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PLANNING DEPARTMENT

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DESIGN AND ACCESS STATEMENT

DESIGN;

The proposed yurt would be manufactured in Totnes, Devon by a British company "Yurts for life"

They employ local craftsmen in the manufacture of the yurts and all materials are also sourced locally.

The wood interior elements of the yurt are made from locally sourced English ash.

The fabric of the yurt is manufactured to comply with all UK fire retardant regulation.

The colour can be chosen to enable it to complement the local landscape it will sit in.

The picture supplied to me by the manufacturers is a cream wall, sand roof and olive capping design.

The interior of the yurt will be furnished with;

- Double pine bed with bedside tables
- Double sofa bed
- Internal rugs
- Pine dining table with four pine chairs
- A double door pine wardrobe with drawers
- A games table/store unit
- A wood burning stove, with fire retardant flue and flue outlet integrally installed.
- A wooden lockable door
- Exterior pine picnic table which seats six people.
- Also included two adults and two children's wetsuits, masks, snorkels flippers
- A small inflatable row boat with buoyancy aids
- The possibility to hire 2 Kayaks and hire bicycles during their stay

Adjoining existing concrete building

This shuttered concrete building was erected pre 1947.

- It has corrugated roofing which needs replacing, like for like, to prevent water ingress.
- It needs new fascia boards, fixings and guttering to enable and improve current water harvesting.
- Small cracks and holes in the walls need addressing
- A solar panel for lighting and charging will be mounted on the roof, which is not visible from road, trackway or beach.

Although old, the building is still solid, having concrete walls 15cm thick and a 15cm deep concrete floor.

The building is 6x4m x 3.1m, externally with an opening to the NE, the internal height is 250cm and sloping back towards the SW to an internal height of 220cm. The internal concrete floor space is 6x3m.

It is intended to initiate these repairs, to seal the inside walls to prevent concrete powdering and waterproof the external walls with clear waterproofing. The building will not be extended, nor its visual aspect changed.

Water harvesting is currently operating and directly next to the concrete building are two 500-gallon tanks of water.

It is intended to install a wooden floor inside the building, to put two internal timber and plaster stud walls to divide the building inside to create space for a shower room, with door, central store and kitchen. These areas will contain;

Bathroom;

- A compost toilet
- Sawdust container for composting
- Hand wash basin
- Gas powered shower
- Mirror
- Solar LED lighting

The completely equipped kitchen will comprise of;

- Worksurface and under surface storage
- Sink and drainer
- A four burner Calor gas hob
- Pots, pans, cutlery, crockery, chopping boards, storage containers, cool box, and a starter pack of herbs and spices, tea, coffee, milk and local bread.
- Kettle, cafetiere
- Solar powered LED lighting
- External waste separation bins, for metal glass and compostable vegetation.

Drainage of grey water will be to an adjacent small soakaway. I have performed two percolation tests on the site, which is mostly blown sand. Both tests demonstrated a percolation of 36.9L (8.1 Gallons) within six minutes. The site is approximately 100m from the nearest habitation and over 400m from the nearest well, being also some 100m below that nearest well.

This is a utilisation, repair and maintenance of an existing farm building as recommended by the local plan. **(Policy 2) “ Ensuring or facilltating the re-use... of existing buildings for the economic, social and environmental benefit of the islands and local communities”**

ACCESS;

It is proposed to site the yurt in the most discreet and naturally screened corner of the holding I have farmed for twenty years. It is screened on three sides by existing pittosporum hedging and a 4m high sand and Marron grass bank hiding it from the adjacent Lawrence’s beach, some ten metres away. The immediate landscape on the site would be planted and maintained with sympathy to local flora and fauna and wildlife.

There is ample access to the site, having three trackways from the island road which are used daily by post office delivery vans, tractors and school vehicles.

It is fully accessible to emergency vehicles, providing adequate turning directly adjacent to the site and all three wide tracks leading to the island road, with the Post office/store, café's, bakeries, tearooms and galleries 400m along the S Easterly track. The emergency island station is 250m along the Easterly track and the westerly track also fit for vehicles leads to the island hall, containing a gymnasium and doctor's surgery and a nearby organic food stall maintained by Jonathan Smith, my agricultural holding neighbour and yurt owner. These facilities are just 400m along the accessible westerly track. Area plan enclosed. The local fire brigade performs practice exercises, with accompanying tender, at the school approximately 100m away on a regular basis, for familiarity in case of emergency. The close proximity of the yurt would benefit many of the businesses located in the hightown area and is only a gentle twenty minutes' walk to the local pub, hotel and silversmith gallery along the track at the rear of the beach, with stunning views. It would also create additional island employment, to provide weekly service changeovers and maintenance to the accommodation, existing concrete building and grounds.

VISUAL IMPACT

As mentioned above the proposed site is virtually invisible from the tracks and pathways adjacent to the site due to existing hedging. It cannot be seen from the island road or from Lawrence's beach. As far as the holding I have rented for twenty years, this shielded corner is the **most suitable plot**, being very private and discreet, yet accessible and perfectly sheltered from the predominantly South Westerly winds we have here.

The yurt colours will be chosen to help the proposal to melt into the background. A Cream, Sand and olive example is attached as examples of some of the colours on offer.

A scheme of complimentary planting and ground maintenance would be introduced to help support wildlife.

No chemical fertilisers, insecticides or pesticides will be used on this land, nor ever has been used, in the twenty years I have farmed it.

The current wooden fencing around the plot will remain and the pittosporum hedging, some unmanaged, outside the boundaries of the plot, would be controlled and maintained to continue the development and complete effective screening of the site.

I have bred, raised and sold Pigs, Turkeys and hens eggs on this land for twenty years and have remained invisible on this site from passers-by, walking past the plot some ten metres away from the tracks, while I attend to my animals. On this land I continue to produce Turkeys for the Christmas market and supply residents and visitors with hen's eggs, for profit.

It will not have a detrimental impact on the character of landscape nor conservation area or the ANOB designations.

It is remote from the nearest habited household and will not have any detrimental impact on the privacy of that household.

This is a temporary movable structure, requiring no hard standing, which will be stored away, under cover during the winter months.