

DESIGN AND ACCESS STATEMENT

Project: SILVER STREET GALLERY

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1 Justification for Change of Use

We purchased Reculver in 2020 and it underwent significant renovation in 2021-2022 to establish the first property in our high-quality furnished holiday let business, and it has enjoyed substantial bookings since its launch. The property's size and specifications demand ongoing maintenance, quality inspections, and operation (cleaning, linen, guest check in, welcome goods etc.) during the season. To maintain the high standards of accommodation essential for the business's viability, an extended presence on the island during the season has been necessary. However, the lack of any suitable long-term lettings has proved a barrier to the financial sustainability of these stays and the overall feasibility of Reculver in the long term. This has put our plans for further investment into Scilly into abeyance until we can find a solution to this issue.

The acquisition of the Silver Street Gallery adds a commercial property to our business interests, whilst providing the opportunity to secure essential accommodation to maintain and our existing business and reinstate our plans to expand our businesses interests on Scilly. We intend to lease the shop/gallery and we envisage the proposed living space will also support the maintenance and operation of this business in addition to Reculver. The viable operation of the above 2 businesses together with our plan for potential further investment in Scilly will need to be on the basis that we can accommodate staff to operate our business interests. The accommodation will need to be occupied by seasonal staff, with some occupation at the beginning and the end of the season to perform further enhancements and maintenance as required.

To put this into specific numbers, the current costs for welcome, cleaning and linen for Reculver alone have amounted to £20,000 for this season. This makes the business not viable long term as this level of costs is unprofitable. With the addition of the commercial unit and the desire to add more to the property portfolio its necessary to be able to have staff accommodation to have our own staff to operate the businesses during the season.

The staff accommodation we propose is situated close to Reculver and above the shop in the current storage space above the Silver Street gallery, which aligns with Policy LC4 of the Local Plan. The accommodation consists of approximately 33.5m² of floor space, which, as demonstrated in our plans, is adequate for two people, featuring a shower room and a small kitchen area. This setup aligns with the requirements that staff accommodation should be commensurate with the operational needs of the business and appropriately sized. Furthermore, the location allows staff to reside close to their place of work without causing disruption to nearby residents, duties will predominantly be during daytime hours. We also note that the adjacent buildings are commercial shops and the furnished holiday let business 'Spanish Ledges' so there is limited residential in this area and the external staircase and door are existing and have been in use for many years.

2 Site

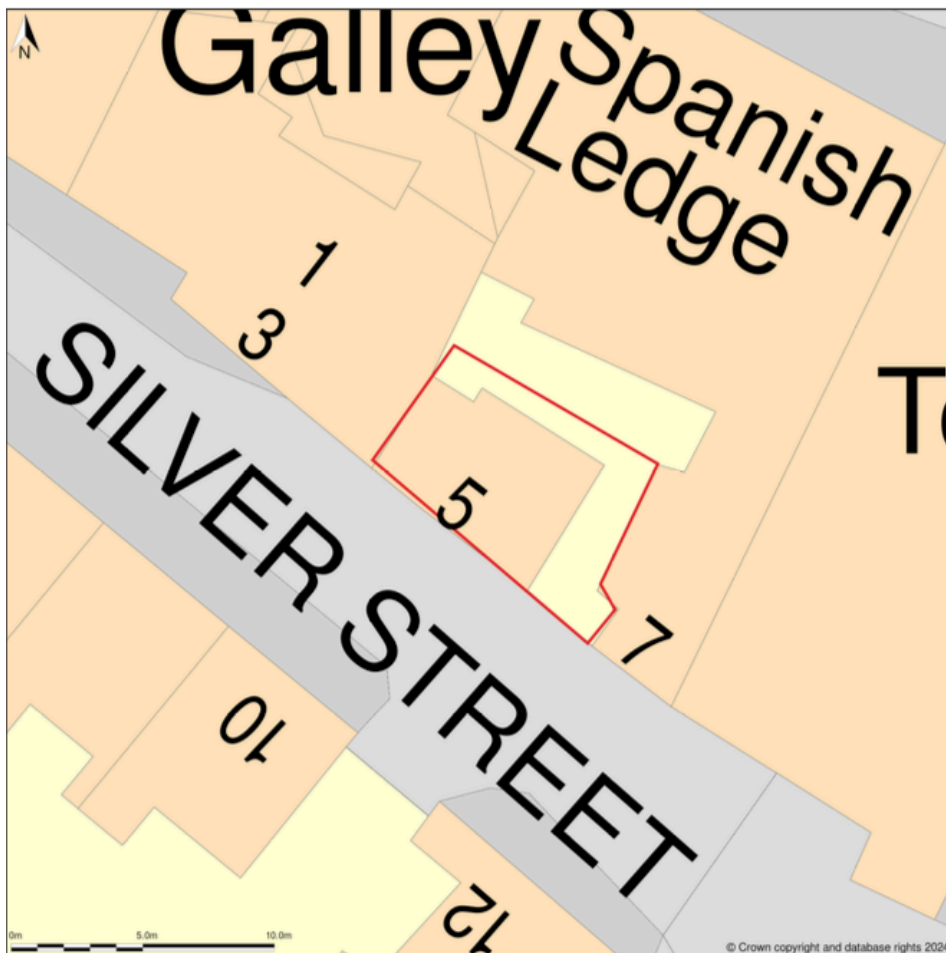
Is situated at 5 Silver Street, Isles of Scilly, TR21 0PZ.

2.1 Site Context

5 Silver Street is the end of a terrace row and shares a party wall with the business, Foredeck, on one side. There is a right of access to the upstairs through the access gate to Spanish Ledges and an existing staircase to access to the space.

2.2 Site Access

As with most of the Scilly Isles the predominant mode of transportation will be pedestrian. The property is shown below in the site plan, outlined in red. The red line encompasses the existing access to the property through the double gate and up the existing staircase.



Pictures of the current access gates adjacent to the shop and the staircase are shown below.

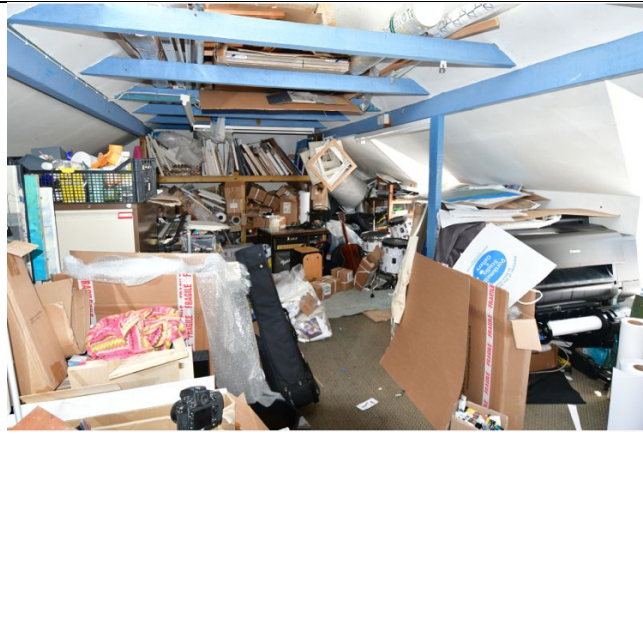




2.3 Site History

The property was previously used as a gallery/shop on the ground floor and as a storage facility with space for framing in the storage space above, since approximately 2010. It was also used for leisure with a drum kit and audio equipment present on inspection, this ceased in early October 2024 as the previous owner relocated. It was owned by an Island resident who also operated the Silver Street Gallery. The storage space has electricity, heating, WC and sink fitted, both with main sewage connection.

Images of the space during its period of storage use are shown below:-





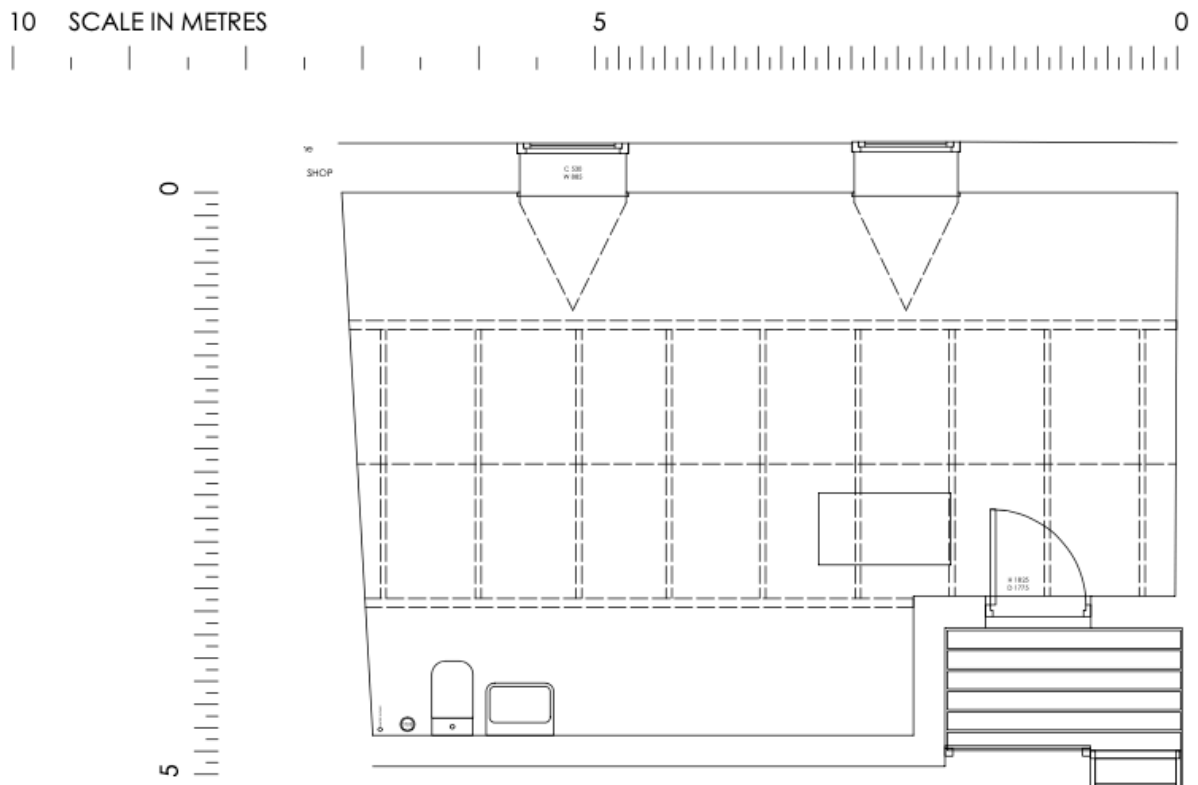


2.4 Suitability for Conversion

Connections

The site has existing connections for water, electricity and sewage. The current space already has heating, lighting and power points together with a WC and wash basin.

It is our intention to lease the shop space ideally maintaining it as a gallery if possible as it has been a popular location for visitors. The current floorplan of the upstairs storage space is shown below.



Images of the upstairs current storage space (since being cleared) can be seen below.

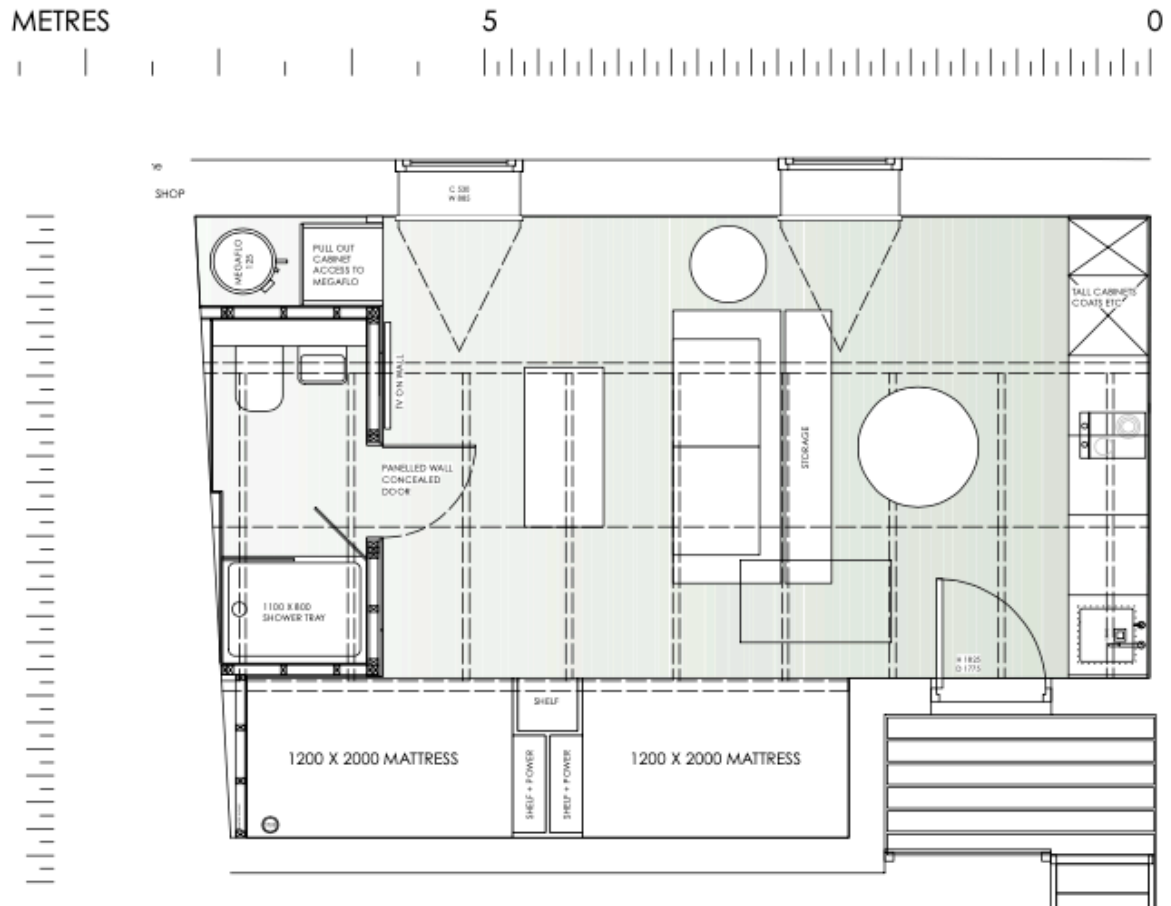




The floor area is approximately 33.5 m².

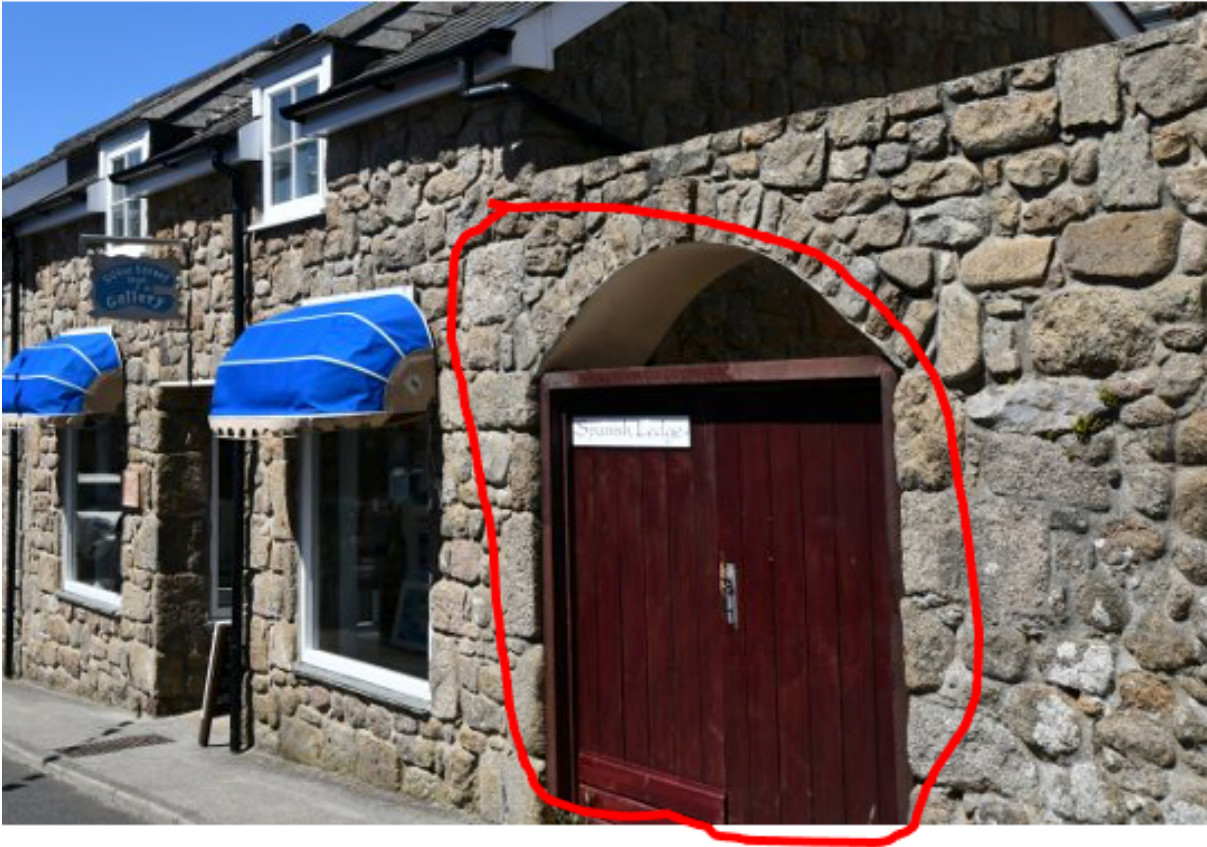
2.5 Layout Considerations

Due to the small scale of space a sympathetic design to incorporate 2 bed spaces was produced. The design seeks to add comfortable living space with a full sized shower room, kitchen area and bed spaces for 2 people. The access to the space will not change as this is existing and adequate and has been in use for many years. A schematic of the proposed design is shown below



2.6 Access

Access will be via the permitted access through the gate adjacent to the side of the ground floor, highlighted in red.



There is an existing staircase to the first floor shown in a previous image.

2.7 Materiality

No construction or external works are required and the facade of the building will be maintained in its original condition. The internal spaces will be studded out and dry lined.

2.8 Energy

Despite the creation of habitable space, the additional total energy consumption will be minimal. This is due to the seasonal nature which produces a low heating demand. In addition the Reculver business was fitted with solar panels in anticipation of a program such as this to ensure that energy consumption across the businesses is reduced. In 2023 this has produced 3.99MWh of power of which 1.72MWh has been exported back to the grid. It is our view that this 1.72MWh will more than offset any increased any usage. For completeness this is show below from the managed intgerface of the solar system at Reculver

Insert picture

3 Policy LC4

The key policy of relevance for this proposal is considered to be LC4 which relates to staff accommodation for business. Consideration of each element of this policy has driven the design and selection of this site for our proposals.

With regards to requirement 1(a) The need for staff dwelling has been identified and justified in the application. There are no suitable affordable properties for sale currently on St Marys. The lack of housing and staff accommodation is widely acknowledged and the Council declared a Housing Crisis in February 2022. The current need for staff accommodation has been fulfilled through booking furnished holiday let accommodation which is not viable.

With regards to requirement 1(b). The size and scale of the accommodation is considered comfortable for 2 related seasonal staff.

With regards to requirement 1(c). the proposed staff dwelling will be above the shop business and a short walk from Reculver, the initial furnished holiday let business. The accommodation already has all necessary services connected.

With regards to requirement 2(a) it is located very close to Reculver and above the shop and any additional businesses are envisaged to be within Hugh Town.

With regards to requirement 2(b) the staff will not be working unsociable hours

With regard to requirement 3 the businesses are existing so does not apply.