

Design & Access Statement  
In Support of Proposals at

Tregarthen's Hotel, St Mary's, Isles of Scilly

PLANNING SUBMISSION  
June 2016

# Contents

1.0	Introduction	3 - 4
1.1	Proposal	4
2.0	Site Analysis	5 - 7
2.1	Site Description	
2.2	Constraints and Opportunities	7
3.0	Design Response	8
4.0	Design Strategy	9 - 13

# Introduction

Grainge Architects have been commissioned by the owners of Tregarthen's Hotel to design a contextual scheme of partial redevelopment to expand the current accommodation to include self catering on the site at Tregarthen's Hotel, St Mary's on the Isles of Scilly. Grainge Architects were selected following a limited design competition to ensure that the problems identified with the previous scheme were overcome. The approach of this new application was to respond to criticism of the earlier scheme and have a heritage-led solution that paid regard to the need to respect the significant heritage assets adjacent to the site. This Design and Access Statement has been produced in support of the full planning application for this site, in order to explain the rationale of the development from its design response.

The hotel is a key visual landmark when approaching the island from the sea and the air. The Scillonian docks to the quayside lies to the northeast of the hotel site. Our aim is to improve the existing hotel accommodation as well as to provide the much needed additional accommodation to the hotel, whilst enhancing and conserving the character and essence of the island.



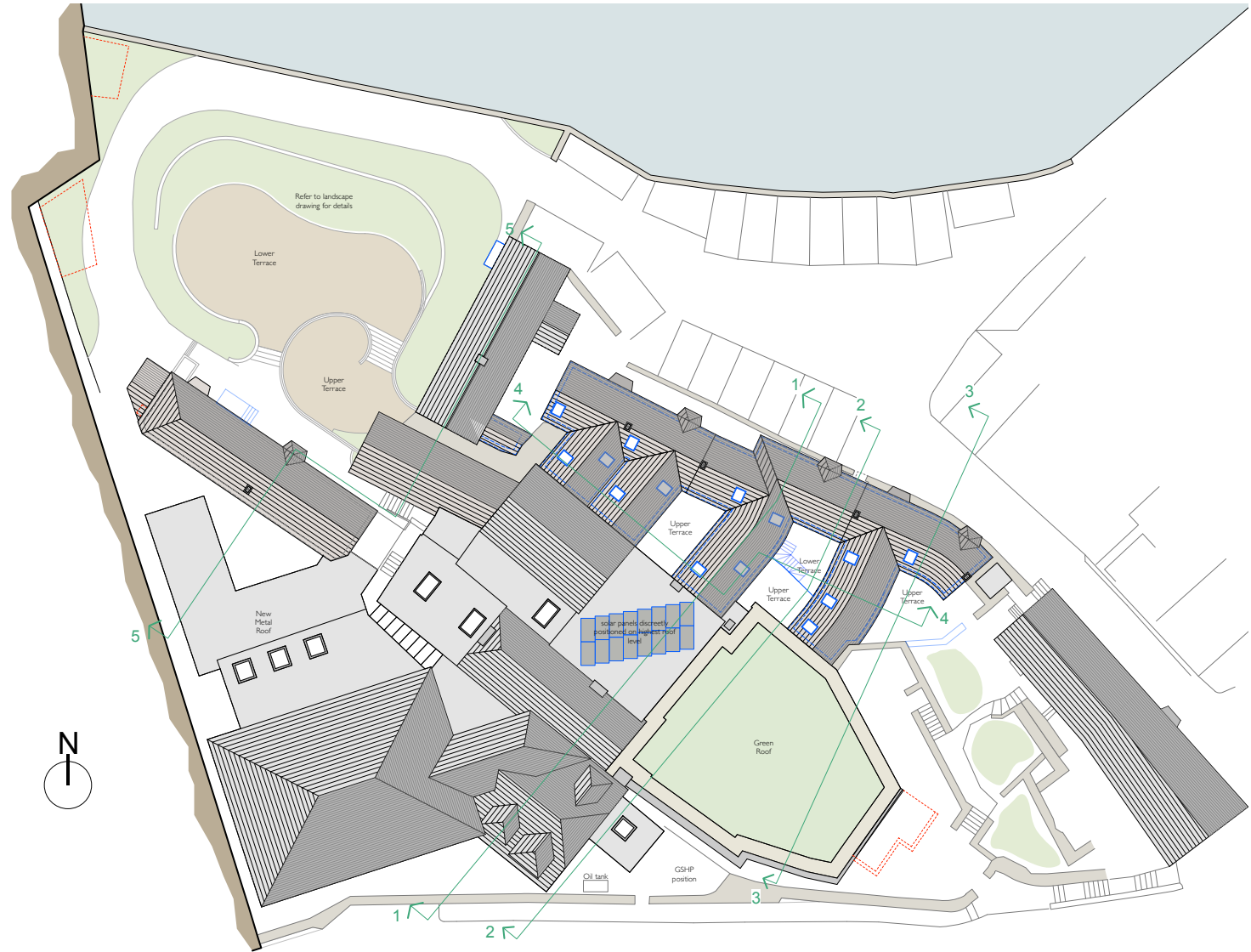
Archive Photograph of the old Tregarthen's Hotel

*'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.'*

extracted from Tregarthen's Hotel website

# Introduction - 1.1 Proposal

The proposed development comprises of the demolition of three lower ground floor hotel bedrooms, as well as a partial demolition of the hotel entrance lobby. These will be replaced by six C3 use class dwelling units for restricted holiday letting, and a new hotel entrance with an addition of a green roof in place of the existing flat roof. An existing staff accommodation block will have a change of use that involves internal and external alterations to form two C3 use class dwelling units also for restricted holiday letting. There will be alterations to the existing external facades to form new windows and doors, and pitched roofs; as well as demolition of an existing garage and bin store to be replaced with a relocated combined gas bottle and bin store. The former hotel garden will be rejuvenated by a series of new outdoor dining terraces formed by soft and hard landscaping. As part of the development, a ground source heat pump / loop together with solar panels and a break tank for foul sewage will be installed.

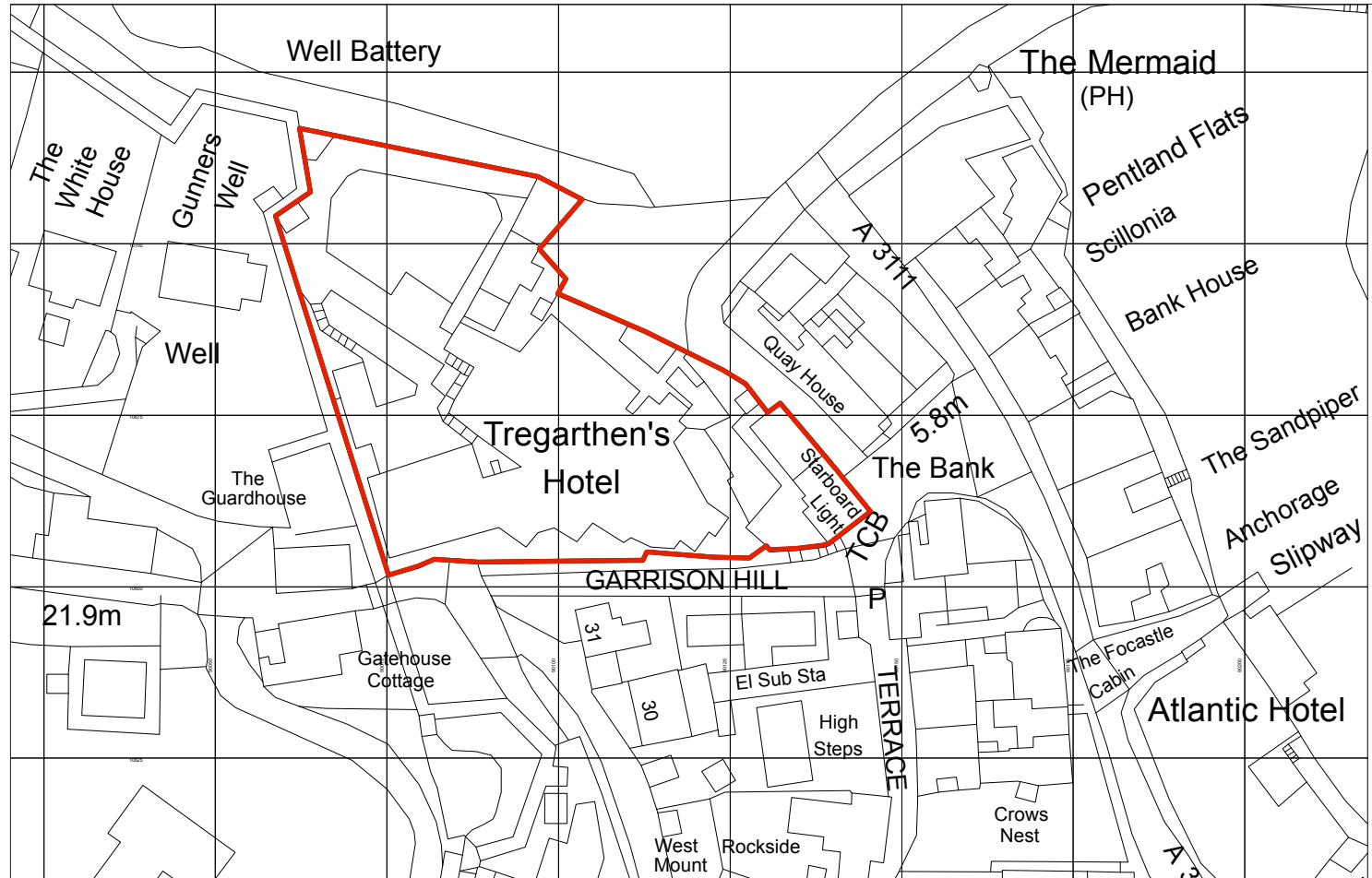


Proposed Site Plan

## Site Analysis - 2.1 Site Description



Google Earth View Of Hugh Town, St Mary's

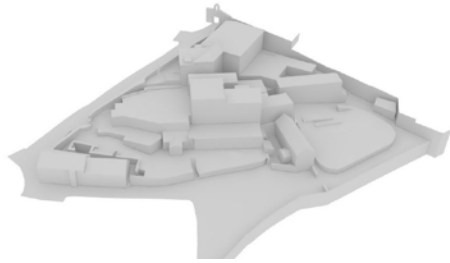


Site Location Plan

Tregarthen's Hotel is situated within a site area of 0.317 hectares to the west of Hugh Town on the island of St Mary's in the Isles of Scilly. The hotel is situated within a large triangular shaped piece of land bounded by the Garrison Wall to the west, the sea wall to the north, and Garrison Hill running along the south.

The Garrison wall to the west of the site borders the wider Garrison site that has archaeological significance and is designated as an Archaeological Constraint area. The walls are part of the ancient monuments scheduled by English Heritage who also owns and manages the walls, parts of which dates back some 350 years.

# Site Analysis - 2.1 Site Description cont'd



## 2.1.1 Topography

The site slopes steeply from south to north and also from west to east.

## 2.1.2 Access

There are two existing accesses to the hotel; one at higher level off Garrison Hill that leads to the main hotel entrance via an ornate archway, the other is at lower level to the north of the site behind the sea wall.

## 2.1.3 Existing Buildings

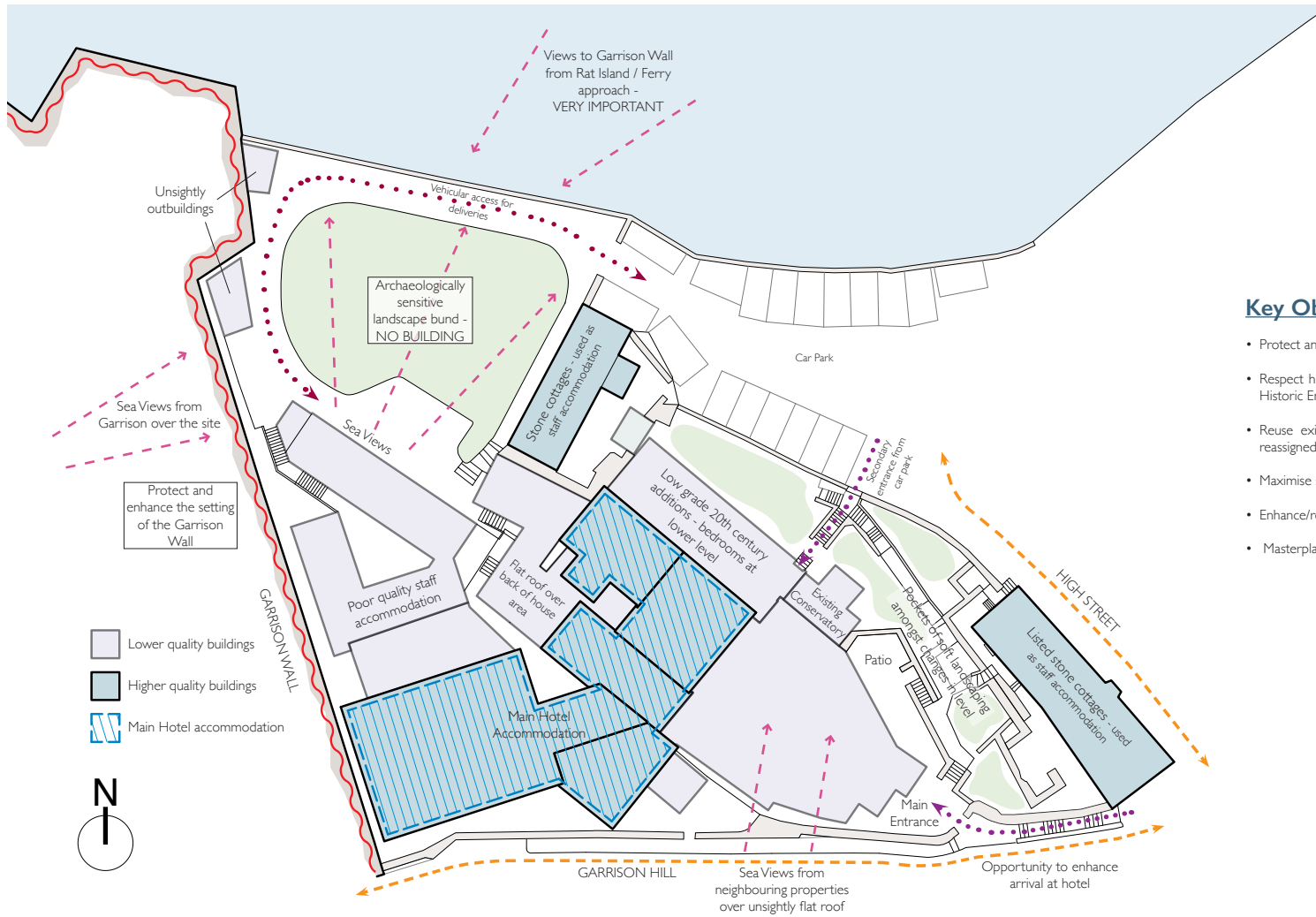
The hotel is a large complex of buildings on four varying levels. On entering the site at the higher level from Garrison Hill, it is dominated by the main hotel building with its main elevation facing north out to sea. The hotel's dining room and lounge to the north-eastern side with its sea views below which, on the lowest level are some of the hotel guest bedrooms. The hotel's accommodation on the upper levels lie to the south-eastern side running up to the Garrison wall.

There are a number of single and two storey buildings that currently form the staff accommodation to the north-west of the site, much of which is currently unused apart from an overgrown garden space.

Within the site are also two stone cottages - Hendra and Gibson, and Port Light and Starboard Light which are a pair of semi-detached cottages. Port Light and Starboard Light form the original dwelling of Captain Tregarthen and are listed grade II to reflect its significance amongst the vernacular architecture of Hugh Town in St Mary's.



# Site Analysis - 2.2 Constraints & Opportunities

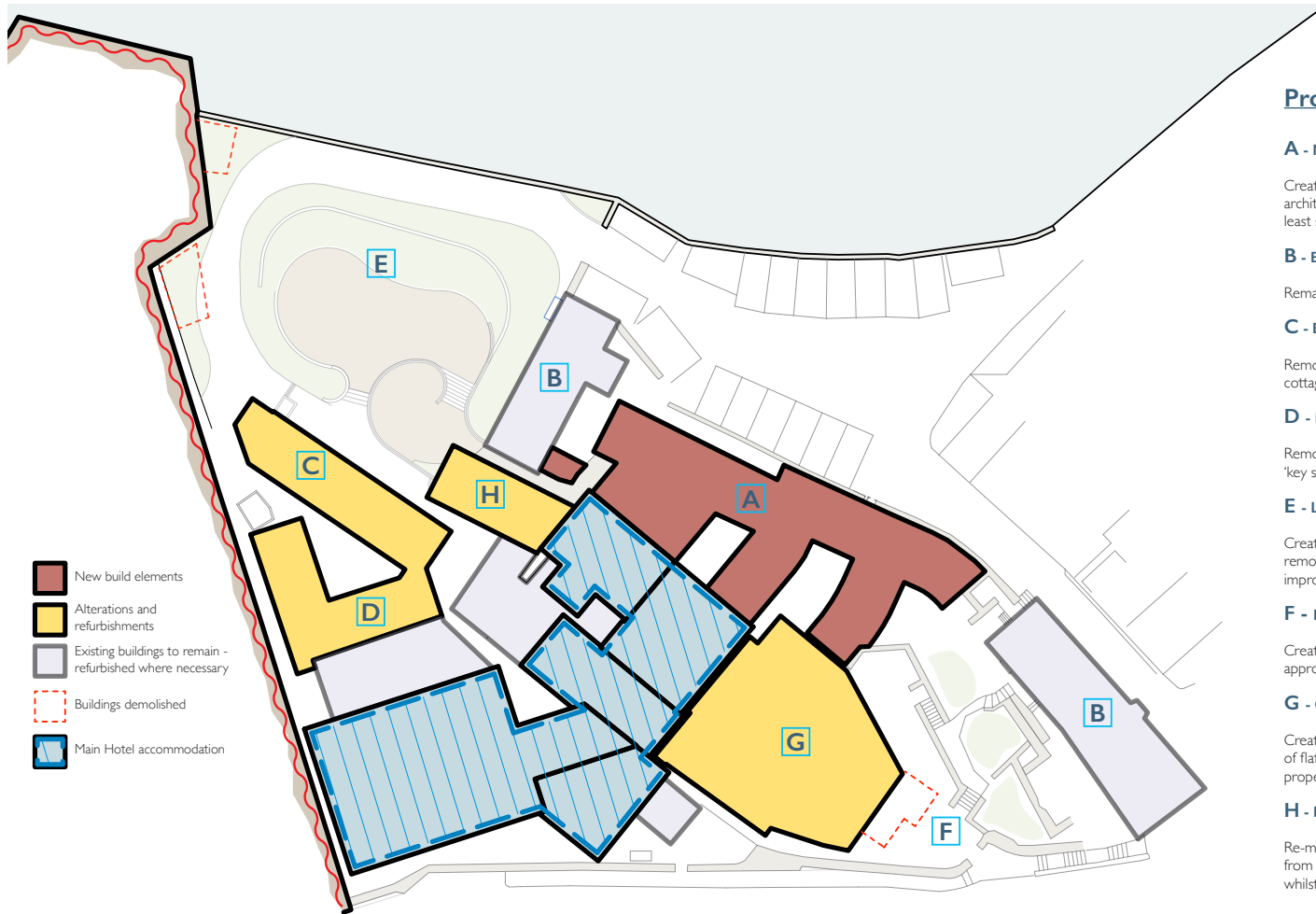


## Key Objectives

- Protect and Enhance the Garrison Wall
- Respect historical sensitivity of the area responding to points raised by Historic England
- Reuse existing buildings as far as practicable - refurbished/replaced/reassigned as necessary
- Maximise sea views
- Enhance/reduce flat roofs
- Masterplan strategy - straightforward to implement phases in any order



# Design Response



## Proposed Strategy

### A - NEW BUILD COTTAGES

Create new self catering 'cottages' in character with the best vernacular architecture of Hugh Town on St Marys - Provides new build element in least sensitive part of the site.

### B - EXISTING COTTAGES

Remain largely unchanged.

### C - EXISTING STAFF BLOCKS

Remodel & reuse existing staff accommodation as 2No. Self catering cottages - Reuses existing building stock, minimising site wastage.

### D - NEW STAFF BLOCK

Remodel further flat roof staff accommodation to form 2No. Staff flats for 'key staff' - Maintains key staff on site.

### E - LANDSCAPING & DINING TERRACE

Create a newly landscaped garden including an external dining terrace and removing unsightly outbuildings - Improves the setting of the historic wall - improves outlook from hotel accommodation and guest experience.

### F - NEW ENTRANCE APPROACH

Create new improved hotel entrance - Enhances Garrison Hill entrance/ approach.

### G - GREEN ROOF

Create indigenous wildflower/cliff top sedum roof over large expanse of flat roof - Improves outlook from hotel rooms and neighbouring properties whilst refurbishing existing roof.

### H - NEW CONSERVATORY / RESTAURANT LINK

Re-model existing flat roof building to form new conservatory and link from restaurant to external dining terraces. - Provides new conservatory whilst upgrading poor quality flat roof building.





# Design Response cont'd

The design approach has been to use the opportunity to enhance the overall townscape and appearance of the site and re create a street scene along the site frontage to add a finer grain to the development more appropriate to the typology of Hugh Town to assist in masking the dominant massing of the existing hotel and mitigating the visual impact of the Hotel in key views.

The intention is to present a proposal that addresses the constraints and opportunities presented by the site. This is to demonstrate that the development of the proposals have been considered in such a way that they are appropriate for the site.

The proposal includes the following components:

- Hotel & Garden - the existing hotel accommodation that include guest bedrooms, staff accommodation, the entrance lobby, the hotel dining room, the bin store and the hotel garden to be reorganised to create a more effective and efficient space for guests and staff.
- The existing entrance lobby to be demolished and replaced with a simple front entrance which is more in keeping with the character of the hotel and its surroundings.
- The existing dining room to the north-west corner to be extended with a large angled bay window and doors that access a new landscaped garden with outdoor dining terraces to maximise its potential in capturing the sea views. The existing bin store, currently located behind the sea wall, is to be demolished and relocated as a result. Whilst the existing storage shed is to be demolished.
- In addition, there are to be renewables such as a new ground source heat pump / loop and solar panels. A new break tank for the foul sewage also to be installed.
- Staff Accommodation - part of the existing staff accommodation to be retained and refurbished to form two one-bedroom units, whilst the other existing staff block will be turned into self-catering guest cottages.
- Cottages - a two storey extension to the existing Hendra/ Gibson cottage to form new en-suite bathrooms. The existing Port Light/ Starboard Light cottage will remain unchanged. The lower level guest bedrooms to the main hotel to be demolished and redistributed to the existing staff block and proposed self-catering holiday cottages. These will be two one-bedroom cottages, five two-bedroom cottages and a one three-bedroom cottage.
- At the same time its design use, amount, layout, scale, landscaping and appearance have also been considered and these are demonstrated in the following Design Strategy section.

# Design Strategy

## 4.1 Use

The hotel will continue under the use class C1 (Hotels), whilst the new cottages will provide additional accommodation under the use class C3 (self-catering holiday cottages).

## 4.2 Amount

The total site footprint of the existing hotel and staff accommodation is 1,271.24m<sup>2</sup> (not including Hendra/ Gibson or Port Light/ Starboard Light).

The proposed floorspace of the new self catering cottages of class C3 (units 1-8) is 524m<sup>2</sup>.

There will be a loss of existing hotel bedroom space of 97.1m<sup>2</sup>.

There will be a change of existing staff accommodation to self catering cottages of 145.4m<sup>2</sup>.

The extension to Gibson will provide 6.8m<sup>2</sup> of floorspace to this cottage.

The retained staff accommodation will be 66.5m<sup>2</sup>.

As a result, the total footprint of the proposed hotel will be 1092.64m<sup>2</sup> of use class C1, which constitutes a loss of 178.6m<sup>2</sup>.



Proposed Entrance Visual



Proposed Waterside Elevation

# Design Strategy cont'd

## 4.3 Layout

Hotel - the proposal to the main hotel building is predominantly reorganisation and refurbishment of the existing accommodation. As such the layout of the hotel remains largely unchanged. However the existing entrance lobby is to be demolished so to open up the entranceway off Garrison Hill and enhance the approach to the new hotel entrance.

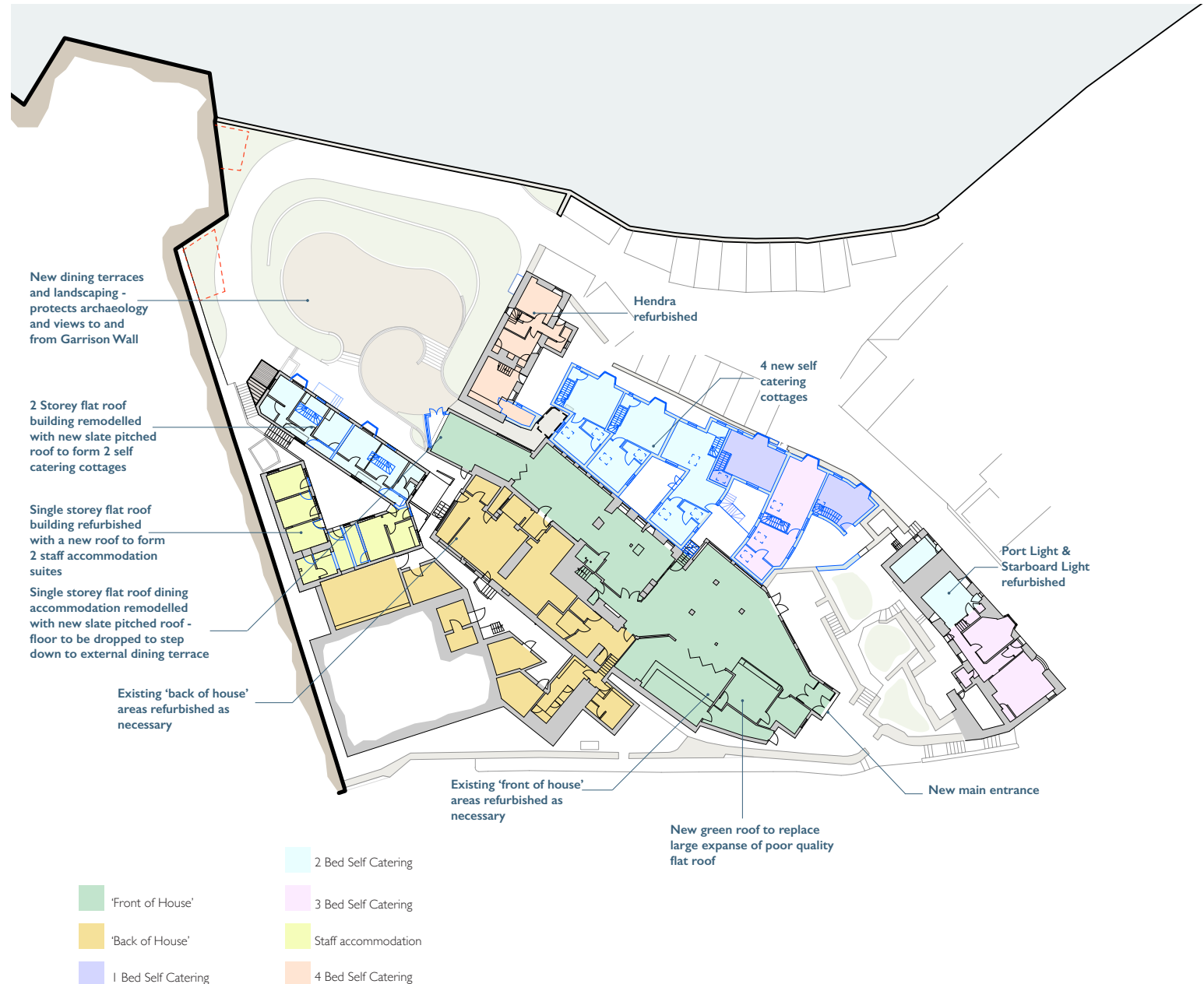
In addition a large bay window and doors will be added to the north-west side of the existing dining room, angled towards the sea. The existing flat roof replaced by a pitched roof.

Cottages - the existing lower level guest bedrooms to the main hotel will be demolished and replaced by the proposed self-catering holiday cottages. There will be six two storey cottages, which will sit behind the existing stone wall following the natural contour of the site. The cottages will have a series of one, two and three-bedrooms; arranged in a way to provide pockets of courtyards/ terraces.

The existing staff block will have a change in use and refurbished to convert it into two two-storey self-catering holiday cottages. The existing flat roof replaced by a pitched roof.

Hendra & Gibson - these will remain largely unchanged except for a small two storey extension tucked towards the far side of the cottage, to provide en-suite bathrooms to its existing accommodation.

Port Light & Starboard Light - these remain unchanged.



# Design Strategy cont'd

## 4.4 Scale

The scale of the proposal is relatively low to ensure that views of Garrison Hill are largely maintained making sure that the ridge and angle of the pitched roofs do not project beyond a seated eye-level in order to maximise views out to sea.

## 4.5 Landscaping

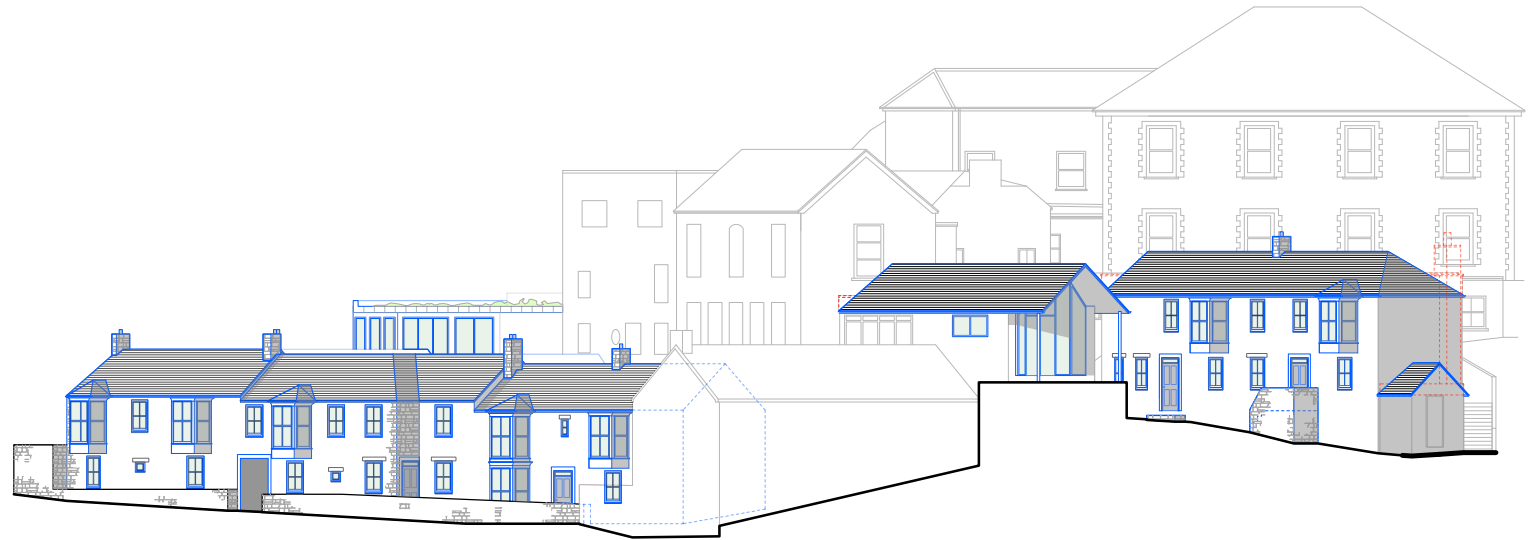
Part of the existing terraces to the south-east corner of the site will be re-landscaped and enhanced with planting, so to marry with the access and terraces to the proposed cottages.

The existing unused overgrown garden will be replaced by a landscaped garden with stepped outdoor dining terraces that will benefit from the far reaching sea views.

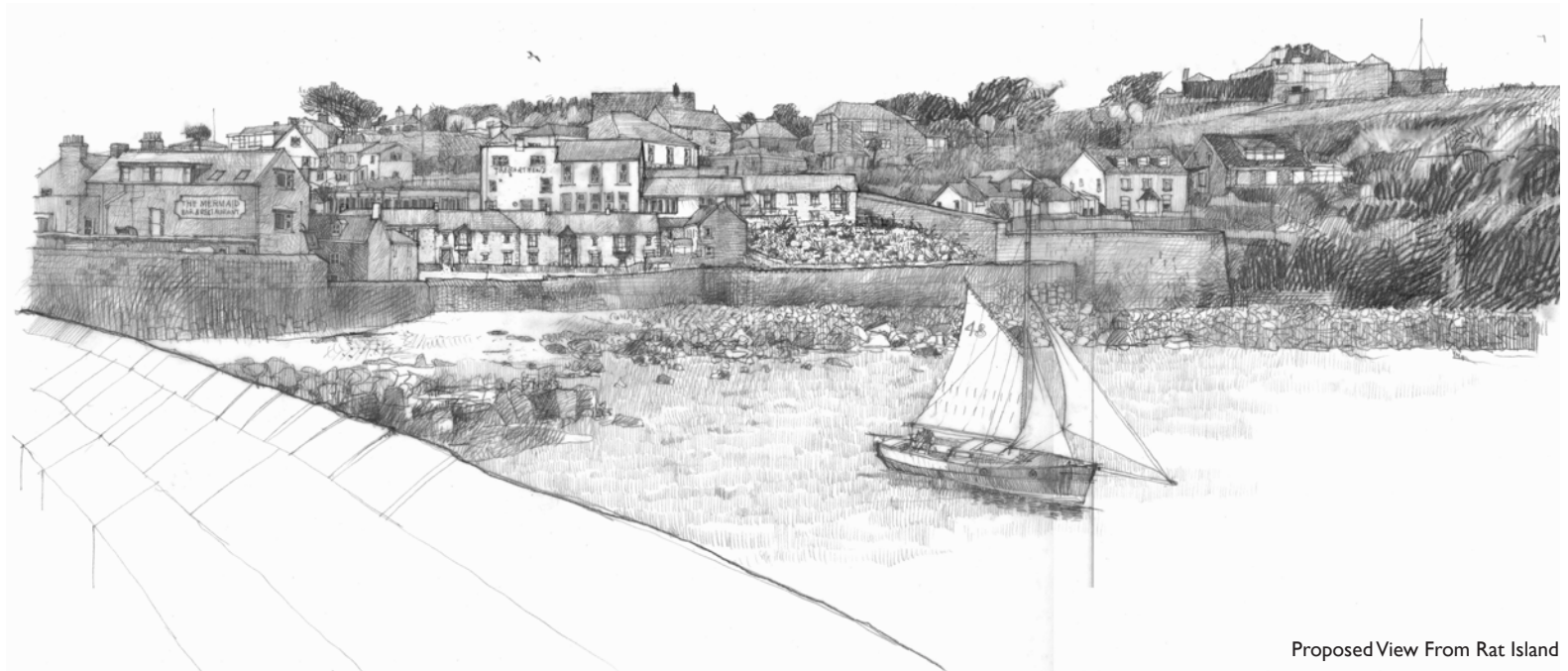
## 4.6 Appearance

The flat roofs above the existing staff block and the dining room will be replaced by slated pitched roofs, together with improvements to the window and door openings will make the composition of the buildings more coherent, and will also tie the buildings together with the proposed cottages as seen from the north and harbour/ quay side.

The new entrance to the main hotel is designed to ensure it is in keeping with the character of the island, as well as to open up and enhance the approach from Garrison Hill.



Proposed Elevation



Proposed View From Rat Island

# Design Strategy cont'd

The proposed cottages to the north-east corner of the site is designed as a low scale linear block that is stepped to follow the natural slope of the site, with projecting gables behind to form the pockets of terraces that will be hard-landscaped with planting. The external appearance will adopt some of the material, colour and textural references from the older section of Tregarthen's Hotel and its wider context, so to provide a style that is domestic in scale and in keeping with the vernacular architecture of the island. The roofs will be of natural slate with granite chimney stacks. The granite gables and granite quoins are designed to provide contrast to the rendered facades with painted wooden windows and doors.



Proposed Landscape View

## Hugh Town Vernacular Detailing That Informed The Design Concept



White rendered facade with exposed stone detailing



Local stone cottages with white window and door reveals and brightly coloured doors



Rendered terraced cottages with bay windows and natural slate roofs



Local stone gable ends



Bay windows breaking the roof line



Two storey bay windows