

## **STAR CASTLE HOTEL**

### **Design and Access Statement**

1. The current area is a grassed storage area with three sheds. To the East is a wooden fence and to the West and South a stone hedge. To the north is a gravel access road to the site.
2. a layout of the proposed development is attached.
3. The building proposed is 12 metres by 6 metres, of tanalised pine wood construction. The pitched roof; of tongue and grove construction, with felt covering, is 3.6 metres at its highest.

On the East elevation there are three high level windows of wood and glass construction. On the West elevation there are three double windows, one window being fixed and the other top opening, together with three solid wooden doors.

A gravel path will surround the new building, with a pedestrian access through the stone hedge and past the existing staff accommodation.

The construction of this building complies with the policies of the Councils Core Strategy.

4. Details of the landscaping surrounding the building are attached.

### **IMPACT**

The construction of the building will have no impact on the surrounding area, having the existing; traditional constructed, staff accommodation to the East, being separated by a stone hedge, sheds to the North and South, plus a timber fence to the West. The building is of a traditional style, timber construction and single storey. This will be in keeping with the buildings to the North and South. The buildings do not form any restriction to view etc., of its nearest neighbours.

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### **Site Waste Management Plan**

1. There is no waste from the construction of the portable building. The building is being purchased from a mainland supplier, whom is supplying the building in panel form. The building will be constructed using local subcontractors and all materials supplied will be used, with no waste material.
2. The building will be connected to the existing Septic Tank system on site, as shown on the detailed plan attached.

### **IMPACT**

The construction of the building and its subsequent connection to the existing site Septic Tank system will have very little impact on the same, being only the waste from an additional three toilets, showers and sinks.

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### **Sustainable Design Measures**

The building is made of wood that can substantially reduce greenhouse gas emissions in the building sector, slashing the waste, pollution and costs associated with construction, as well as creating a more physically and psychologically healthy built environment.

Timber – described as 'nature's own building material' in *100 Projects UK CLT*, Waugh Thistleton's book on cross-laminated timber – has a lot of benefits. It captures and stores carbon, has the lowest embodied energy of any mainstream construction material, is renewable, durable, and can be easily maintained, has warm aesthetic properties, is highly versatile, quick and simple to build with, great in earthquakes, is a good insulator, non-toxic and is a humidity regulator.

In a fire, the outer layer of mass timber will char in a predictable way that effectively self-extinguishes and shields the interior, allowing it to retain structural integrity for several hours in an intense fire – a big contrast with steel. Therefore, if sustainably sourced and sensibly used, timber is undoubtedly one of the most environmentally friendly construction materials currently available.

**STAR CASTLE HOTEL****Statement of Existing and Proposed Internal Floorspace**

There are no existing units being demolished, or revised, the building is a new timber construction.

The building is 12 metres by 6 metres in size, with three equal units within totalling 4 metres by 6 metres.

The area is designed and adequate, for 3 people, one per unit. These units being self-contained, with their own shower, sink and toilet.

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### **Infrastructure Impact**

There are no infrastructure impacts, as the sewage/water will be connected to the existing Septic Tank System, as marked on the detailed plans attached. Similarly, the buildings will be connected to the existing electrical system.

The usage of water and electric, over and above the current consumption, will be minimal, as this will be only a few hours a day by three people whom will be working, ordinarily, full time on site.

The existing gravel road will be used for vehicular access to the site and the only additional footpaths will be those around the new building and the short path to the existing staff accommodation pathways.

The further green/brown areas will remain untouched.

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## **STAR CASTLE HOTEL**

### **Bat/Ecological Assessment**

As this is a new building a Bat Survey is not required.

A bat box will be attached to the new building, so as a net gain is made to biodiversity within this new development.

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### **Archaeological Assessment**

An Archaeological Assessment is not required, but to reduce the impact on the ground, the new buildings base will be of a block structure; not a concrete slab, using a base plan supplied by the building suppliers. The building will then sit on the block base, supported by the weight of the structure.



**STAR CASTLE HOTEL****Heritage Impact Assessment**

The construction of a portable, timber constructed, building, on a block base ensures that there is no risk to the conservation of the island's heritage assets, especially as the ground being used is currently being used for storage.

No harm to the public is evident from the proposed buildings construction and the proposers have made all reasonable efforts to ensure the mitigation of any harm that the new asset will have, in the form of the bare minimum of disturbance of the land the building is to be constructed on.

These works will still ensure the long-term use of the building and that staffing levels can be maintained to ensure the high level of standards required by the hotel for its clientele.