

Extension to The Turk's Head Pub, St Agnes, Isles of Scilly

Planning Application Design & Heritage Impact Statement

HUGO

DAVIES

ARCHITECT

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1. Overview

This document is part of a planning application for the proposed side extension to The Turk's Head Pub, St Agnes, replacing the existing conservatory.

The purpose of the document is to explain the scheme. It is to be read in conjunction with the submitted drawings and documents by other consultants.

2. The site

2.1 Site Location

The site is located on the north east side of St Agnes, along Old Lane. It is close to the harbour and its ferry port, leading to St Mary's. Adjacent to the pub in the immediate vicinity, are some ancillary buildings and one dwelling. In the summer months, the harbour is busy with tourists and the pub is a popular destination, as well as an important facility for the local community.

2.2 Designated area

The whole islands are recognised as a Conservation Area, Area of Outstanding Natural Beauty and a Heritage Coast.



Image 1. Site location. Existing conservatory on south side of the building. Source: Google.



Image 2. Existing east / front view.

2.3 Local heritage

2.3.1 Scheduled Monuments

To the north and south of the site area two areas designated as Scheduled Monuments, labelled on the image right as SM 1 and SM 2. To the east, across Porth Congor bay is another, labelled SM 3.

SM 1:

Prehistoric settlement and field system at Porth Killier, St Agnes.

List entry number: 1014998.

This site contains archaeological remains of 4000 years of human activity.

SM 2:

Prehistoric to Romano-British field system and settlement at Higher Town, St Agnes.

List entry number: 1015003.

This area contains evidence that illustrates well the nature of settlement in this period.

SM3:

Prehistoric cairns, entrance graves, field system and settlements and post-medieval kelp pits on Kittern Hill, Gugh.

List entry number: 1014792.

This area contains remains of funerary and settlements of this period.

2.3.2 Listed buildings

The pub is not listed. Nearby listed buildings are located south of the site, approximately 250m



Image 3. Map showing listed buildings / scheduled monuments. Source: www.historicengland.org.uk.

along Old Lane, amongst a group of buildings. These are out of view from the site and so are not affected by the proposals, but are shown on the map, listed as follows:

- LB1: Rosenhill, Grade II, list number 1141202.
- LB2: Rose Cottage, Grade II, list number 1328852.
- LB3: Myrtle Cottage, Cottage, Grade II, list number 1328836.
- LB4: Atlantic Cottage, Grade II, list number 1218318.
- LB5: Outbuilding at SV 8831 0819, Grade II, list number 1141201.

3. The existing building

3.1: Original use

The building's original use was the coast guard and customs boat shed, as shown in the image on the left. In 1972 it became a pub and the building's external appearance remains largely the same, with the the same openings and chimney. The original building had a small lean-to on its south west side, as a porch to the first floor entrance. This was replaced by the existing conservatory in the 1990s. This sits above the pub's kitchen at the lower level.

3.2: The building fabric

It is mainly a stone building painted white. Its first floor east gable is rendered and painted white. The roof finish is artificial slate. Windows are white PVCu. The conservatory is a combination of wood and PVCu but is in poor condition. The kitchen walls, at lower level and beneath the conservatory, are block work with imitation stone cladding, painted white.

3.3: The conservatory

The conservatory offers a light and warm space, as respite to the original building's dark interior. However, being fully glazed it quickly becomes too hot on sunny days and too cold on cold days, and as a result it is rarely used as a living space but instead used for storage or a drying room. Being fully glazed, the inevitable clutter of stored contents are easily seen from the outside, making it



Image 4. Existing east / front elevation.



Image 5. Historic image of the building.

Photos of the existing building.



Image 6. South elevation - pub kitchen at lower level and conservatory.



Image 7. Inside the conservatory, used as storage.



Image 8. Existing south view.



Image 9. Existing east view.

unattractive, added to its poor condition. The structure itself has no architectural value.

3.4: Community heritage value:

The pub has strong heritage value for the community; its evolution is well within living memory. Its change of use from a boat shed to a pub adds a special element to this community history. As with many pubs, the building is an important part of the community, hosting many events and memorable gatherings.

3.5: Architectural value:

The building is not listed. The conservatory is of low aesthetic and construction quality. It is unsympathetic to the original building de-values its overall appearance.

3.6 Landscape value

Within its setting, the white pub is one of the few buildings and its white gable islands out in the green landscape. It is in a prominent location within the bay, elevated above the slipway and at the harbour quay - the main arrival point for St Agnes, via the passenger ferry.



Image 10. Elevated view form the east. (Source: www.rightmove.co.uk)

4. Need

4.1 Staff accommodation, laundry and admin space

The pub currently is lacking the accommodation space needed for the number of staff required in the tourist season. It also needs improved office and laundry space. This is explained in the landlord's statement below.

"The Turks Head relies on seasonal workers to operate during the season which runs from the beginning of April to the end of Oct annually. The business operates 7 days a week from 10:30am to 11:30pm providing lunch and dinner services as well as an all day drinks service. To provide the required staffing levels for a 90+ hrs a week, we recruit up to 14 staff during the season. Currently, onsite accommodation is for 5 staff in two basic accommodation blocks of 2 and 3 rooms with minimal shared facilities. Additional staff of up to 8 are accommodated by camping in a field at Troytown Farm and utilise shared campsite facilities.

The change in expectations by staff requiring live-in positions have moved on, especially with the skill sets and experience required by the business. It is increasingly difficult to recruit staff and require them to camp on a long term basis.

The plan is to free-up existing accommodation in the form of an existing, compact studio flat at the rear of the main building which is at the same ground level and has access to and from the existing staff accommodation area. It is planned that this will provide more suitable accommodation for an experienced supervisor level person or couple within the business and mean 1-2 less staff need to camp. This would then provide 6 staff accommodation rooms onsite during the season which is a 40% increase, even with this, junior staff members accommodation would still need to be provided via camping.

The business office space is currently provided in a wooden shed. This office function, including essential IT equipment, will be relocated into the new main building extension overlooking the public outdoor seating area. This would be a much more appropriate space to maintain business continuity, IT systems and perform the additional admin and regulatory requirements of running a business.

In summary, the existing accommodation provision on site (excluding camping) allows for 5 rooms, when more is needed. The extension will make available a much needed 6th bedroom in the form of a studio flat."

The location of these rooms are annotated on the existing and proposed site plans.

4.2 Renewable water heating source

The hot water heating system is electric, but there is currently not a suitable renewable heating system installed. The proposed flat roof will provide space for a new Solar Thermal hot water heating system, aiming to provide hot water for the pub, from a renewable, clean energy source. This will reduce operational running costs and electricity demand which is at its maximum supply levels during peak times during the summer months.

5. Proposals

5.1 Proposed use:

The proposal is to replace the existing conservatory with an extension that provides office space and a bedroom, as well as business laundry facilities and roof space for a solar thermal array. This will enable the rear, existing studio flat to be re-used for staff accommodation. These improvements will make the running of the pub more viable and help give it the sustainable future that it needs. This is explained in the landlord's statement below.

The existing rear studio will be used as staff quarters providing space and facilities for a couple. It is separated from the owner's area by the original building's 2 foot thick granite wall (plus insulation) and will be segregated from the owner's flat during the open summer season of the business.

Full en-suite bathroom and tea/coffee/snack making facilities will be in the studio, however all staff meals are provided via the business from the commercial kitchen on the ground floor.

During the off winter season access to the studio will be available for use by the owners to more easily gain access to the rear of the property, this is similar to way the other 5 onsite staff bedrooms are available during the off season.

5.2 Scale

The scale of the extension is in proportion to the existing building; it is smaller and subordinate to it. It is set back from the original building's front elevation and its foot print is the same as the kitchen below.

The gross internal floor area of the extension is 33m².

The studio flat at the rear of the pub is 18.7m².

5.3 Design

The extension's form is simple, utilising the walls of the kitchen below to build off from. Its external materials are matching that of the pub building.

5.4 External materials

Its render finish is durable against the harsh weather and maritime climate and is a common finish on the islands, familiar to local trades people. The lobby roof is lower than the main roof and this is finished with a traditional rolled lead, flat roof with standing seams.

5.5 Windows

The proposed window frames will be timber.

The extension's front (east) elevation provides a feature round window, other examples of which can also be found around the islands, especially in Hugh Town (see images below). Also on the front elevation is the entrance lobby, with glazed sidelight to the door, allowing the sun's warmth to dry the coats and shoes.

The south elevation windows are of matching proportions to the original building's.



Image 13. Examples of round windows in Hugh town.

5.6 Construction and carbon reduction

The extension will be built upon the existing masonry walls of the kitchen below. The new walls will be block work with high levels of insulation, making for low energy demands. It is also a method familiar to local tradespeople, supporting local employment.

6. Landscape visual impact

The extension is set back from the main building's front elevation, as well as its roof being much lower, almost level with the eaves. These elements help to emphasise the original building and minimise the impact on the Designated Area. When viewed from the north east, from the harbour, it will be largely out of view (see submitted 3D Views). The removal of the glazed conservatory will also greatly reduce sunlight reflection into the landscape.

7. Ecology

The works involve disturbing the existing roof structure and therefore a preliminary ecology survey has been carried out to check for evidence of bats.



Image 13. Proposed view from the Slipway.

The report (submitted with the application) did not find any evidence and no further surveys were necessary. However, it does suggest installing a bat box to provide new habitat, on the west / rear elevation (shown on the drawings).

8. Drainage

8.1 Flood zone

The site is within Flood Zone 1 (refer to flood zone map submitted with the application), giving a low risk of flooding.

8.2 Surface water

The extension's roof area at 46m². This area is not adding new hard surfacing to the site, as it is replacing the existing kitchen and conservatory roof. The new roof's surface drainage will connect to the existing drainage system.

8.3 Water harvesting

The pub already has significant water harvesting facilities that were recently installed (Summer of 2021). These continue to reuse water on the site.

9. Planning policy

The project supports the following policies of the Isles of Scilly Local Plan:

1. Promoting a Sustainable Scilly:

- SS2: Quality design and place making.

The extension has been designed to be subservient to the original building in appearance.

- SS4: Protection of community facilities

The project's purpose is to sustain the pub's viable future, as an important community facility, by providing better facilities and accommodation for its staff and ancillary space for the running of the pub.

2. A strong Living Community

- LC4: Staff accommodation

The proposed staff accommodation will provide a more viable place of work for employees. This will support the pub's future and the local economy.

3. A Strong Working Community

- WC5: Visitor economy and tourism developments.

The project generally supports the aim of maintaining a resilient economy. The pub is an important part of the tourism industry and needs to be supported.

10. Conclusion

The extension and renewable energy source will provide much needed staff accommodation for the pub to run effectively but also enable it to have a viable and sustainable future. The extension, being set back and smaller than the existing building, with matching materials, will have minimal visual impact on the landscape or the existing building.