

Lisa Walton

To: Lisa Jackson
Subject: RE: P/22/023/ROV Tregarthens

From: Lisa Jackson <lisa@jacksonplanning.com>
Sent: 21 March 2022 10:14
To: Lisa Walton <Lisa.Walton@scilly.gov.uk>
Cc: Nigel Wolstenholme
Subject: Re: P/22/023/ROV Tregarthens

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Dear Lisa

Thanks for your email and forwarding the query from a third party

You are correct that the lodges are very slightly higher than the existing approval. However, the change to the elevations has largely been extended by lowering the ground level and finished floor level. As the design and access statement explains the additional internal space was required to accommodate building control requirements for the stairs and higher levels of thermal insulation.

I attach two additional drawings that the Architects have prepared which may assist. They have re-checked the measurements. This shows unit 5 as 3800mm tall to the ridge, however, as the base of the unit is now at +8250mm the overall ridge height is now proposed at +12,070mm AOD. The approved Grainge drawing was 2910mm + 9000mm AOD giving proposed ridge height of +11,910mm AOD. The revised Unit 5 is + 160mm (12,070 -11,910).

The design and access statement was incorrect at 2.1 and 2.2 as the additional height on unit 5 is only +160mm, and not +370mm as stated (so 210mm lower than set out in the statement). The references to units 1-4 are also incorrect the units are +200mm taller than the planning approval.

I apologise that the statement was wrong, but it was the information that had been provided by the architects. I believe the error has occurred as the result of the transfer of data from the previous architects.

However, I do not believe a +160mm and +200mm additional height would be a perceptible from view points and would not cause a material impact given the scale of the Garrison Wall. These are very minor changes indeed. In terms of the planning balance, this would still be considered less than substantial harm and would need to be weighed against the benefits in the same way as the previous proposal.

With regard to the retaining wall this is shown on Indigo drawing 993-MP-01 as part of the discharge of condition 12 of P/20/090/FUL which shows the relative heights of the path at +8.25m and the top of the retaining wall at +9.60m. This was not specified under the planning approval (Grainge drawing PL03 Rev E). The path has been reduced in level, but this has been to secure a sensible level access to the units. The result of the lower path level has means there is a bigger drop to the path but the height of the retaining wall has not increased.

I hope this helps explain the situation, and I apologise again that the design and access statement contained the wrong information, but I hope the dimensioned drawings will assist.

If I can help further with any more detail please let me know.

I thought it would be helpful for you to know that I have not received formal confirmation that this application was now validated.

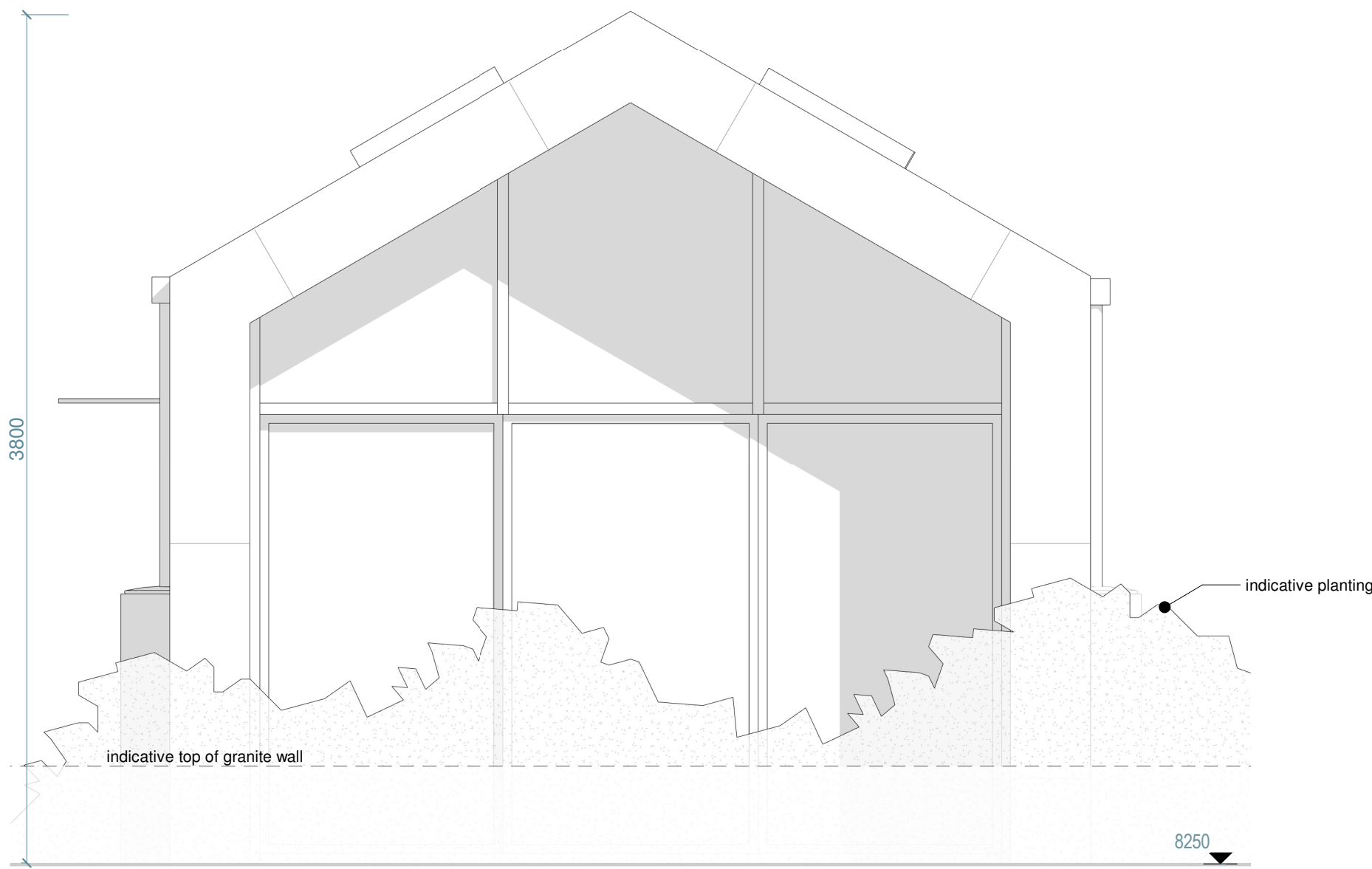
Kind regards,
Lisa

Lisa Jackson MA, BSc MRTPI
Jackson Planning Ltd
Fox Barn, Lower Chute,
Andover, Hants, SP11 9DU

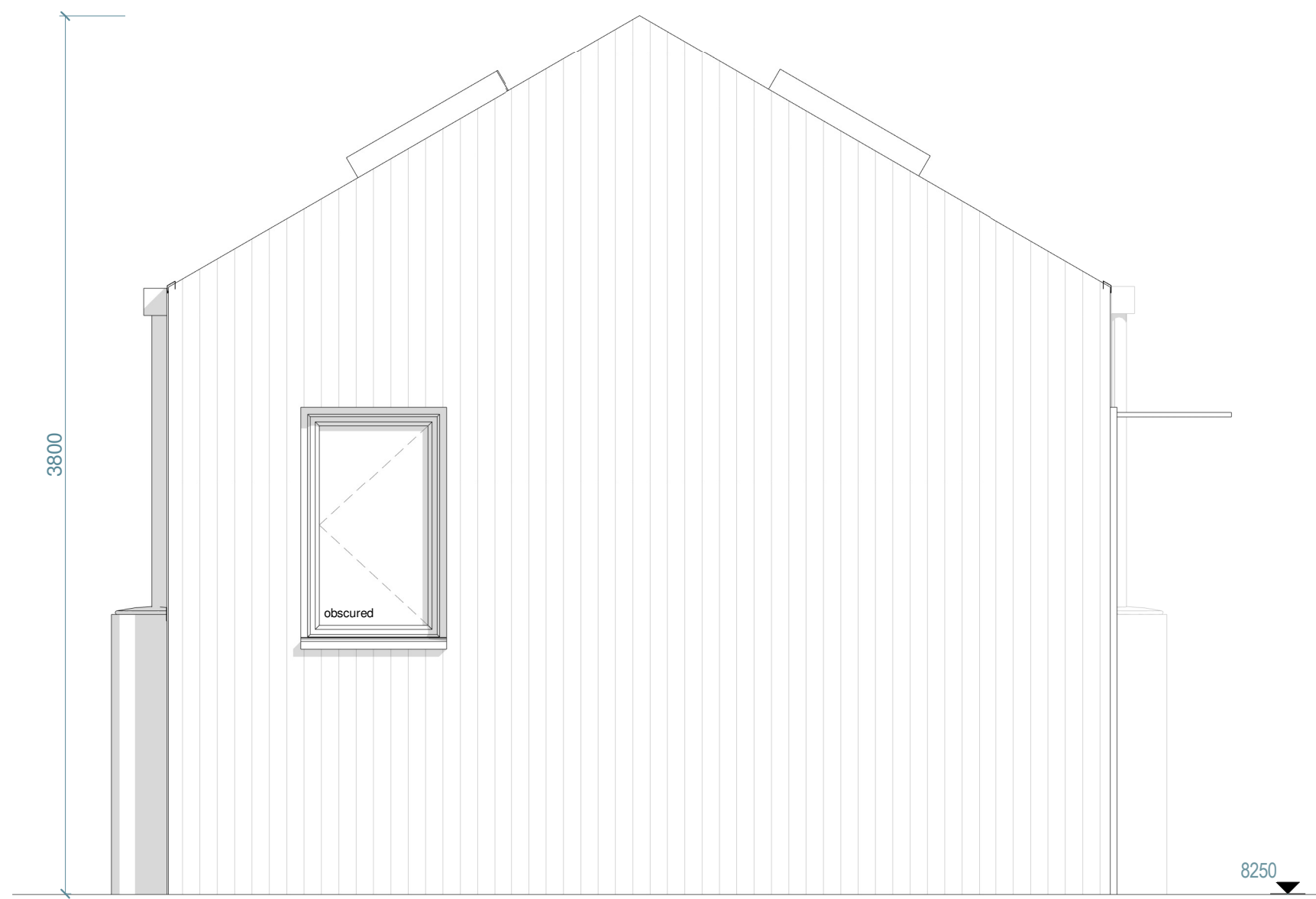
lisa@jacksonplanning.com

www.jacksonplanning.com

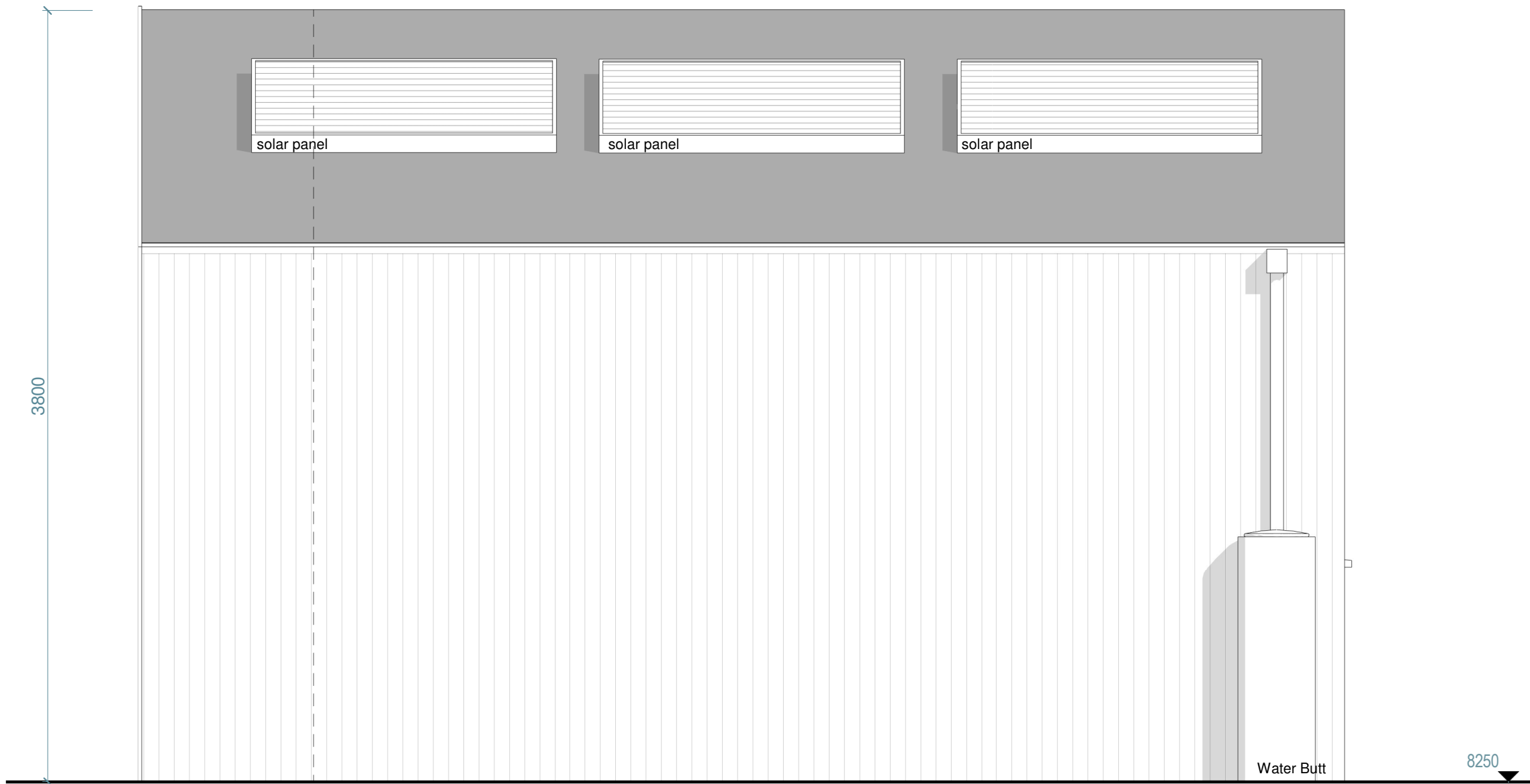
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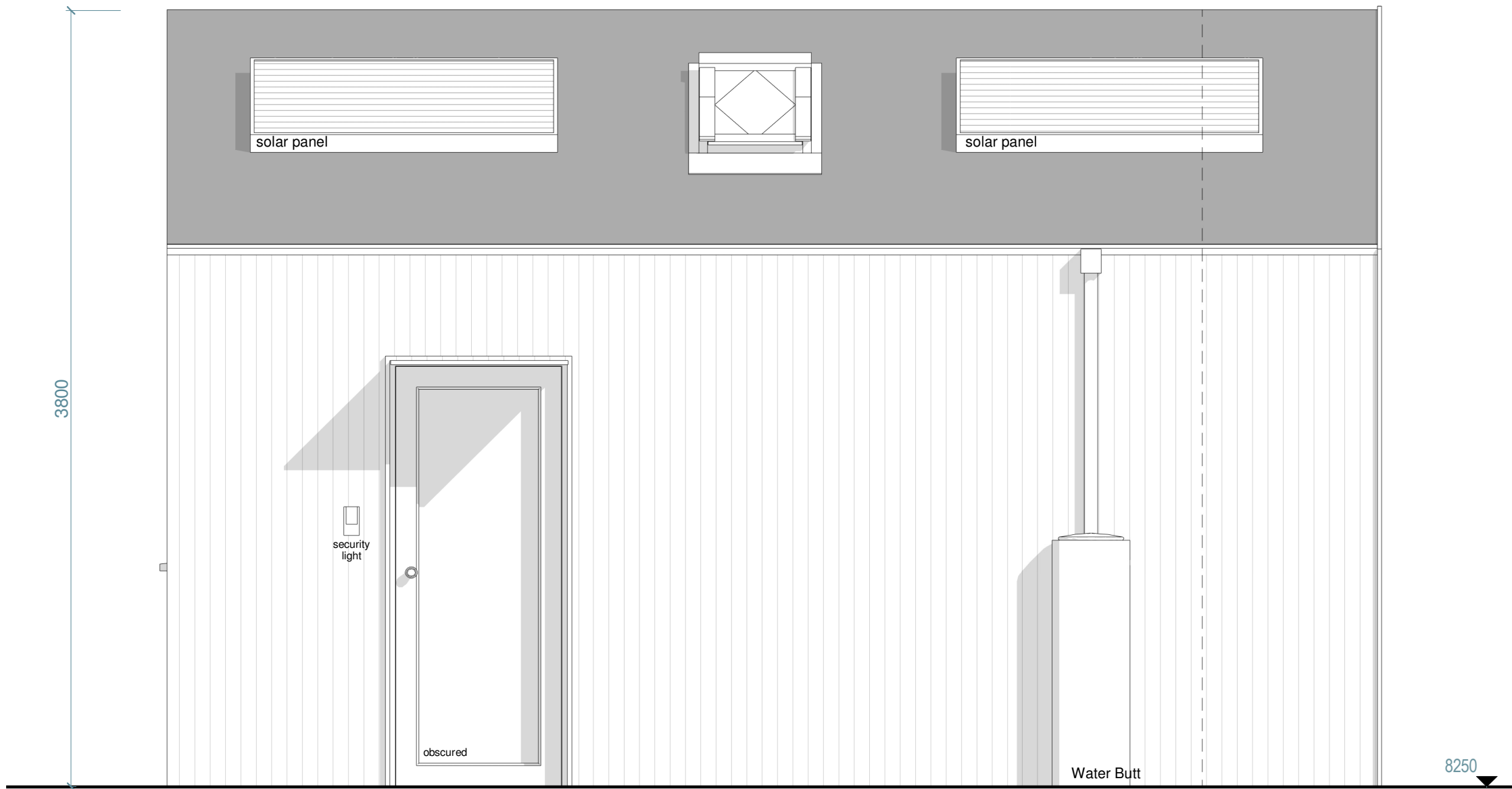
UNIT 5 NORTH ELEVATION
1:25



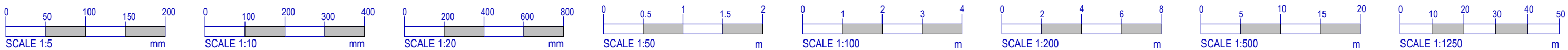
UNIT 5 SOUTH ELEVATION
1:25



UNIT 5 WEST ELEVATION
1:25



UNIT 5 EAST ELEVATION
1:25



NOTES:

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RECEIVED
By Lisa Walton at 12:49 pm, Mar 21, 2022

D	17-03-22	Dimensions Added	CA	*
C	25-02-22	General Updates Revision	CA	*
B	25-02-22	General Updates	CA	*
A	23-02-22	Planning Issue	TW	*
Rev	Date	Description	By	Chkd

Drawing Status
PLANNING

Client

Principal contractor

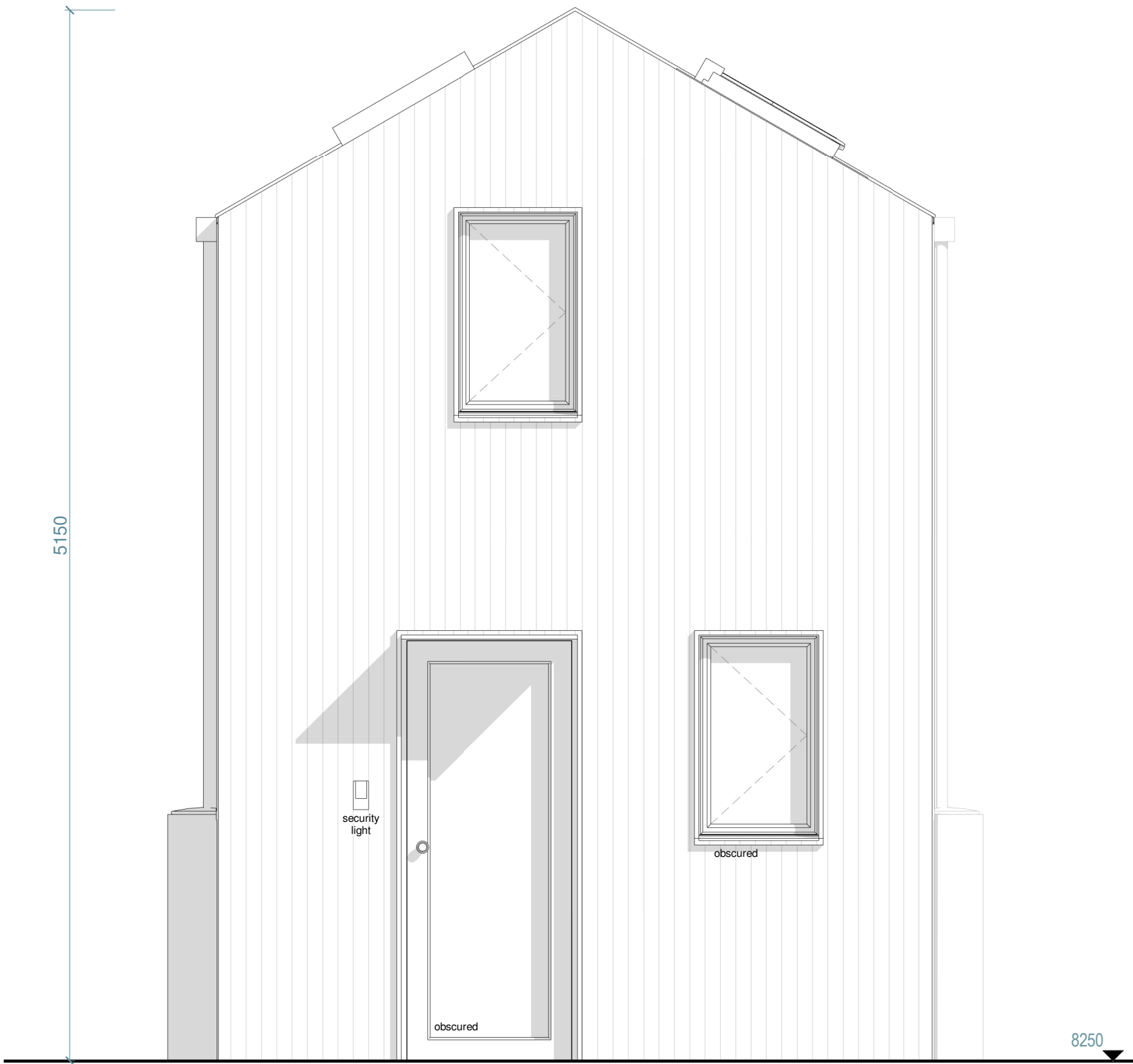
Design Consultant

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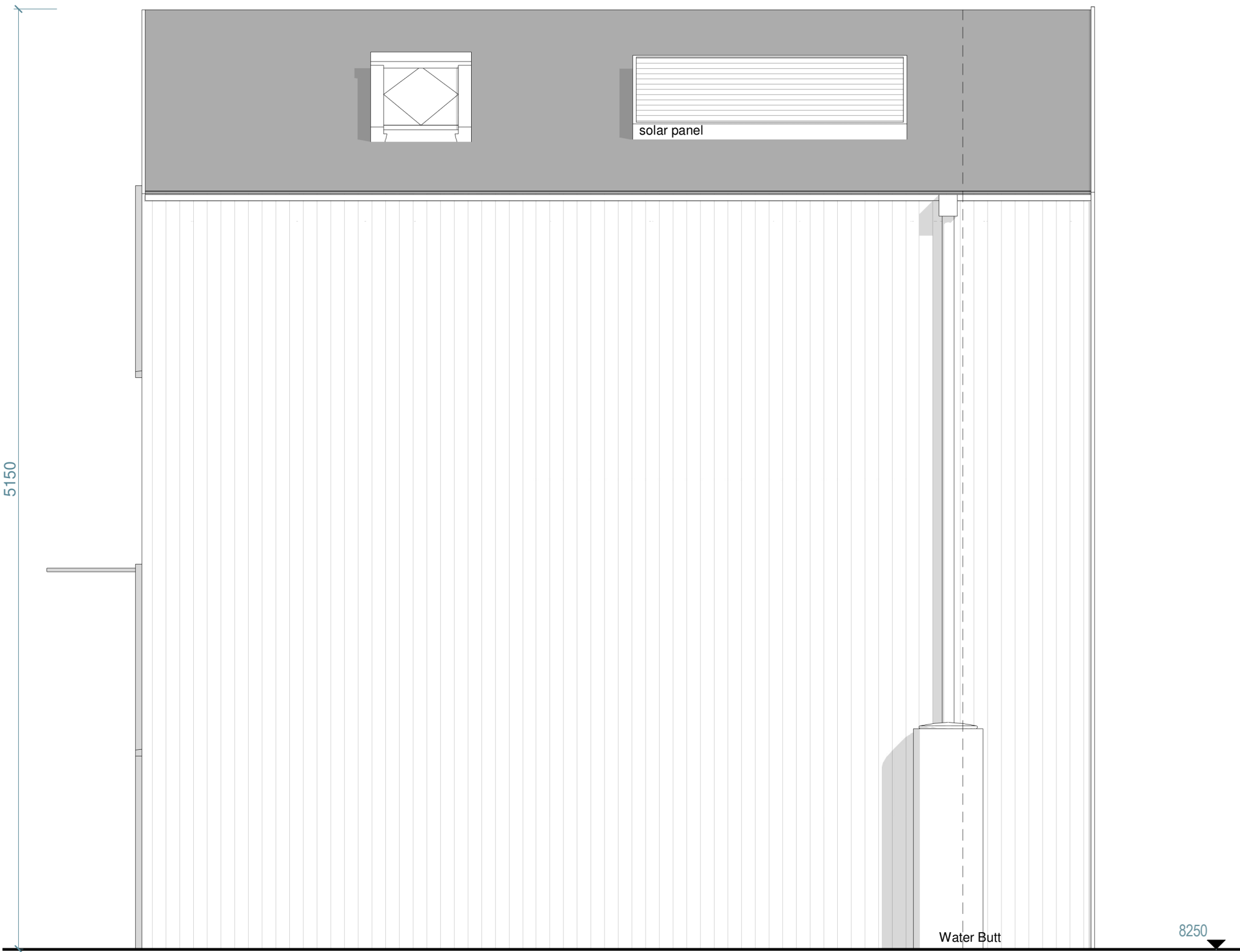
Project Title
**TREGARTHENS HOTEL
ISLES OF SCILLY**

Drawing Title
**PROPOSED ELEVATIONS FOR
UNIT 5**

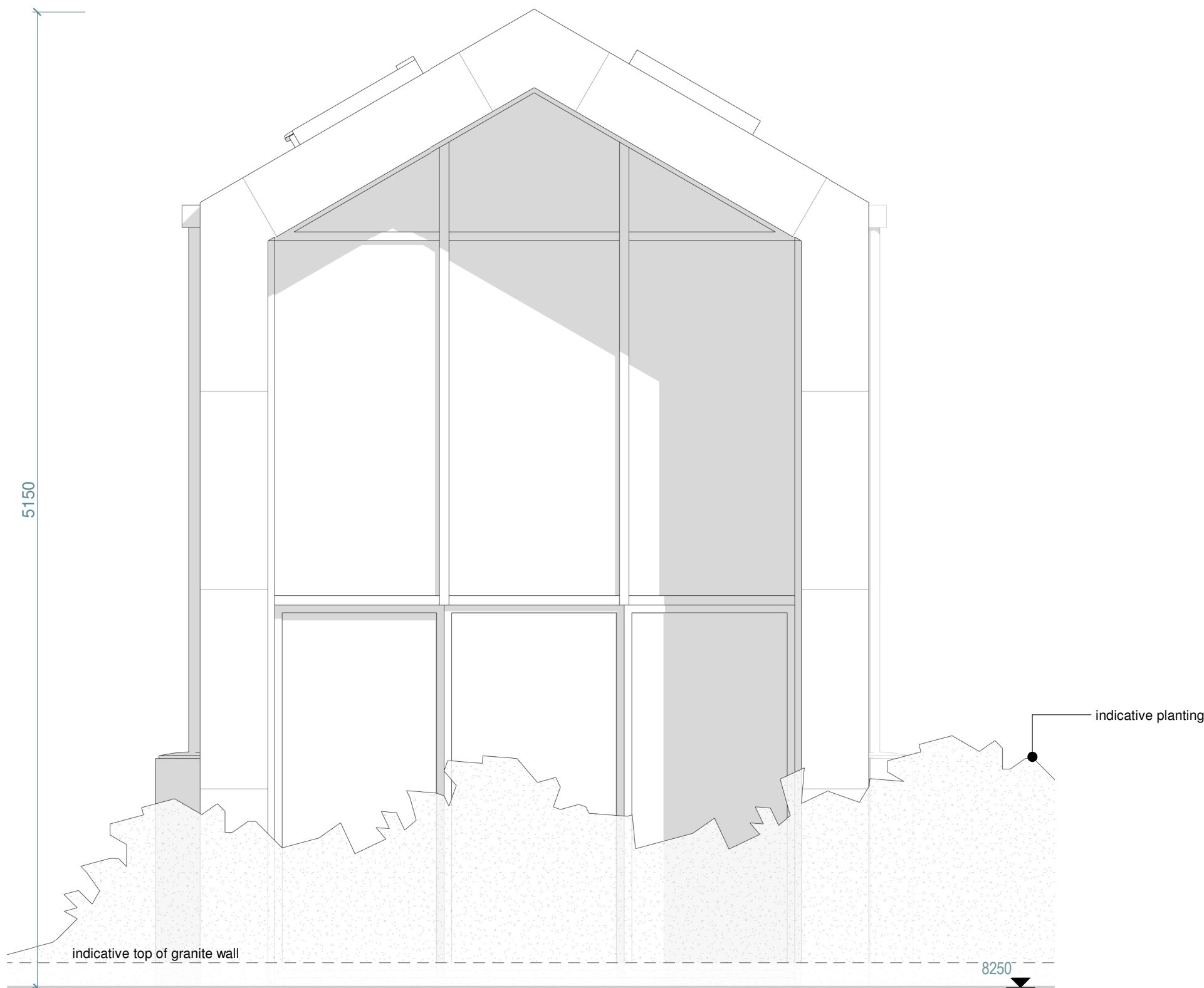
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Drawn CA	Date 02/16/22
Checked i	Date 02/16/22
Drawing No. 9895-(21)002	Revision: D



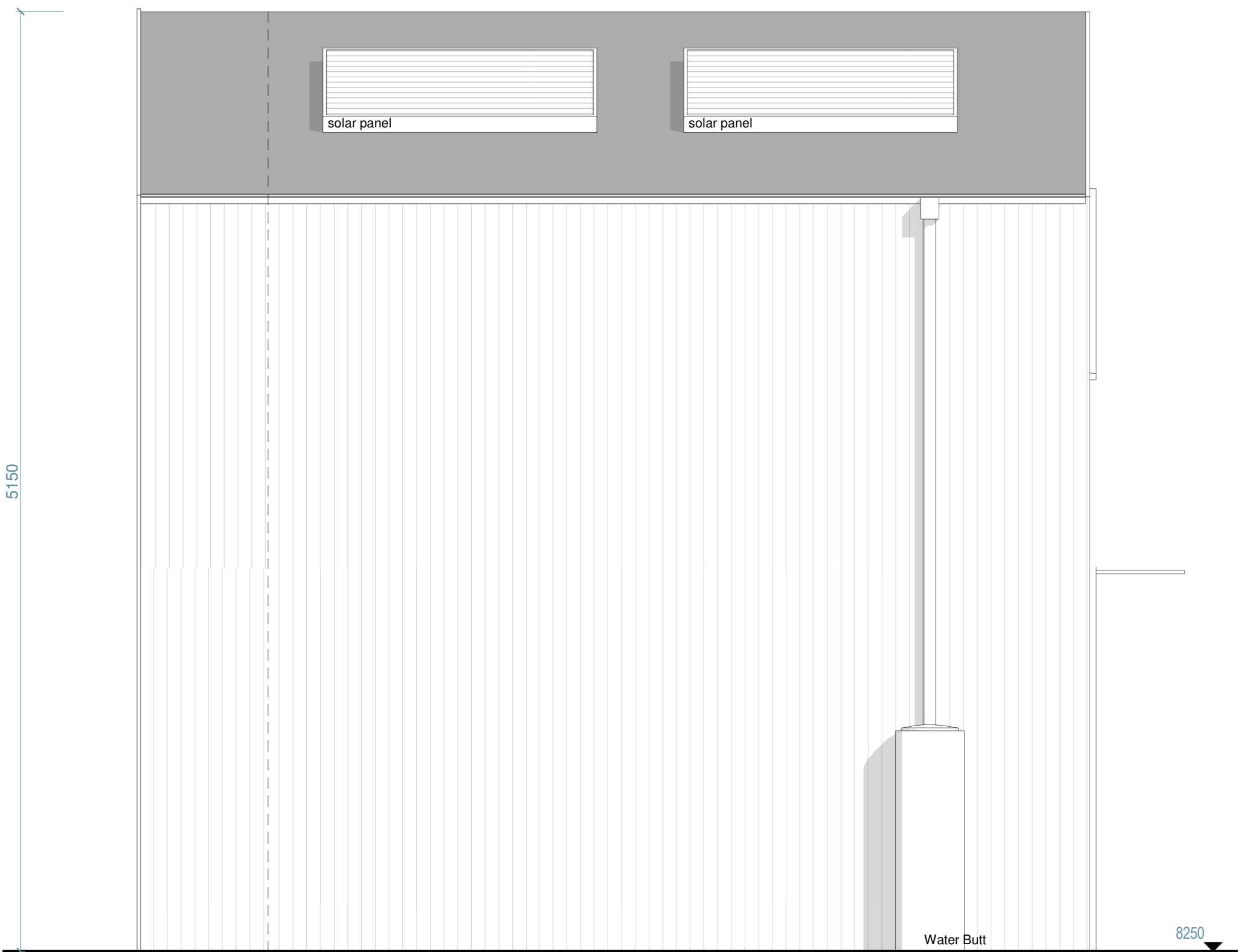
UNITS 1 - 4 SOUTH ELEVATION
1:25



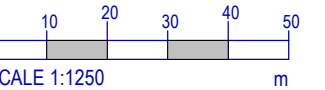
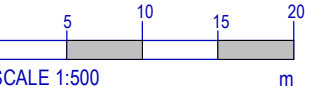
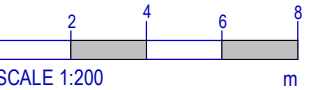
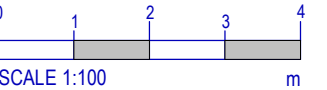
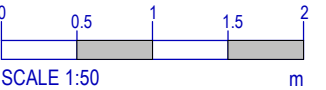
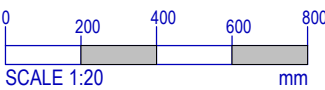
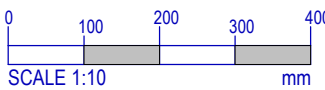
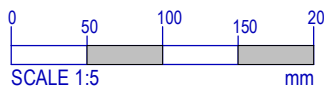
UNITS 1 - 4 EAST ELEVATION
1:25



UNITS 1 - 4 NORTH ELEVATION
1:25



UNITS 1 - 4 WEST ELEVATION
1:25



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Project Title
**TREGARTHENS HOTEL
ISLES OF SCILLY**

Drawing Title
**PROPOSED ELEVATIONS FOR
UNITS 1-4**

Scale (@ A1 SIZE)
1:25

Size:
A1

Drawn
CA

Date
02/16/22

Checked
r

Date
02/16/22

Drawing No.

9895-(21)001

Revision:

C