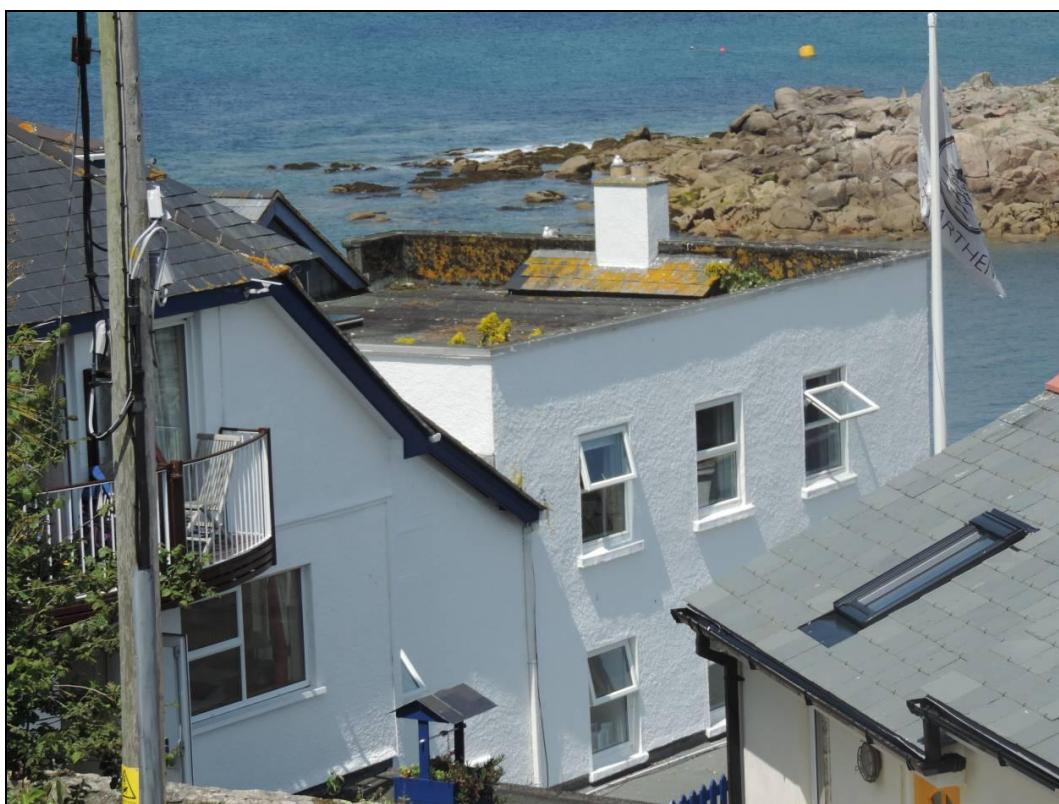
7. View to south side of east elevation. New entrance tower to be formed here.



8. View of multiple roof structures to building core.



9. View of north elevation over low level staff accommodation.



10. Further view of south elevation showing potential eastern views beyond.



11. View of Garrison Hill entrance - accessible cottages to be located beyond here.



12. View of south elevation from south. Part of structure below to be removed.