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By Liv Rickman at 2:17 pm, Feb 13, 2025

DESIGN STATEMENT

BRYHER BOATYARD TEMPORARY ACCOMMODATION APPLICATION

**ISLAND ARCHITECTS
11.02.25**

This application is to obtain planning permission to locate 2 No Snoozepods at Bryher Boatyard. The location of the Snoozepods is shown on Site Plan Drawing 2154/07.

The reason behind this application is to allow the owner of the business, Mr Ben Andrews, to be able to secure a sufficient workforce to make the business viable. This temporary accommodation will cease to be used after a new house has been constructed nearby on adjoining land. That project is currently in discussion with the Landlord, the Duchy of Cornwall. Once an agreement has been reached, a further application will be submitted for the new house. As Mr Andrew's family are occupying the only accommodation on site, it is important that permission will be granted for this application prior to the visitors season starting so that the necessary workforce can be employed.

The two Snoozepods, details of which are attached to this application, will be coming from Tresco. A very similar use for these were used by Tresco Estates during the construction of their own building projects over the recent past.

The Snoozepods are constructed using a steel frame with painted metal cladding. Formal foundations are not required, other than four concrete pads in each corner to support the internal structural columns. Therefore there is minimal disturbance to the site.

Suitable planting around the eastern elevation will be provided prior to the pods being installed. Therefore there will be minimal visual harm from the waterside elevation. The applicant expects that any planting be scheduled as a pre-commencement condition on the planning approval.

Drainage can be provided into the nearby (a maximum of 4 metres away) foul drainage pipe leading to the existing septic tank.