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LONGSTONE
Lodge & Cafe

SUPPORTING DOCUMENTATION: Seasonal Staff Accommodation

COUNCIL OF THE ISLES OF SCILLY PLANNING APPLICATION REFERENCE: L12-SD



November 2022 - Jenkins / Hiron

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DESIGN & ACCESS STATEMENT

Assessment

Longstone Lodge & Café has been established for 5 years (5 years for the Café and 4 years for the Lodge, 2 year for self catering apartments). With the business building year on year we have found it increasingly difficult to recruit full time seasonal staff members due to the severe lack of rentable accommodation on the islands. This often leaves us reliant on the local population for recruitment which, particularly during the shoulder months (outside of school and university holidays), struggling to cover business staff requirements and/or employing experienced personnel.

The business currently includes one staff apartment, suitable for a solo staff member, but by increasing this facility to include purpose built accommodation for 2 more full time staff members will enable better business support and reduce the strain on local accommodation provision.

Planning Policy

The Isles of Scilly Local Plan: Policy LC4 – Staff Accommodation states the following objectives that this application supports:

1) New staff accommodation for businesses and organisations will be permitted where:

a) an appraisal is submitted demonstrating that there is a functional and operational need for the proposed accommodation that cannot be met by existing suitable accommodation available in the area; and

b) the size and type of the proposed accommodation is appropriate to the functional and operational needs of the business or organisation; and

c) on St Mary's the proposed accommodation is within or adjoining an existing settlement unless it involves the re-use of an existing building in accordance with Policy SS3.

Physical

Longstone is situated on the popular main Island of St. Mary's. It sits on an overall flat site of approximately three acres the property and occupies a very quiet, pleasant countryside location on high ground in the very centre of St. Mary's island. Surrounded by flower fields, with south facing aspect and sea views overlooking Porth Hellick cove and backing on to a pine tree plantation.



Less than one mile from the town centre of Hugh Town the Island airport and harbour, the centre is conveniently situated for the visitor trade just off the Telegraph Hill road and close to the main nature trail.

There are no overlooking properties, although there is sight from the rear land owned by Porth Hellick House. The only public direct sight is from the road near pumping station, however this is obscured in places by trees.

The main property borders with Longstone farm land and residential properties, Longstone Bungalow and a further recently approved dwelling under construction. Our new accommodation building is proposed to be sited at the north end of the site (see white marked area on above photo/Page 3), this is a relatively screened area of the property and a good distance from both the main hostel building and the surrounding residential properties.

During the winter of 2016/17 the site was landscaped and extensively developed to include a Summerhouse, Childrens outdoor play area, parking and produce growing area (see above photo dated September 2017).

The Café and Lodge reception and kitchen areas were renovated from the existing buildings and the accommodation was newly built, with the entirety open to the public on 1st May 2018 (NB. Café open May 2017).

In 2016 there was a new bio-static septic tank fitted to deal with the sewerage and majority of grey water, capable of dealing with a much larger number of people than currently accommodated. Since then we have also installed a rainwater harvesting system (fully completed winter 2021/22), collecting a total of 40,000 litres, which service the Café WCs and grounds watering where available throughout the year, particularly in the drier months.

We also have a 7,500 litre fresh water storage tank, which feeds from the water main overnight, installed to ensure that there is no addition strain on the water provision in the area.

This additional accommodation will utilise mains water via our storage tank and also include WCs serviced from the harvested rainwater. Waste water will be treated via a purposely installed bio-static septic tank, dealing with both sewerage and any additional grey water.

Social

Adding a separate building containing 2 bedroom accommodation to the property will not affect neighbours adversely, and sound reducing insulation will be included in the build to reduce noise. Staff members will also be made aware of the residential and business aspect as well as the surrounding natural environment to ensure a peaceful outcome for all.

Prior to this application the residents of Longstone Bungalow and the neighbouring Farm, and also future neighbours, (building currently under construction), have been verbally consulted to ensure their knowledge of our intentions. During building work we will make every effort to ensure the least inconvenience possible to all residents in the surrounding area.

Economic

The Isles of Scilly is an extremely popular holiday destination during the summer season and as our business becomes further established the throughput of both accommodation guests and café visitors continues to increase. This increase in footfall, much to our delight, is more than we originally estimated, and therefore our staffing needs are more significant. Staff accommodation on St. Mary's is becoming more and more difficult to secure, and as our staffing levels have increased we have found it impossible to find enough suitable space to rent. Experienced and reliable staff members are critical to the success and future of our business and therefore retaining valued employees is vital. This last season we were unable to hire an experienced staff member, who had also worked on the islands previously, due to the lack of this type of accommodation, resulting in the business being understaffed for a few months. This is unsustainable for our business and results in a lower quality of service for our tourism industry. In creating our own suitable and quality seasonal accommodation provision these circumstances will be mitigated, whilst also providing the option to also increase our staff cover into the future where required. We are also more able to support of the local economy and reduce the strain on the current community 'housing crisis'.

Involvement

Who we have consulted with:

- Duchy of Cornwall
The Duchy of Cornwall have been an important influence on our aims and aspirations for this project. As the landowners they have a strong steer on our proposals and we have taken advice from them to ensure that they are content with our plans for this site.
- CIOS Planning Department
It was important to us to consult with the Council of the Isles of Scilly Planning Department at early stages of our ideas, and advice received throughout the process has been instrumental in our decision making process.

Design

We are aiming to provide a purpose built chalet style building, located away from the main hostel. This building will follow the agricultural style design of the current café and hostel. It will be of wooden construction with external timber cladding and a profiled metal roof. The construction will be as energy efficient as possible, including a high level of heat and sound insulation, rainwater harvesting, solar thermal collection and a low energy kitchen. The latter assisted by a single shared kitchen space and low energy appliances.

The external design will ensure that the new build will blend comfortably into the surrounding rural environment. However with regards to the internal construction of the inside of the building, quality and comfort will be the aim, providing a welcoming and contemporary atmosphere that follows that of the existing hostel accommodation.

The accommodation will feature 2 spacious ensuite staff rooms, containing both bedroom furniture and a relaxing lounge area. The shared kitchen will enable a

social space for staff as well as a dining and cooking area. All areas will be LED lit. Washing machine use will be available in the hostel for these accommodated staff members.

External lighting will be LED, downlit, and kept to a minimum.

Use

We will provide a clean and comfortable environment in which staff will stay, with a light and spacious feel. This accommodation will be available seasonally, and empty during business closure.

The accommodation will be seasonally utilised during the evenings, overnight and a weekly 'day-off', due to staff members being employed full-time in the business.

We will ensure that the new building will be carbon efficient, employing high grade insulation and low energy electrical outputs. We are also intending to install solar thermal energy to heat the buildings water, and additional rain water harvesting from the roof.

Amount

We are proposing to create a new building, $10.3\text{m} \times 4.9\text{m} = 50.47\text{m}^2$. This building will replace garden sheds that are currently on the site, which will be relocated and reused elsewhere on the property prior to building.

The new building will be constructed using a wooden agricultural building style which, due to the corrugated roofing material will allow for a reduced pitch roof, keeping the impact of the new building to a minimal, with the pitch lower than the surrounding tree canopy and the siting will make this construction barely visible from the public areas of the business.

The living space for each bedroom will be generous, $4.5\text{m} \times 3.4\text{m} = 15.3\text{m}^2$. This gives plenty of space for bedroom furniture (Bed, Wardrobe, chest of drawers etc) as well as a lounge area housing furniture such as a sofa, tv and table.

The shared kitchen ($3.9\text{m} \times 2.15\text{m} = 8.38\text{m}^2$) will be fully equipped and accessible from both bedrooms. Giving both a usable and social space for resident staff members.

In order to deal with increased sewerage a purposely installed system will be included, consisting of a sufficiently sized bio-static septic tank. Aforementioned rainwater harvesting will be employed as grey water for the toilets.

Layout

This is a very simple building and as such only contains 3 rooms (which encompass 2 ensuite shower/wc). The building is proposed to be located at the North end of the property, behind an existing gate and natural hedge. This is located approximately 100m from the café and hostel building, and 150m from the nearest residential housing (Longstone Bunglalow).

Currently there are garden sheds on this site which would be removed to make way for the more permanent structure.

The surrounding existing pine trees will act as a nature screen for the building and assist in noise reduction and privacy for the staff in residence.

Scale

Please see plans for accurate building scales.

Landscaping

There is no requirement for extensive landscaping in this project, although the building will have a small grassed area in front.

In order to commence building work some undergrowth removal (mainly brambles and bracken) will be undertaken.

Appearance

We are conscious that the design and layout of this scheme should embed itself into the landscape as quickly as possible. Many of the facets of the overall appearance are already in situ and by following the current design of the existing Café and Lodge this small structure should blend easily into the environment.

We are invested in the following statement “décor that compliments the natural land and seascape of the islands, using rustic wood and natural colour schemes that are attractive and characteristic”. Therefore our choices on construction, layout, materials and decoration continue to be guided by this notion.

We have and will continue to endeavour to select materials that can be easily maintained and hold their quality appearance well into the future. Furniture, fixtures and fittings need to be durable to ensure that they are both attractive and good value for money.

Access

There is already easy entry to the proposed site by way of a farm gate and open track, used to access the current sheds. This access will continue in place following the removal of the current sheds and new build of the staff accommodation.

The site will be accessible by foot and bicycle. We would not offer motor vehicle access to any resident staff members. Any visitors would be expected to use the business car parking facilities if required.

Emergency vehicle access is available through the Hostel and Café car park and up past the children's playarea.

SITE WASTE MANAGEMENT PLAN (SWMP)

Introduction

The purpose of this plan is to minimise the amount of waste produced due to activities resultant of this project as described in this document, for the benefit of the environment and to maximise cost savings. The Client and Principal Contractor as named in this document shall take all reasonable steps to ensure all waste from this site shall be dealt with in accordance with the waste duty of care in section 34 of the Environmental Protection (Duty of Care) Regulations 1991 (b) and materials will be handled efficiently and waste managed appropriately.

Description of the Project

Purpose built, 2 bedroom staff accommodation.

Project Address

Longstone Lodge & Cafe, Longstone, St. Mary's, Isles of Scilly TR21 0NW

Details of where this plan will be kept on site

This plan is kept electronically within Partners and Principal Contractors email accounts so that the latest version is available on-site at all times.

Relevant Dates

Date site waste management plan originally prepared: 5th December 2022

Project start date: February 2022

Project end date: April 2022

Estimated duration: 2 months

Principal Contractor

Colin Jenkins, Director, Longstone Lodge & Café, St. Mary's, Isles of Scilly TR21 0NW

Originator

Amy Jenkins, Director, Longstone Lodge & Café

Person responsible for ensuring compliance

Colin Jenkins, Director, Longstone Lodge & Café

Third party waste handling

Record of any third parties who will be handling waste, and how this will be recorded. Third parties will be required to confirm waste handling to us for inclusion in this plan after the waste has been removed. The estimates on this plan include any waste expected to be generated by third parties.

Waste Minimisation

This section of the plan is used to record measures that have been identified to be implemented to minimise the quantity of waste produced during this project. The

following measures have been identified to minimise the quantity of waste produced during this project:

- All arising to be segregated on site
- Re-usable materials will be identified on site and re-employed in situ or removed for storage and re-sale
- Recyclable materials will be removed from site for processing in licensed facilities
- Recoverable materials will be removed from site for processing in licensed facilities

Waste Estimates

This section of the plan is used to record estimates of the waste that will be collected and its intended use.

Waste	Quantity	Reuse	Recycle	Recovery	Disposal
Wood	0.1	0.05	0.03	0.02	0
Mixed metals	0.01	0	0.01	0	0
Packaging	0.05	0	0	0	0.05

Waste Records

This section of the plan is used to record actual waste that is collected and its intended use. This section is completed as the project progresses.

Waste	Date	Ticket No.	Weight	Carrier	Site	Action	Use
Wood							
Mixed metals							
Packaging							

Project Overview

Action	Estimated Tonnes	Estimated %	Actual Tonnes	Actual %	Variation	Variation %
Reuse	0.05	31%	TBC			
Recycle	0.04	25%				
Recovery	0.02	13%				
Disposal	0.05	31%				
Total	0.16	100%				

Deviation Explanation

Original estimates were not based on a full survey.

Cost Savings Estimate

Re-use saved £300 in landfill charges and £250 in materials that would have otherwise had to be purchased.

SUSTAINABLE DESIGN MEASURES

Minimising the use of energy

Insulation

As this is a new build we can employ over and above the recommended heat and sound insulation required for a residential building. This accommodation will include the use of both 'cellotex' and 'tri-iso' insulation to insure that heat movement is kept to a minimum. Tanks and Pipes will also be insulated.

All windows and glazed external doors will be double glazed which will assist in the reduction of heat loss to the building.

Draught proofing

During the build process, draft proofing will be employed at all relevant joints and gaps to ensure minimal heat loss.

Energy Efficient Appliances/ Building Infrastructure

Where appropriate any equipment purchase to be operated within the premises will be a minimum of A rated, particularly white goods,, with consideration given to water consumption also (where relevant).

Lighting will consist of a majority of LED lights or low-energy, and any electric heating included will be of less than 1000W per appliance.

Minimising the emission of pollutants

Air Quality

On the islands air quality is excellent, this project will not be producing any irregular pollutants that should affect this either locally or island wise.

Noise

Ensuring a contented community around the site is important to both the harmony of the patrons visiting and also the area residents. Any resident staff members be encouraged to respect their neighbours.

Light

Any external illumination will be kept to a minimum.

Ensuring that there are no adverse effects on water quality

This project will not cause any adverse impacts on water quality – both during the construction stage and the life of the development.

Reducing potential water consumption

Water consumption is an important consideration to this project due to the restricted supply from the mains supply. A 7500 litre potable tank is located onsite to ensure there is no excess strain on this supply and all users of the facilities will be informed and reminded to consider their water consumption.

Low flow taps will be installed in all bathrooms as well as Eco shower heads, both of which will assist in reducing overall water consumption.

Rainwater harvesting

Rainwater harvesting is already employed on site and will be used for toilet flushing in this new building. Rainwater will be stored in the existing appropriate storage tanks on site.

Minimising the energy requirements of construction

Recycling of materials

During the development of the site materials such as wood, topsoil, ram and granite will be redeployed for use on the property. This will reduce both build and waste costs whilst ensuring a more energy efficient project. Proposed waste measure can be seen in the Site Waste Management Plan.

Using materials efficiently

It is common sense that minimising the volume of materials used in this development project will avoid unnecessary waste. This includes sensible storage of materials on-site to ensure they are maintained in a way that minimises losses to damage caused by rain and damp.

The use of on-site renewable or low-carbon energy sources

Solar Panels

Solar thermal panels will be installed on the south facing roof to generate hot water. These panels feed hot water directly to a hot water tank, enabling efficient energy storage during prime solar generation hours.

Waste management

Site Development

Any waste produced by the development of the site has been addresses in the Site Waste Management Plan.

Operational Recycling Measures

On site we have a purpose built recycling area at the rear of the café building. Here there is the capacity to ensure that the business can recycle as much as possible. Composting will be employed, as well as spilt 'household' waste in the form of glass, paper and green waste unsuitable for the composter. Any other measures offered for removal by the Local Authority will be welcomed and willingly employed into our systems.

Sewage

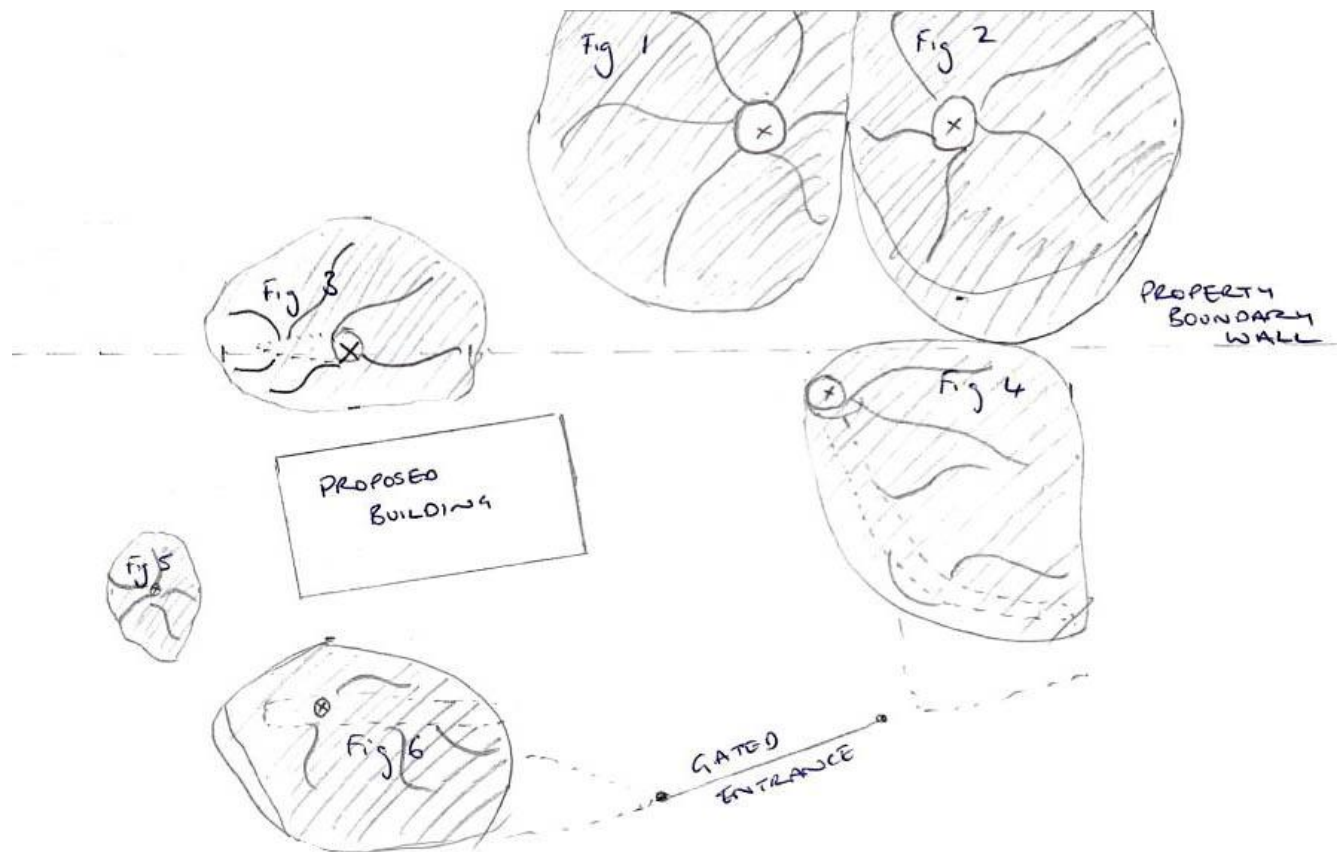
A separate bio-digester and soakaway will be installed to treat any sewage produced from this new building.

TREE SURVEY

The trees, all pine species, surrounding the proposed build have been in situ for many years and are considered healthy and the majority are mature. Growth would be expected to be fairly limited/slow due to the age and type of trees. These trees should benefit more than hinder any build due to their screening and noise reducing nature rather than have any effect on the building in terms of root growth and/or branch overhang. These are evergreen trees that once established are stable during high winds and again would provide protection rather than any obstacle.



However any reduction in health of any of the surrounding trees over time would need to be monitored to ensure there is no concerns regarding structural damage to the building and/or any degradation of trees in good condition growing adjacently.



KEY:

Fig	Species	Age	Height*	Width*	Depth*	Trunk Diameter*	Notes
1	Pine	Mature	14m	9m	9m	750mm	
2	Pine	Mature	14m	9m	13m	750mm	
3	Pine	Mature	4m	8m	7m	160mm	Fallen pines, likely due to gales during immaturity.
4	Pine	Mature	6m	8m	4.5m	500mm	
5	Pine	Adolescent	6m	2m	3m	90mm	
6	Pine	Mature	7m	7m	8m	450mm	Fallen, as 3&4

*approximate



Pine Trees Fig. 1 & 2



Pine Tree Fig. 3



Pine Tree Fig. 4



Pine Trees Fig. 5 & 6

PROPOSED INTERNAL FLOOR SPACE

The internal floor space contains the following measurements

Total building footprint:	10.3m x 4.9m	= 50.47m ²
Kitchen:	3.9m x 2.15m	= 8.38m ²
Bedrooms (1 & 2):	4.5m x 3.4m	= 15.3m ² (each)
Shower/WC (1 & 2):	2.15m x 1.85m	= 3.97m ² (each)
Total internal floor space:		= 46.92m ²

ENVIRONMENTAL IMPACT STATEMENT

This project should have minimal effects on the environment due to the size and nature of the building.

To ensure the least impact we are committed to completing a low energy building that supports our business activities and utilises and supports all the onsite services and facilities we already have in place.

We will employ sustainable design measures (see previous section) including rainwater harvesting for operating the bathroom WCs, solar thermal panels for water heating, a high level of sound and heat insulation within the build, and low energy lighting. By installing a shared kitchen, energy usage is further reduced, as is the required size of the finished structure.

By locating the building to the North end of the property any low level sound and light pollution will be screened by existing trees and will create privacy for resident staff from customers and lodge residents.

Waste building materials and residential by products will be recycled where possible using our in place systems and also via local waste services.

To ensure we support the natural environment, we will continue to maintain our onsite bat boxes, award winning bug house, land maintenance planting schemes and preservation of the surrounding pine belt trees (see Tree Survey).

As an example of the land management already achieved onsite: we have planted over 200 native sapling trees and an apple orchard, as well as a wild flower meadow, and many other flora that thrive locally with advice and plants provided from Tresco Gardens and other local gardening enthusiasts.

INFRASTRUCTURE IMPACT ASSESSMENT

Water

This build will benefit from the current rainwater harvesting system we have in place, along with the extra water collection from the roof of this facility. Harvested water will operate the buildings WCs. The 2 bedroom build will feature water saving systems in

the taps and staff will use the current onsite laundry facilities for washing clothes. Due to the existing fresh water break tank, any additional water usage will not put any pressure on the surrounding residential properties and farm.

Electricity

Solar thermal panels installed on the roof will assist in heating the water for this building. Heating will be minimal as the bedrooms will be occupied during warmer seasons, not during the coldest winter months.

Led lighting will be installed throughout the building and a shared kitchen will also reduce the overall energy used.

Sewage

A separate bio-static septic tank will be installed onsite to process sewage, with resulting water run into a purpose built soak away.

Community

Providing increased staff accommodation will help reduce the strain on community housing.

Industry

By creating purpose built staff accommodation we can ensure that Longstone Lodge and Café continues to provide a high quality service to guests, customers and locals alike, whilst also building in future proofing for our business.

NOISE ASSESSMENT

We will employ 'gyproc' sound proofing plaster board into the construction, as well as double glazing on all windows and doors (where relevant).

Sound pollution should be very minimal, especially due to the location of this building, surrounded by a natural tree canopy and also away from the main accommodation of the business and any residential properties.

EXTERNAL ILLUMINATION ASSESSMENT

A single external PIR downlight will be installed on the South West corner of the building to assist with safe access in low light. Other light pollution would be via the windows only. As a small build window light transfer would be low, and also screened by the surrounding vegetation.