

TRESCO BUILDER'S & MACHINERY STORE

DESIGN, ACCESS AND PLANNING STATEMENT



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INTRODUCTION

This statement is to support a planning application to construct a steel framed barn on the isle of Tresco. The barn will be used to store building materials and machinery which are essential for the maintenance and construction of the Island's built environment, including tourist accommodation and homes for local residents. The proposed barn will provide a secure and dry place to store materials and equipment, providing a much needed improvement to the existing storage site. The proposals support the Tresco Estate's policy to improve infrastructure and provide the right services and facilities to enable businesses and operations to thrive on the island.

SITE LOCATION

The site for the proposed development is at the tip, within a parcel of elevated land located centrally on the Isle of Tresco. The site lies within the Isles of Scilly AONB and Conservation Area.



Site Location Map

ACCESS

The site is located adjacent to Racket Town Road, a small single-track lane running north-east between New Grimsby to the west, and Borough Road to the east.

Access into the site is gained by two unmade tracks leading into the site from the north and south-west. These access routes will remain unchanged with the proposals.



Site Location Map ¹



Northern access track ²



Racket Town Road ³



South-western access track ⁴

EXISTING SITE

The proposed site forms a part of the island's tip. It is positioned in a upland area in the centre of the island and screened on all sides by established bunding and scrub vegetation.

The to avoid contamination of noise dust and smells, the tip site is naturally set well away from other areas of development on the island. The ground here has been previously excavated and disturbed to form the site bunding and in the handling of waster an building materials.

The portion of the tip that forms the proposed site is currently used to store building materials and equipment in the open in an adhoc manner. However, there are currently no covered storage facilities at this site. All materials, plant and machinery are stored in the open and consequently are vulnerable to weathering and degradation; particularly rust in the marine environment.



Existing site plant stored outside ⁵



Existing site ⁶

5. Google Earth 2025

6. Ibid.

PROPOSALS

A steel framed, timber-clad shed of approximately 380 square meters is proposed. The shed would adopt an agricultural style in keeping with similar utilitarian buildings found elsewhere on the island (eg. Tresco Maintenance Store & Tresco Cycle Hire). The building will be located on the eastern side of the tip site, set back approximately 65 meters from Racket Town Road.

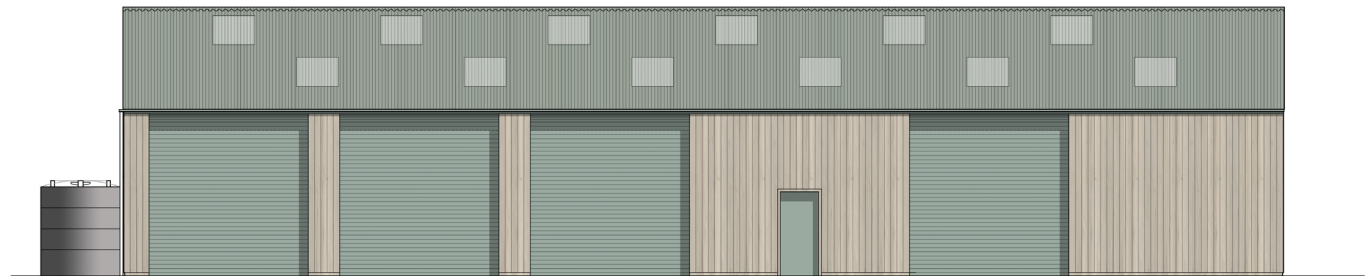
The shed takes the form of a modern agricultural building consisting of an open portal steel frame, dual pitched roof, rooflights and solar panels. It is shielded from sight in the iswer landscape context by the bunding and dense vegetation enclosing the tip site. Four roller shutter doors on the west elevation will provide access for plant and machinery. Three small access / escape doors will be located on the north, west and south elevations respectively. Internally, a wall will divide the space into two storage zones. Rooflights will provide ample natural light, and a water tank will store harvested rain water for use in building operations.

The proposed materials continue the established island vernacular for buildings of this type. Vertical timber cladding will be left untreated and will silver naturally. The roof will be covered with green profiled timber cement sheeting. Roller shutter doors will be green painted to match.

Enclosing and containing the rather unsightly piles of plant an machinery is considered to be a visual benefit within the confines of the existing site.

SUSTAINABILITY MEASURES

- Water tanks will store harvested rain water for use on site and in building operations.
- Timber cladding is employed in lieu of metal sheet options. This is a carbon sequestering material that also lessens the visual impact of the proposals.
- Semi opaque rooflights will provide natural light, to the internal spaces, lessening the need for atificial lighting.
- A PV array will be mounted on the south east roof slope, and used to power the building, and site opeations, and to charge vehicles. A 15kW array is indicated within th proposals. Excess energy generated will be exported to the grid, and battery storage options are also being considered by the clients.



PLANNING POLICY

The Isle of Scilly Local Plan 2015 – 2030 identifies infrastructure as a key issue and challenge.

“Historically, the provision of infrastructure has been disjointed, with a legacy of underinvestment.”

The plan recognises the need to provide sufficient infrastructure in order to support the ongoing maintenance and development of the islands’ built environment. The plan notes the importance of:

“improving the capacity, resilience and sustainability of the islands’ infrastructure, to address current constraints through new development and investment opportunities.”

The proposed storage facility will provide a significant improvement to the storage site, which is currently impractical. A covered, secure, weatherproof storage unit will help implement development on the island, sustaining the island’s future.

SUMMARY

The purpose of this project is to provide improvements to the island’s infrastructure which support sustainable development on the island. The Isles of Scilly Spatial Planning Vision contains an essential principle embedded within the Local Plan to support this objective by:

“enabling and supporting new homes, securing more effective and improved infrastructure and services”

The tip site has been selected, as building and plant storage operations already occur at this site. It is a visually discrete location, and set well away from other developed or sensitive parts of the island.

The proposed storage facility is an essential part of the island’s development and maintenance infrastructure, enhancing the sustainability and resilience of the island estate.