

THE MOORINGS, TRESCO

DESIGN, ACCESS AND PLANNING STATEMENT

Contents & Introduction

Introduction	p 1
Existing	p 2
Proposed	p 3
Planning Policy	p 4
Sustainability Assessment	p 5
Access	p 5
Summary	p 5

INTRODUCTION

This document has been prepared in support of an application for the construction of a single storey extension and alterations to ‘The Moorings’, a 4 bedroom cottage in the Old Grimsby area of Tresco.

The proposed works form part of the Tresco Estate’s policy for ongoing investment in improved accommodation for visitors to the island.



The Moorings (Google Maps 2021)

EXISTING

The Moorings is a traditional detached granite cottage, located on the north-eastern coast of Tresco, in the Old Grimsby area. It is the last in the row of cottages extending towards Old Grimsby Quay. The plot sits at the waters edge, with the house itself forming the north western boundary of the site. A low granite wall and planted bed separates the building from the access track to the quay and the seafront which runs along the boundary. Access to the garden, enclosed in granite stone walls and planting, is also from this track. To the south east, the cottage looks across the foreshore towards the Old Blockhouse monument.

The Moorings currently houses 4 bedrooms, a combined living and dining space and a compact kitchen, along with a garden room. It is currently used as holiday accommodation for tourists visiting the island

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

The house is typical of the Tresco vernacular; a linear, traditional form with walls primarily of random granite masonry, and a natural slate pitched roof. The original house has grown gradually over time, incorporating stores and outbuildings until space between the north western boundary and the rear of the original house was infilled with a single storey lean-to, also in granite and slate.

In 2016, planning permission was granted for application P/16/076, for a single storey studio/ garden room extension on the south eastern elevation, constructed from a combination of granite masonry, an untreated hardwood framed glazed screen and a natural slate roof.

The existing accommodation is habitable, but requires improvement to suit modern living standards. The kitchen is cramped and cold – the building was constructed before modern insulation standards so the thermal performance of the spaces requires improvement. The only access to the shared shower room is via the kitchen, which is too small to include any seating area.



PROPOSALS

The proposed alterations to The Moorings form part of the Tresco Estate's ongoing strategy of investment into improving the quality and diversity of accommodation on the island. The alterations would significantly improve the internal layout and spaces whilst maintaining the character and setting of the area.

The modifications and extensions would be vernacular in style, taking cues from the existing building, and respecting the character and setting of the conservation area. The proposed materials would reflect their surroundings and continue the palette established on the existing building, and the island as whole. Where more contemporary elements are proposed these continue an architectural language that has been established on Tresco over the last 30 years, using natural materials like untreated timber in a manner sensitive and appropriate to the existing architecture and natural landscape.

It is proposed that the existing kitchen would be extended both to the north west to meet the boundary of the site, and enlarged slightly to the north east, to form a larger family kitchen and breakfast room. The proposed extension projects in line with the gable of the opposite and perpendicular cottage, articulating the changing orientation of the seafront development.

High quality, appropriate materials would be used in the works. A granite masonry plinth, tied to the existing boundary wall, would reflect the architectural character of the existing building. Cill heights are set to improve privacy for the occupants when viewed by passers-by on the road towards the Quay. A combination of untreated cedar cladding and painted timber glazed screens at higher level on all three elevations would allow the space to benefit from both natural light and sea views. The overhanging slate hipped roof and tented ceiling with rooflight would create a light and airy internal space, whilst minimising the visual impact of the extension from the road.

The existing shower room to the north east of the kitchen would be removed and replaced with an extended lean-to of the same depth. This would house both a separate WC - with the existing window opening opposite the staircase cut down to provide access from the communal living space- and a new ensuite shower room for bedroom 2. The lean-to would be clad in vertical untreated cedar boards, and set behind the existing granite garden walls. Painted timber windows at high level, and rooflights set into the slate roof would bring natural light into the bathrooms.

The proposed alterations are all located on the NW elevation of the cottage, and as such the proposals would have no impact on the views from Old Grimsby Bay, and the Old Blockhouse to the south east.



NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

PLANNING POLICY

The building has an established use as a holiday cottage, but requires improvement to bring it up to modern living standards. The changes proposed herewith are in accordance with Tresco Estate’s policy of improving the quality of the existing building stock and accommodation.

The draft local plan, which is out for consultation, encourages flexible tourist accommodation of this sort.

POLICY LC3 Balanced Housing Stock

(1) All new residential development must contribute towards the creation of sustainable, balanced and inclusive island communities by ensuring an appropriate mix of dwelling types, sizes and tenures, taking account of the existing and future housing needs of the community, imbalances in the housing stock, and viability and market considerations.

(2) All new homes must offer a good standard of accommodation by being constructed in accordance with the Nationally Described Space Standards (Technical Housing Standards) (or any replacement standards);

(3) All homes will be encouraged to be accessible and adaptable in accordance with Building Regulations Requirement M4(2) or any successor regulations.


(4) Wheelchair users’ homes will be encouraged to be constructed in accordance with Building Regulations Requirement M4(3) or any successor regulations, and will be encouraged where a specific local need for a wheelchair-adaptable or accessible home is identified.

(5) All affordable homes permitted under LC6 and LC7, including custom/self-build, must be affordable by size and type to local people and will remain so in perpetuity,

(6) All affordable homes will be subject to a condition removing permitted development rights in respect of extensions, to ensure they remain of a size that meets the affordability needs of the islands.

The proposals directly respond to the criteria of Policy LC3

The standard of accommodation within the dwelling would be substantially improved. The proposals to extend the property improves the island’s accommodation provision. They form part of Tresco Estate’s continuing strategy of adaptation and diversification to ensure balance in the available housing stock and in the operation of the commercial enterprise as whole.



Isles of Scilly Local Plan

Including Minerals and Waste

2015 to 2030

The success of this strategy has been key to the ongoing viability of the island economy.

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

The new Local Plan also makes clear that tourism will be a key driver for the islands’ economy, recognising that whilst historically this grew rapidly, more recently the Islands’ tourism economy has suffered a decline. The new Local Plan records that it must be responsive to the specific challenges it faces, (including the decline in tourism) and work proactively with applicants and investors to, ‘secure developments that improve the economic and social conditions’.

The Plan states that the focus will therefore be on finding solutions, ‘to secure development that sustains the islands’ future’.

SUSTAINABILITY ASSESSMENT

The proposals have been developed to include a range of strategies to achieve sustainability in construction and in the building's ongoing use.

EMBODIED ENERGY IN CONSTRUCTION :

A considerable proportion of a building's carbon footprint is attributable to the manufacturing and transportation of building materials. To minimise this, the building's exterior would be clad in long lasting materials, and installed with robust detailing, capable of withstanding the marine environment. Improved lifespan ensures a better return on the energy expended in construction.

Indigenous natural materials would be used wherever possible. These would include reclaimed granite and some local timber. The specification would be developed with reference to the BRE Green Guide to Specification to evaluate the environmental credentials of the materials procured from further afield.

HEAT LOSS AND ENERGY USE:

The proposals take a 'fabric first' approach to energy reduction, seeking to minimise consumption from the outset through the use of passive design principles. These include optimising orientation and massing, as well as ensuring the use of high-performance building fabric.

The new building elements will have insulation that is far superior to the existing elements that are being replaced, which will reduce the energy required to heat the property. Improved double glazing would: improve air tightness; thermal performance and increase the amount of natural light entering the property, reducing the energy demand from space heating and artificial lighting as a consequence

Glazed screens, including on the south west elevation would maximise solar gain and reduce the heating requirements during the winter months. These are protected by an overhanging eaves to prevent overheating when the sun is high in the summer months.

The scheme as whole would be also sustainable in the broader sense, supporting the economy of the Islands, and providing work for the people who live there.

ACCESS

OUTSIDE:

Access to the plot would be unchanged by the proposals.

INSIDE:

Internally the proposals have been designed to comply with Part M of the Building Regulations as a minimum standard. The following improvements have been made to improve the overall accessibility of the dwelling:

Provision of ground floor bedrooms, bathrooms and living spaces ensure that the dwelling can be occupied by all. The existing kitchen and shower room is at a lower level than the existing living spaces. The proposal provides a level access into the kitchen.

SUMMARY

The proposed alterations seek to enhance the architectural and spatial quality of the existing accommodation at The Moorings. The proposed modest alterations would be in keeping with the character and setting of the existing building and the local area, in both scale, form and material, whilst improving the quality of the accommodation to suit modern living standards. Improving quality maintains the economic activity of the islands by responding to the changing expectations of the market, and delivers the aspirations of the Destination Management Plan.