

# TRESCO

## NEW INN EXTENSION COMBINED DESIGN, ACCESS AND PLANNING STATEMENT

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### INTRODUCTION

This statement is to support a planning application on Tresco to Extend the existing New Inn restaurant wing. A high quality development that will support the local economy through the provision of additional employment and improved tourist facilities in accordance with local planning policy.



## EXISTING

The New Inn on Tresco is a traditional island inn, which offers award-winning accommodation and food overlooking New Grimsby Harbour.

The site lies within the Isles of Scilly AONB and Conservation Area.

The Inn houses 16 ensuite rooms, with a residents lounge, providing flexible and comfortable accommodation for visitors to the island. These are housed within a 2 storey vernacular granite and rendered masonry wing that bounds the Northern edge of the site.

The Driftwood Bar is the heart of the island community, and is popular with visitors and locals throughout the year. The front of house bar accommodation is arranged in an L-Shape overlooking the beer garden in the SW corner of the site. This is part housed in the original masonry 2-storey Inn, part within a felt-roofed single storey extension, and part within a hipped slate roofed wing on the front of the building runs perpendicular to the original buildings and bisects the site, separating the beer garden from the swimming pool.

This wing is oriented NE-SW and enjoys good morning light, and will be glazed onto the beer garden. It is however sparsely glazed on the western elevation. As the sun moves around in the afternoon and evening, the space becomes darker and the adjacent garden is thrown into shadow.

The swimming pool is currently under-used as guests tend to prefer to swim either in the nearby indoor pool, or in the sea.



## PROPOSALS

The application provides a comfortable high quality dining space with capacity for an additional 30 covers and prep room.

To achieve this the swimming pool will be filled and reinstated as a garden, and the hipped garden wing is extended along its NW elevation.

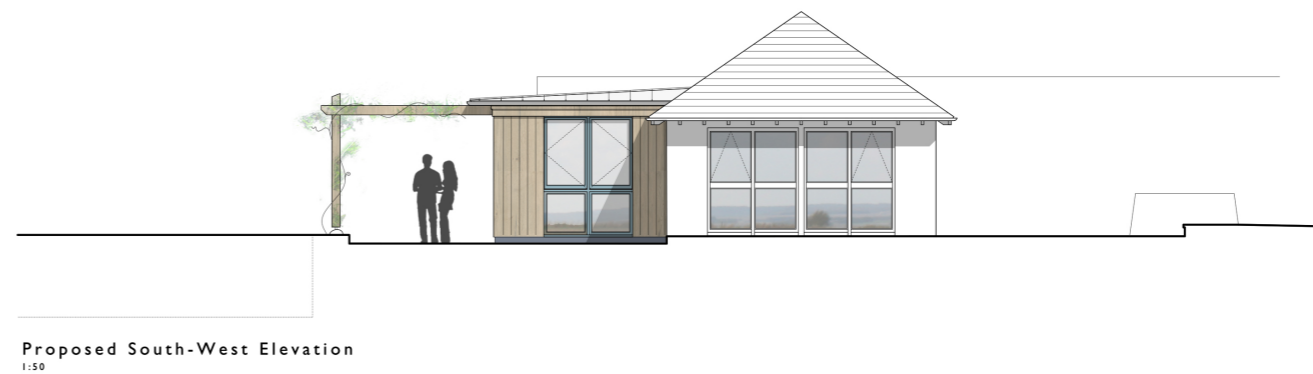
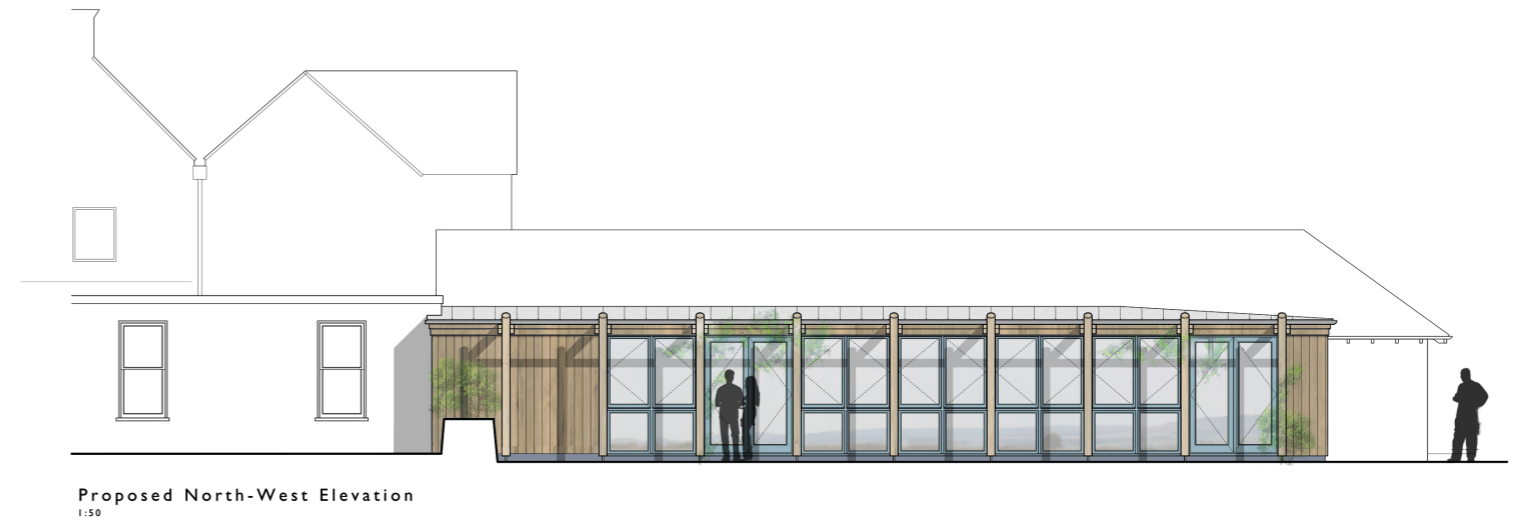
The proposed extension take its cues from a Tresco style that has developed over the years. This picks up on local materials and on traditional details, and uses them to make good contemporary spaces for the tourist market.

The extension is a low-key, well glazed, zinc roofed lean-to. Its construction is lightweight, with the facades are formed from timber post infilled with glazing or boarded timber panels. A pergola extends out from under the eaves to form a shaded planted canopy with space for additional seating and tables.

Internally new openings are knocked through the old external masonry walls so that the wing and the extension become one space. Timber ceiling joists will be exposed to increase the headroom and give the space character.

The introduction of the additional glazing on the West elevation allows the internal spaces to be naturally lit throughout the daylight hours.

The materials reflect their surroundings and neighbours, using a palette of painted timber joinery, natural timber boarding, zinc roof and glass to provide continuity of character.



## SUSTAINABILITY ASSESSMENT

The proposals are designed to be sustainable in the broadest sense, supporting the economy of the Islands, providing work and social spaces for the people who live there, and careful in their responsible use of natural resources.

**SOCIAL:** The New Inn is a vibrant and friendly gathering place, essential to the island's community. It acts as place for locals and visitors to gather, and is popular with both throughout the year.

Its extension provides much needed additional capacity. It also facilitates more flexibility in the way in which the restaurant and bar are organised, thereby allowing the Estate to maintain and further develop its current very successful tourist offering built around Scilly's unique landscape, culture and heritage.

**ECONOMIC:** Increasing the capacity of the New Inn will enable it to operate more efficiently and increase profitability, helping to securing the viability of the Inn, and the estate as whole, into the future.

Inevitably investment on Tresco has an indirect economic benefit to other islands, with transport services, restaurant and retail services across the islands benefiting.

The provision of additional bar / restaurant space will create jobs and increase employment.

**ENVIRONMENTAL:** The pool is an external heated pool. External pools have high levels of heat loss and large amount of energy are required to maintain their temperature. This inefficient practice would cease with the infilling of this pool.

The proposals replace an existing outdoor swimming pool, and are set within the curtilage of the New Inn plot, and developed quay-side area

The new garden, replaces a featureless hard-landscaped pool surround, and would increase biodiversity and the provision of green space.

The improved natural lighting reduces the requirement for artificial lighting internally.

Materials are high quality with robust detailing to ensure the proposals have a long life span. Timber used in the construction has low embodied energy and is carbon sequestering.

Tresco has ample water and electrical supplies. The scheme will have minimal outside lighting to respect the dark skies policy of the local plan. The Islands because of their high ambient temperatures require little heating, and the existing heating systems have sufficient capacity to serve the proposals.

## PLANNING POLICY

The Current Local Plan, encourages development of this sort to support tourism and the local economy.

*“To promote employment and economic activity by providing opportunities for businesses to support viable communities. Proposals based on the existing economic base of tourism, agriculture and fishing, as well as the distinctiveness of the islands, will be supported in the following cases:*

*(a) where such development contributes to the further diversification and essential modernisation of the islands' economy; or...*”

The Draft Local Plan is similarly supportive of development of this type:

*(1) Proposals for new or upgraded tourism development will be permitted where they:*

*a) make a positive contribution to the provision of high quality sustainable tourism on the islands; and*

*b) are located in sustainable and accessible locations; and*

*c) are appropriate to the site and its surroundings in terms of activity, scale and design; and*

*d) do not result in an unacceptable impact on the environment or residential amenities, in accordance with other relevant policies in the Local Plan; and*

*e) do not result in the loss of homes that would otherwise be available for permanent occupation, unless there are wider public benefits demonstrated to offset the loss of permanently available homes.*

Tresco is responding to a new and changing market where traditional, long stays are being mixed with shorter trips. The proposals ensure increased capacity to serve visitors staying in non-catering accommodation.,

### FLOOD RISK

The proposals match the floor level in the existing wing, which are above the 5m level (as outlined in the local plan) to future proof against rising water levels

### EMERGENCY SERVICES

Tresco's emergency services have capacity to deal with this development.

## ACCESS

The buildings have been designed to comply with Part M of the Building Regulations, and the floor level will be continuous with the existing wing.

Low level windows allow seated occupants to see out.

Transport across the island is primarily by foot and bicycle, the proposals contained herewith will not change that.

## SUMMARY

The purpose of this project is to upgrade a space that sits at the heart of the islands community, and is used by both locals and visitors to Tresco, By improving quality and capacity it attracts new markets and contributes to growth in the economic activity of all the islands.