

Design and Access Statement

Design

The shepherds hut is being built by Blackdown Shepherds Huts in Somerset (blackdownshepherdshuts.co.uk). The construction is high end using local craftsmen and high quality materials.

It meets the design credentials in the Design Guide as well as having environmentally sustainable features:

- Oak chassis and oak cladding – all FSC certified timbers
- Oak steps – all FSC certified timbers
- Hard wood painted windows and doors – all FSC certified timbers
- Oak floor – all FSC certified timbers
- Internal and external decoration with Farrow & Ball water based paints
- Oak table, fold down beds and storage benches
- Hand-made kitchen unit with oak worktop, Neff hob, integral fridge and kitchen cupboards
- Water saving loo
- Wood burning stove
- Solar powered systems
- Rain water harvesting
- Waste separation
- Water efficient shower
- Lower flow taps
- Somerset wool for insulation

Access

It is proposed to site the hut in the northern area of the garden. It is proposed that a separate entrance is created to enable access from the road. The area is already heavily screened by mature trees and additional screening will be in keeping with the location i.e. willow/timber/Farrow and Ball painted fencing and natural planting schemes.

In addition there is already a separate access by 5 bar gate to the location from that to the main residence Watermill Lodge. There is ample emergency access.

Historically there has always been holiday accommodation at Watermill until the refurbishment of the properties 2/3 years ago. This proposal will increase access to one of the most beautiful parts of St Mary's and support cafes and restaurants in the area. It will provide an income for an island family. The nature of the proposal encourages access to the natural environment.

Visual impact

The location for the hut minimises visual impact as described in the planning permission report for the construction for the shed:

Constructed of timber and screened by existing boundary trees it is considered that there will not be any detrimental impacts on either the character of the conservation area or the AONB designations.

The position of the proposed shed is such that it is sufficiently away from any neighbouring properties. The closest neighbours are Watermill House and Watermill Cottage both of which are approximately 60m to the south east of the proposed building and separated by the existing house at Watermill Lodge. It is therefore considered that the proposal will not have any detrimental impact upon the privacy and amenity of existing neighbouring properties or land uses

The shepherds hut is also a non-permanent development so will not require a hard standing and will leave the natural environment untouched.