



Design & Access Statement –

Siting of Non-Permanent Staff Accommodation/Short Term Holiday Let

Applicant: Island Fish, Kenython, Bryher, TR23 0PR

Proposal: The siting of one wooden moveable accommodation pod at Dawnview Bryher, TR230PR by the applicant Island Fish Ltd, Bryher, TR23 0PR for the purpose of seasonal staff accommodation in 2022/23 – to be then used for seasonal short term holiday accommodation.

The accommodation pod will be used for the purpose of staff accommodation whilst Island Fish completes a larger and permanent staff accommodation solution (P/201/086/FUL Approved) estimated completion date late spring 2023. At the point that staff accommodation is no longer required the intention is to use the unit for short term holiday accommodation, helping to bolster Bryhers declining pool of available visitor accommodation, whilst simultaneously adding resilience to an existing island business.

The luxury pod will be wooden in structure, larch clad and will measure 3.3m x 6m. It will be 2.9m high. The proposal is to site the unit at Dawnview Bryher, in a location that will ensure the unit is not visible from any public aspect. The unit will be one bedroom, providing accommodation for two persons. The pod will consist of two rooms, an open plan bedroom/living room kitchenette and a bathroom.

Example of Accommodation Pod



Background:

Island Fish Ltd based on Bryher and incorporated in 2015 currently employs 2 full time members of staff as well as 2 full time employees on a seasonal basis.

In 2018 the current Island Fish premises at Kenyhton, Bryher were completed on time and under budget providing the company with a mixed use work unit. Since that time the business has gone from strength to strength, increasing turnover and providing an ever expanding range of services on both a wholesale and retail basis for the benefit of visitors to Scilly and local residents. Of particular note is the development of a mail order service which has the benefit of significantly reducing the seasonality of the business, opening up the business into an all year round enterprise.

From its inception the business has been the recipient of a range of awards both regionally and nationally, including Shellfish fisherman of the Year, Best New Business in the South West as well as runner up in the regional Best Family Business Awards hosted by the Federation of Small Business.

At present the business is experiencing a significant increase in demand across its entire range of services – a demand the business cannot meet without additional manpower. In order to meet the needs of the market both wholesale and direct retail the business needs to be able to employ more people so it can process more shellfish. To do this Island Fish has successfully sought planning permission to build permanent accommodation to house a couple that will not just support the employment needs of Island Fish long term but who will add to the social vitality of Bryher. However this is a long term project that will not be completed until 2023 – in the meantime there is a hole in the employment needs of Island Fish and unless a solution can be found to accommodate at least one additional member of staff the business will not be able to meet the needs of its customers during the 2022 season and will need to review the current range of services offered, most likely ceasing to offer a wholesale option to business customers across St Agnes, St Martins, St Mary's and Bryher. To ensure this does not occur Island Fish has looked at a range of short term accommodation options including hiring temporary buildings (not cost effective and a lack of infrastructure on Bryher to place in situ) and has instead opted for the purchase of an accommodation pod as described in this document. Once the immediate staffing requirements of Island Fish have been met the intention is to use the unit to support Bryher's declining pool of seasonal holiday accommodation.

Over the last 5 years Bryher has lost one of its two bed and breakfast accommodation providers with a loss of 9 bedspaces, whilst a further 7 self-catering bed spaces have been lost for 2022 with another 6 being lost in 2023. The impact of these losses on a small island where each business is to some degree reliant upon each other can be significant and particularly acute during the shoulder periods when the loss of even a handful of customers can make the difference between whether offering evening food options is a viable business option or not. For the good of the island (the shop, craft industries, eating places, and boating services) there is a need to ensure that Bryher retains a critical mass of visitor accommodation. This is one of the reasons that Island Fish has decided that once the accommodation unit proposed has served its purpose as staff accommodation it will then be offered as high quality but affordable niche visitor accommodation for two persons. The other reason behind our decision to diversify as a business is quite simply to add resilience to our business model by adding another stream of income to our business. Whilst our business is strong and there is a huge demand for our product we are very aware that by the very nature of what we do – fishing, we can be adversely affected by a large number of factors outside of our control, for example, severe weather, environmental factors (pollution) political factors (fish quotas) injury (very hard to find a replacement fisherman with experience of the Scillonian waters) all of which have the potential to put our business

in a sudden and extremely vulnerable position – an additional income stream will help to de-risk our business.

In considering this application the following factors have been considered, many are addressed in the Planning Validation Checklist but key to the application are the following points:

Location – the location put forward to site the pod (which will be on wheels to allow for ease of positioning) in a field at Dawnview Bryher is shielded on all four sides by existing hedges and is on land that is currently not in use. The field is circa 8m x 12m. The pod will not be visible from any direction and will have no effect on the built environment. Access to the site is already in place for pedestrians and vehicular access and no works will be required in this area. All the hedges surrounding the proposed site will be retained. The site which is currently a mixture of grass and weeds will be fully grassed and since the pod is mobile no hard standing is required. The long term tenants of Dawnview are shareholders and Directors of Island Fish and are supportive of this proposal. Because of its close proximity to Dawnview the pod can plug directly into existing utilities – i.e. water and electricity. Waste water and sewerage will be discharged into the existing Dawnview septic tanks and soakaway. The site is circa 200m from Island Fish Ltd.

Proposed site of accommodation pod



Western Boundary Hedge



Northern Boundary Hedge



Eastern Boundary Hedge



Southern Boundary Hedge



Design

In looking for a solution to our short term staff accommodation/visitor accommodation challenge we looked to ensure the following challenges were answered. Any accommodation solution must:

- Sit comfortably within the landscape and the historic character of Bryher
- Deliver on the practical need to develop a short term staff accommodation/visitor accommodation
- Be economically deliverable
- Be of a high standards to meet the needs of the visitor economy
- Be able to fit into existing utility options
- Have a low impact on the environment

The solution we found after looking at many different options is that of a XL Grande En Suite pod manufactured by Cedar Tree Pods - www.cedartreepods.co.uk The external design of the accommodation pod is very similar in style to the Nissan Huts often seen around the islands and more recently in the development at Parting Carn, St Marys www.partingcarn.co.uk/stays The proposed arched style pod is 6m x 3.3m. The pod is low lying with a height of 2.9 metres. The exterior of the pod is larch cladding which is in keeping with the design of a number of buildings on Bryher (Bryher Shop, Bryher Community Centre, Island Fish) In researching potential accommodation options we went with this style of accommodation as it is simple, low lying, affordable, whilst being visually attractive. We did look at a Shepherd Hut style accommodation but believe the option we have chosen is not just more cost effective but in our situations better suits the environment to which it will be located. Design features include the following:

- A single storey low lying structure clad in horizontal timbers of larch
- Wide wheels to allow for easy access to the site and delivery
- 100mm sub zero insulation package
- Double glazed hardwood window and door
- Rainwater harvesting
- Lighting – there will be no external lighting apart from one outdoor light to be used as required.
- Landscaping - the immediate land surrounding the new development will be incorporated into a garden for the occupants – this will just mean improving what is currently in place. Please note all current hedges will be remain unaltered.
- Vehicle Access – no access is required as this is already in situ
- Pedestrian access – this is already in situ.

Internally the accommodation aspect of the development will consist of an open plan kitchenette living room with an ensuite bathroom that features a shower. The accommodation will include under floor heating and is delivered as a turnkey option with all electrical wiring, fire standards building control requirements signed off prior to delivery.

Interior Accommodation Pod – Example



Sustainable Design Measures

This proposal will not require the construction of any additional permanent buildings on Bryher and will not have any permanent effect on either the landscape or its biodiversity.

Materials are sourced from sustainable sources – 100% FSC timber.

In order to keep energy usage to a minimum the building will be heavily insulated using 100mm sub-zero insulation. Heating will be primarily via under floor heating – providing a balanced level of radiant heat, estimated to be 25% more efficient than conventional radiators.

There will be one main door and window, both of which will be double glazed.

Water usage will be kept to a minimum by utilising the following design features a low flush toilet, and aerated taps. Rain water will be collected from the roof and will be stored in a water butt for usage in the garden.

To assist with bio-diversity the landscaped garden will include a bird table and a bat box.

Site Waste Management Plan

The installation of this pod will generate zero waste as we are purchasing a turnkey item of equipment. Waste will be generated by its occupants and this will be separated as according to guidelines into bins at the rear of the structure and deposited at Bryher Waste Site on a weekly basis. The proposed unit will only ever have a maximum of two people in occupancy at any one time therefore the waste generated is estimated to be minimal.

Specific Local Need

The Local Plan 2015 – 2015 recognises that the islands face challenges in terms of both appropriate workspace and a readily available skilled workforce, making provision for both within the Local Plan and specifically under Planning Policies WC1 and LC4.

In relation to the development of suitable workspace WC1 states, *Development proposals that strengthen, enhance and diversify the islands' economy will be supported where they are appropriately designed, scaled and located, in accordance with other policies in the Local Plan.* Similarly the development of suitable accommodation to meet the economic needs of the islands is prescribed within Policy LC4, *'additional staff accommodation may be required for businesses or organisations. Such accommodation could comprise small-scale seasonal workers' accommodation to meet the particular needs of agriculture, fishing or tourism, as well as a range of longer-term accommodation for businesses and organisations that require staff to relocate to the islands on a permanent or semi-permanent basis. Longer-term staff accommodation may need to cater for families'.*

In relation to the Visitor Economy WC5 of the The Local Plans states *(1) Proposals for new or upgraded tourism development will be permitted where they: a) make a positive contribution to creating a sustainable, diverse and modern tourism economy; 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*

Archaeological Assessment

This application does not involve the disturbance of any land apart from shallow pipework and cabling on land that that has previously experienced shallow disturbance i.e been ploughed and rotivated.

Infrastructure Impact Assessment:

This application is for the installation of a small scale seasonal dwelling of two persons. Demand on the relevant infrastructure services will be low and will not require any additional large scale demand on either waste, water or electrical services. It must also be remembered that one of the key reasons behind utilising this unit as a small scale visitor accommodation option is because of a diminishing pool of available accommodation – which of courses translates into less dwellings placing a demand on the infrastructure of Bryher That said every effort will be made to reduce any demands on the islands waste, water or power infrastructure.

- Electricity – the unit will be seasonal in occupancy therefore not requiring any significant heating – what heating there is will be underfloor low radiant heat, an effective and low energy for of heating. Power will be accessed via the existing supply at Dawnvue.
- Waste – all waste will be separated into the appropriate recycling bins and disposed of at Bryher Recycling centre
- Water – The water consumption of this unit will be minimal, estimated 75 litres a day during the season – April to October. The water will be accessed via the Dawnview water system. To keep water usage down, all taps will be aerated, and the toilet will low flush. The bathroom will feature a shower only. Rainwater will be harvested from the roof and used on the farm.
- Sewerage and waste water will be dealt with by linking into the existing Dawnview septic tanks and soakaway.

Access

The proposed development will be accessed in the following way;

Pedestrian access via the main Dawnview access path
Vehicular access already available

Access to pod -



Drainage/Sewerage

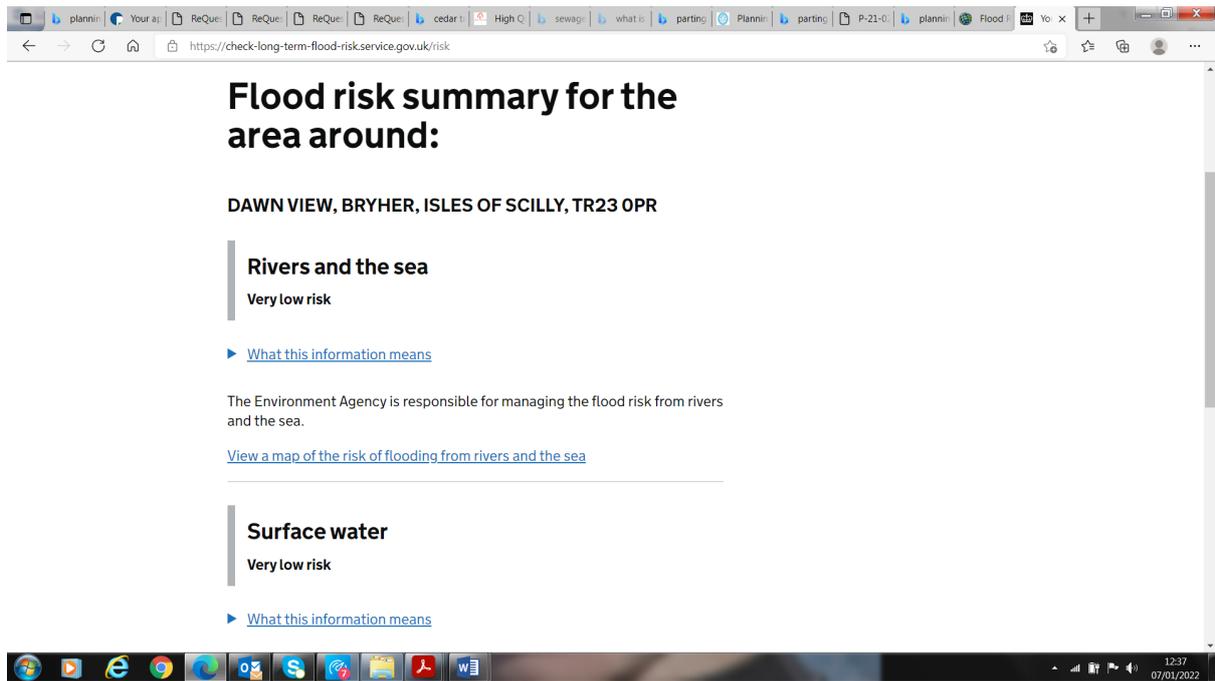
All waste water and sewerage will be managed by tapping into the existing septic tanks and soakaway of Dawnview – as a small two person seasonal accommodation unit it is not expected that the waste water/sewerage will be of a high volume. If and when the septic tanks requires emptying this will be dealt with under the existing on-island mechanism.

Landscaping

When in situ the pod will be surrounded on 4 sides by hedging as in existence at present – it is the intention to retain this hedging not only does the hedging provide windbreaks but it provides occupants with a high degree of privacy. The pod will not be able to be seen from any aspect. The small field in which the pod is to be located will be merely tidied up, grassed and maintained to a level that you would expect from high quality holiday accommodation.,

Flood Risk Assessment

According to the Environment Agency the risk of this proposed site flooding in the long term is very low – however if climate change does accelerate the installation is on wheels and can be moved without any damage or loss.



The screenshot shows a web browser window with the URL <https://check-long-term-flood-risk.service.gov.uk/risk>. The main heading is "Flood risk summary for the area around:" followed by the location "DAWN VIEW, BRYHER, ISLES OF SCILLY, TR23 OPR".

Under the heading "Rivers and the sea", the risk is listed as "Very low risk". A link "What this information means" is provided. Below this, a paragraph states: "The Environment Agency is responsible for managing the flood risk from rivers and the sea." A link "View a map of the risk of flooding from rivers and the sea" is also present.

Under the heading "Surface water", the risk is listed as "Very low risk". A link "What this information means" is provided.

The Windows taskbar at the bottom shows the time as 12:37 on 07/01/2022.

Heritage/Conservation.

This installation will have no impact on material development and will not be visible from any public viewing area as such it will have no additional impact on sites of historical interest or that of particular environmental interest.