

# Design and Access Statement

## Westward Farm, St Agnes

For Two, Furnished, Self-catering Holiday Lets.

### **The Proposed site:**

The proposed site is in a small field, adjoining a track known as Barnaby Lane, tucked away behind mature hedges at Westward Farm on the southern side of St Agnes. It is in a well-screened position, out of site of any dwellings. It is in a sheltered yet sunny location.



### **Reasoning behind the application:**

Westward Farm is one of only a very few actively worked agricultural holdings on Scilly that does not currently have any associated holiday accommodation.

The reasoning behind this application for provision of two furnished holiday lets on the farm is primarily to enable Aiden and Grace Hicks to achieve a sustainable income for themselves and their young family from the farm alongside parents, Mike and Christine Hicks.

These days the farm requires at least two people working full-time to cover everyday operations on its existing range of output, which include apple juice, eggs, honey and essential oils; some of which are used in the tenant's own product range of soaps and toiletries while others flavour locally-made chocolate. All of these items are proving popular elements of the visitor offer on St Agnes.

In order to help the tenants diversify further in to meat, vegetable and cider production and support Aiden's family while he works on the farm too, Westward needs an even more sustainable income which it is trusted that lets shall provide.

**Proposed Works:**

The proposal is to erect two, timber-framed and timber clad, single-storey buildings as tourist accommodation. One will measure 12190 x 6090mm and include 2 x bedrooms; The other will measure 9500 x 5500mm and include just 1 x bedroom.

The buildings will require the installation of a new sewage treatment plant. This will be of the same type that is currently being installed elsewhere on the island by the Duchy of Cornwall.

**Character and Scale:**

The design of the proposed development is not in any way out of keeping with the character of St Agnes or this particular part of the island. The fact that these buildings will be of single-storey construction means that they will be unobtrusive and have minimal impact on their surroundings.

**Visual impact:**

Situated in a small field bounded by traditional Scillonian hedges, these buildings will not overlook any other properties and be barely visible from beyond the site.

**Access:**

Public access will be via 2 new gateways on to Barnaby Lane. These will be small and be built in to cause minimal disruption to existing vegetation.

There will also be access via existing farm tracks as and when required for changeovers and maintenance.

Being single-storey buildings all facilities will be easily accessible for disabled people. Floor levels and door thresholds will be at accessible heights.

**Landscaping:**

A divide will be required between the 2 buildings.

It is intended to achieve this in part by constructing a traditional granite dry-stone wall, the extent and size of this will be determined by the availability of stone which is not necessarily in huge supply on the island.

Areas around the both buildings will be set to lawn, interspersed with flower beds laid out with plants that flourish locally.

**Sustainability:**

Roofs will feature solar hot water panels for domestic supply.

Rainwater will be harvested from an existing large underground water tank next to the site. This will supply water for the properties' toilets.

The buildings themselves will be constructed from FSC certified sustainable timber with English hardwood cladding.