

# Description of Proposed New Shepherd's Hut

RECEIVED BY THE  
PLANNING DEPARTMENT

26 AUG 2016

## Introduction

This Shepherd's Hut will provide holiday accommodation for two people in Middle Town, St Martins, Isles of Scilly. This proposed development is in line with the Isles of Scilly Council Policy 4 (e), Isles of Scilly Local Plan, which states that "2 units of holiday accommodation are acceptable as part of an existing farm holding". The proposed shepherd's hut would be in addition to the existing single holiday chalet on the holding at present.

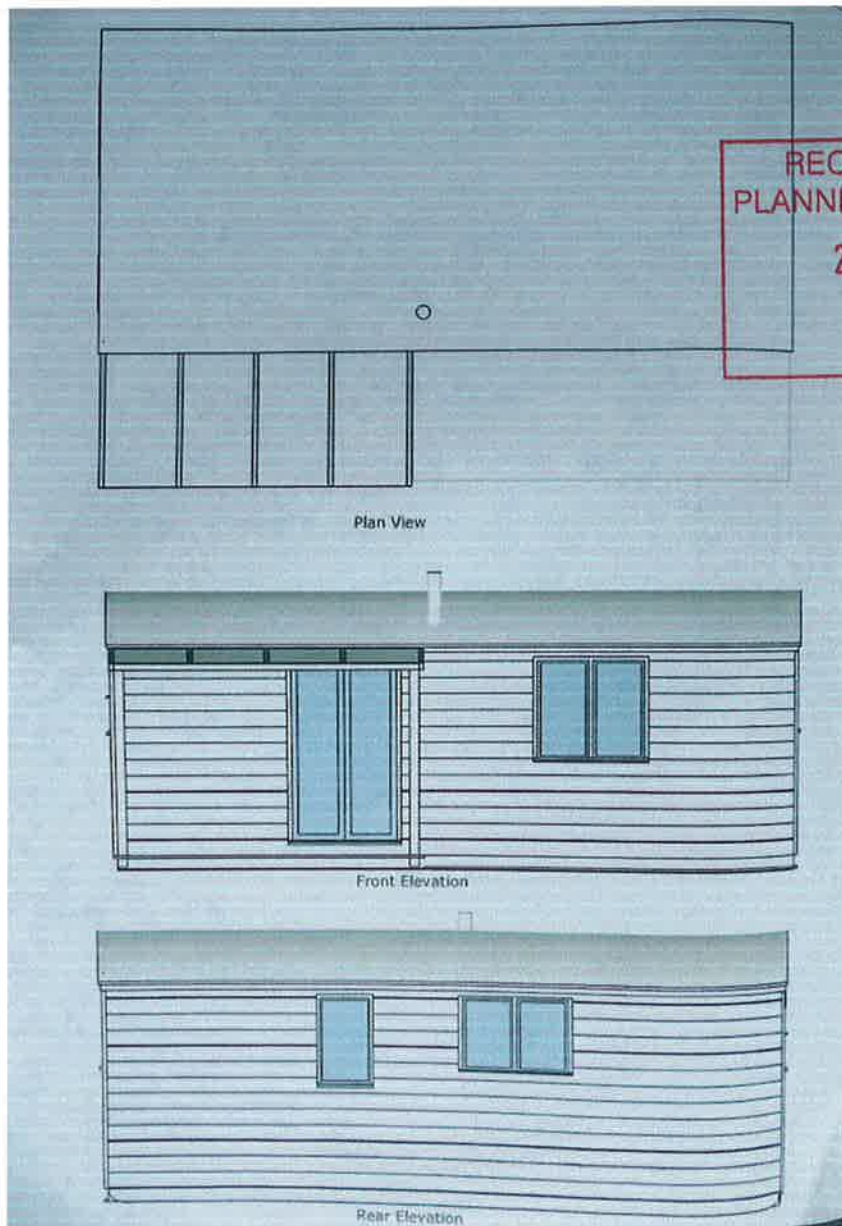
Mrs H R Smith and Mr Viv Jackson, who live at Sandy Lane Cottage, Middle Town, already run one successful holiday chalet on their land and are thus familiar with both the practical side of offering holiday accommodation and the market for such holiday lets. Holiday accommodation is very limited on St Martins and a ready market for the proposed new accommodation is anticipated. Mr Viv Jackson, in addition to being a long standing resident and farmer on St Martins, is a well known expert on the wildlife of the islands and it is likely that the new Shepherd's Hut will appeal to both conventional holiday makers and birders.

## The structure

The building is to be supplied by Pioneer Environmental Building Company Ltd, Mount Pleasant Eco Park, Chapel Hill, Porthtowan, Cornwall. It will be manufactured in Cornwall, transported to the islands in sections and assembled on site.

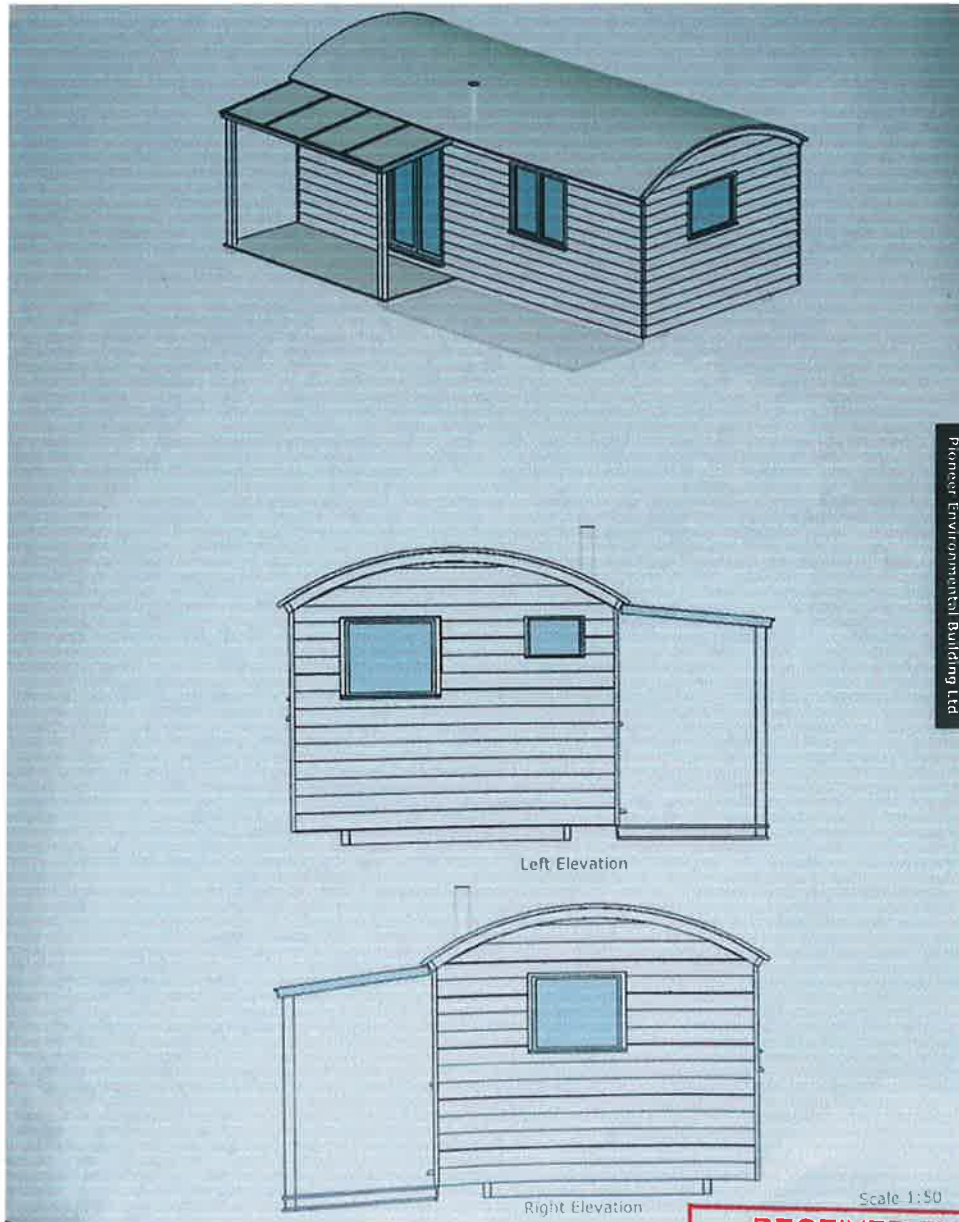
The external dimensions are 7.2m x 3.2m and it has an internal floor measurement of 7m x 3m ( floor area of 21 sq m). The specifications of the hut are shown below.

P-16-091



RECEIVED BY THE  
PLANNING DEPARTMENT  
26 AUG 2016

P-16-091



RECEIVED BY THE  
PLANNING DEPARTMENT  
26 AUG 2015

P-16-091

**PIONEER ENVIRONMENTAL BUILDING CO. LTD.****SPECIFICATION NOTES  
7.2m x 3.2m EcoArk****Main Floor Beams**

200mm x 75mm Douglas Fir tanalised timber

**Floor**

22mm caberdeck Sub Floor, 100x 45mm floor joists. Insulated with cellulose fibre (recycled newspaper) .9mm O/S Board to underside of joists. Oak floorboards in main living area with cork flooring in bathroom

**Walls**

To be 90mm x38mm timber frame with studs at 600mm c/s. Cladding to be 150mm x 21mm horizontal sq edge Douglas Fir boarding, secured to 25 x 50mm treated s/w vertical battens with 60mm stainless steel ringshank nails at 600mm c/s. Battens fixed through 15mm Bitrock to 90x40mm studs. Insulation to be 90mm cellulose fibre.

**Internal Cladding**

9mm OSB board. With a plasterboard finish. Waterproof floor to ceiling panelling in shower area

**Ceilings**

Ceilings to be 15mm T&amp;G softwood.

**Windows**

Windows to be factory made side hung casements, paint finish (TBC), Window glazing to be double glazed with a 16mm cavity and low-E glass (U value 1.5W/m2K). Glazing in external doors to be toughened glass.

**Heating**

TBC

**Hot Water**

To be heated by Instant electric water heater.

**Plumbing**

To include, 1 x 9kw Mira shower, 1 x w.c cistern, 1 x Roca Laura back to wall w.c pan, 1 x Roca Laura basin and semi pedestal, 1 x Bristan Orta basin tap and waste, 1 x low level 900 x 900 shower tray and waste, 1 x Ariston 15 ltr water heater and expansion vessel kit plus all waste pipe, fittings and pipework.

**Roofing**

- Curved roof beams
- Vapour check – Proclima fixed to underside of rafters
- 100mm Warmcell insulation
- Tyvec breather felt
- Corrugated steel curved roofing sheets

**Gutters and Downpipes**

Gutters to be lindlab galvanised steel 100mm diam with 75mm diam downpipes

**Electrics**

(See attached Electrical specification).

**Decoration**

All woodwork to be Osmo oiled all plaster to be sanded and painted (colour tbc)

The electrical specifications are as follows.

### Eco Arks Electrical Specification

#### Bedroom

- 2 x Wall mounted stylish swivel reading lights switched next to the bed
- 1 x Double socket next to bed
- 1 x Swivel LED spot light over bunk bed on own switch

#### Living Room Area

- 2 x Double sockets behind the TV
- 1 x TV point (no aerial fitted)
- 1 x Carbon dioxide & smoke detector
- 6 x Brushed chrome LED spot lights on two switches

#### Kitchen

- 2 x Under unit lights
- 2 x Double sockets above work top
- 1 x Water heater 3kw supply only
- 10mm Twin feed for oven and hob
- 1 x Socket for fridge
- 1 x Double socket over breakfast bar
- 1 x Double socket on opposite wall

#### Toilet

- 9kw Shower supply switched via 45amp switch
- 1 x 4 inch extractor fan
- 2 x IP rated LED spot lights

#### Outside

- 1 x LED sensor light

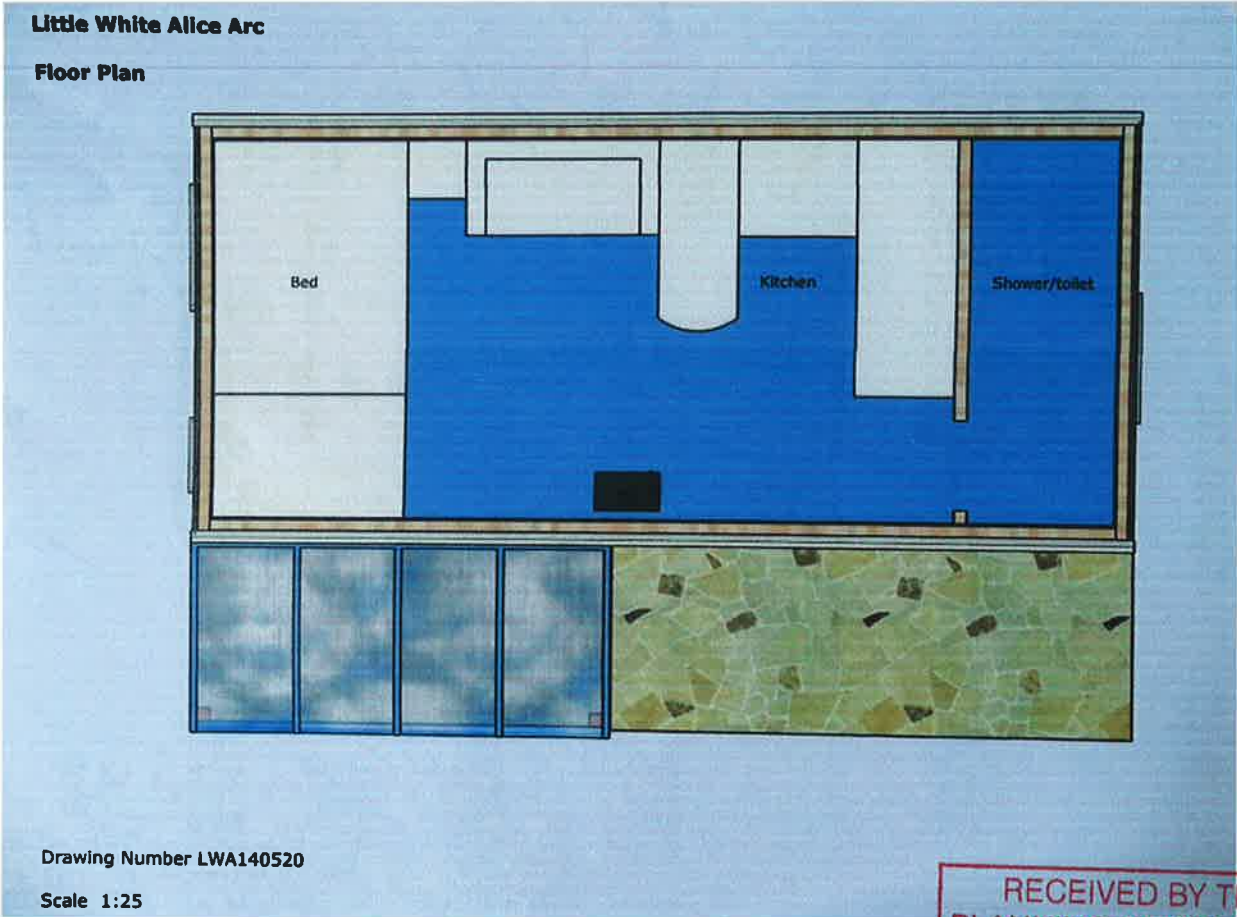
#### Mains Board

- 5 + 5 Dual RCD fully loaded mains board
- 1 x Earth spike and cabling
- 1 x Water earth bond

Armoured cable supplied and brought to Arks (marked on foundation plan) by others

The internal floor plan is shown below.

P-16-091



Similar building

RECEIVED BY THE  
PLANNING DEPARTMENT  
26 AUG 2016



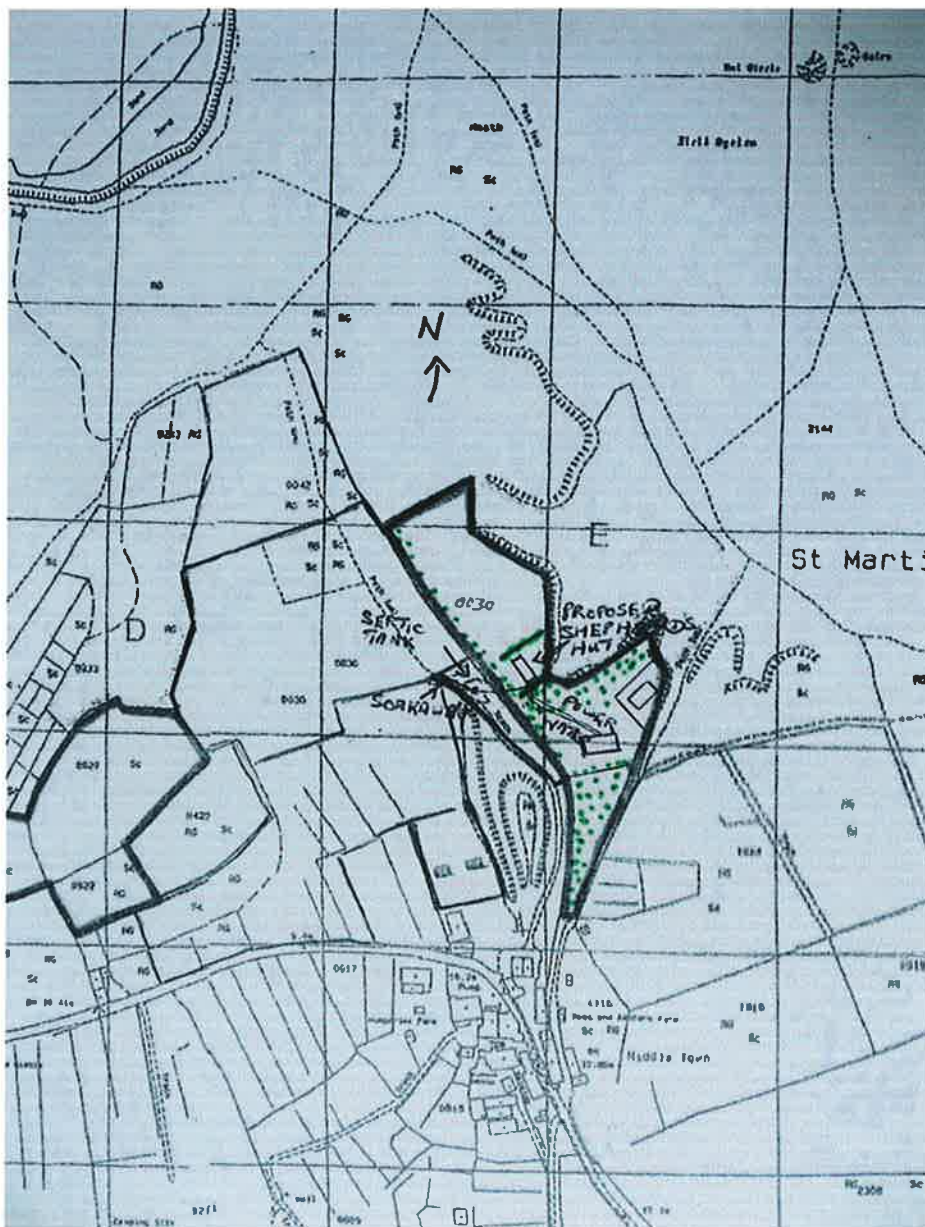
P-16-097

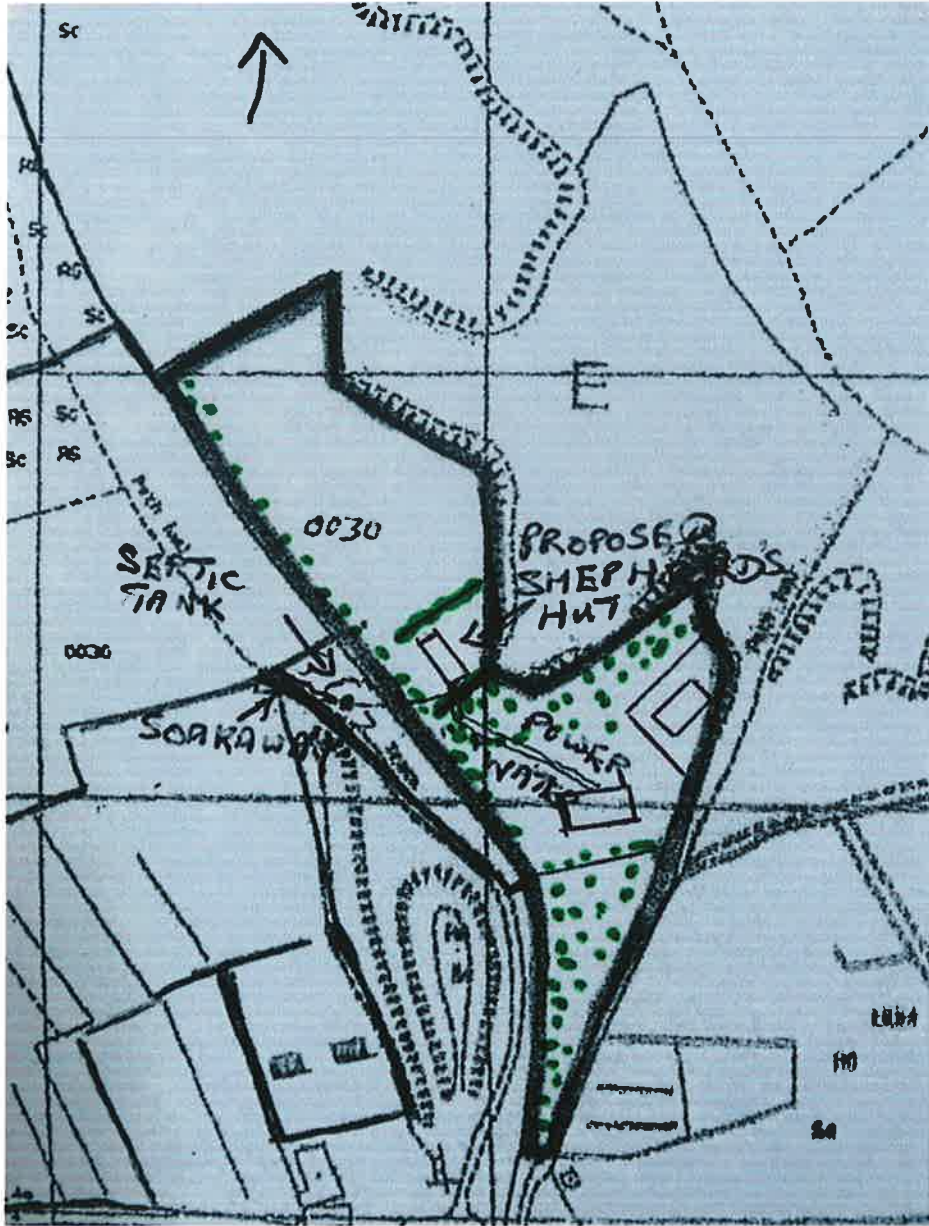
# The site

RECEIVED BY THE  
PLANNING DEPARTMENT  
26 AUG 2016

The hut will be placed in a secluded part of the land associated with Sandy Lane Cottage. It will not be visible from the house or the existing chalet, due to natural screening provided by hedges and trees. The hut will not be visible from any roads or paths. The nearest neighbour is a family member and is happy with the proposed development.

The hut will be constructed on a concrete slab which will be made on the site of an old sandpit that has been filled in with spoil from the construction of the existing holiday chalet. The site is an infilled pit that was used up to about 10 years ago as a source of sand. The proposed slab providing the foundation for the hut is approximately one foot deep. This means that the development would not threaten any archaeological features or material.





Please note that water and electricity will come from the services to the existing holiday chalet. A new septic tank will be provided for the Shepherd's Hut.

RECEIVED BY THE  
PLANNING DEPARTMENT  
26 AUG 2016



The hut will be placed on a concrete slab to the right of where Mr Viv Jackson is standing.



The roof of the existing holiday chalet can be seen to the left of the picture. The beautiful outlook from the Shepherd's Hut site is evident.



Looking up towards the proposed hut site, the new hedge to provide screening and further privacy for the hut can be seen on the left of the picture.

## Description

Page 11 of 15

This picture shows tractor access to the new site, through the left of the two gates visible. This track runs behind the existing holiday chalet and its use would not disturb those staying in that building. The track connects directly to Sandy Lane. The gate to the right provides pedestrian access to the same road.





This view looks back to the gate providing pedestrian access to the site from outside the boundary of the site. The septic tank for the sewage system for the Shepherds Hut only will be located in the area shown on the bottom left of this picture.



This picture looks 90 degrees left of the previous view and shows the direction to be taken by the pipe running to the soak away for the septic tank.

---



This is the view from the garden of the existing holiday chalet, looking up towards the proposed site for the Shepherd's Hut. It shows that the Shepherd's Hut lies behind existing hedging and trees, which provide a screen. The two holiday properties are effectively not overlooking each other at all.