



Ennor, St Mary's

Self Build Homes

Design & Access Statement

January 2021

Ref _2002 _L00.01 Rev P3



Architects | Urban Designers

TEAM & DOCUMENT STATUS

Document Revision

Revision	Date	Notes	Author	Checked
P1	FEB 2020		AC	MC
P2	AUG 2020		AC/MC	AC
P3	JAN 2021		AC/MC	AC

Team:

Council of the Isles of Scilly,
St. Marys, TR21 0LW
0300 1234 105
enquiries@scilly.gov.uk

KTA Architects
Exeter Ex2 5TY
01392 360 338
kt@kta.uk.com

**ALA Architects
Company**
Saint Austell PL25 3NJ
01726 65924
ala@alanleatherassociates.co.uk

Campbell Reith
Wessex House
Pixash Lane
Keynsham
Bristol, BS31 1TP
0117 916 1077

CONTENTS

1.0 INTRODUCTION

- 1.1 Executive summary
- 1.2 About this document
- 1.3 The applicant & agent
- 1.4 The team
- 1.5 The brief and vision
- 1.6 The application site

2.0 DEVELOPMENT FRAMEWORK

- 2.1 NPPF
- 2.2 Isles of Scilly Design Guide
- 2.3 NDSS

3.0 SITE AND CONTEXT APPRAISAL

- 3.1 Photographs
- 3.2 Access
- 3.3 Use
- 3.4 Landscape and existing character
- 3.5 Rights of way
- 3.6 Land Surveys
- 3.7 Utilities and services
- 3.8 Arboriculture survey
- 3.9 Ecology
- 3.10 Heritage & Archaeology
- 3.11 Flooding & drainage assessment
- 3.12 Infrastructure impacts
- 3.13 Transport
- 3.14 Site waste management
- 3.15 Constraints & opportunities

4.0 DESIGN DEVELOPMENT

- 4.1 Design Code overview
- 4.2 The initial layout
- 4.3 Self Build Session
- 4.4 Pre Application advice
- 4.5 Schematic layouts
- 4.6 Illustrative house types
- 4.7 Public consultation

5.0 THE DESIGN PROPOSAL

- 5.1 Introduction
- 5.2 Design Code and Plot Passports
- 5.3 Use
- 5.4 Amount & mix
- 5.5 Site Layout
- 5.6 Scale
- 5.7 Illustrative house types
- 5.8 Key Plot parameters
- 5.9 Sustainability

5.10 Designing out crime

6.0 Access

- 6.1 General Site Accessibility
- 6.2 Pedestrians
- 6.3 Bicycles
- 6.4 Vehicles & Parking
- 6.5 Refuse & recycling

1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

This outline planning application seeks permission for 13 detached and semi detached self build homes on land at Ennor Farm, Old Town, St Mary's. All matters are for consideration except appearance. Each plot is to be guided by design principles in the form of a Design Code and subsequently, plot passports.

1.2 ABOUT THIS DOCUMENT

This Design & Access Statement has been prepared to support an Outline Planning Application.

Its purpose is to explain the design principles and concepts arising from the brief, site analysis and context that have been applied to and affected certain elements of the design proposal.

The content of the design element of the statement aims to demonstrate how the physical characteristics of the scheme have been influenced by a thorough process. The process undertaken includes:

- Assessment
- Involvement/Engagement
- Evaluation
- Design

The statement also seeks to address the following factors:

Use - What the land and buildings will be used for

Amount - How much development can the site accommodate

Layout - How the buildings and public and private spaces can be positioned and the relationship between them and buildings and spaces around the site.

Scale - How big the buildings and spaces could be in terms of appropriate height, width and length.

Landscaping - how a landscape structure can be developed within both the residential area and the Public Open Spaces to enhance and protect the character of the local landscape

Appearance - What the building and spaces could look like.

The access element of the statement also includes two aspects of access to the development:

- Vehicular and transport links
- Inclusive access



1.3 THE APPLICANT & AGENT

The Applicant is the Council of the Isles of Scilly.
The planning Agent is KTA Architects.

1.4 THE TEAM

- Council of the Isles of Scilly, St Marys
- KTA Architects, Exeter
- ALA Architects, Charlestown
- Campbell Reith
- Duchy of Cornwall

1.5 THE BRIEF & VISION

The brief is to obtain Outline Planning consent for up to 13 self build dwellings on a vacant green-field site at Ennor to the north of Old Town. All plots shall be freehold and serviced. Housing for the local community is limited and the site presents a significant opportunity to enable families with adequate funds and savings to aspire to build their own homes.

The dwellings shall generally comprise detached/ semi detached two storey properties. Dwelling sizes shall where possible be no more than 10% above NDSS standards and contain AD Part Cat 2 toilet provision at ground.

Parking shall be limited and discretely placed away from properties to reduce visual impact.

Dwellings can be constructed to each self builders desired plans subject to principles set out in a the Design Code and a 'Plot Passport' that accompanies each plot in the planning application.

The Design Code sets out the preferred materiality and compatibility with the architectural style appropriate to the islands and particular to the Duchy of Cornwall.

The 'Plot Passport' is so named to describe the parameters that each dwelling must be designed to. For example, the dwelling location in the plot, its principle frontage, the control of overlooking, window placement, height, materials and scale. These ensure the overall site development is harmonious.

1.6 THE APPLICATION SITE

The green field site is located directly north of Old Town and is 0.53 Ha (1.32 Acres) in size. Access is given by an existing track that continues to the adjoining field.

The site location is illustrated adjacent.



2.0 DEVELOPMENT FRAMEWORK

2.1 NPPF (Revised February 2019)

The National Planning Policy Framework, (NPPF) is the Government's key reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. The over-arching theme of the NPPF is sustainable development and this is outlined in paragraph 7, which states:

"The purpose of the planning system is to contribute to the achievement of sustainable development".

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

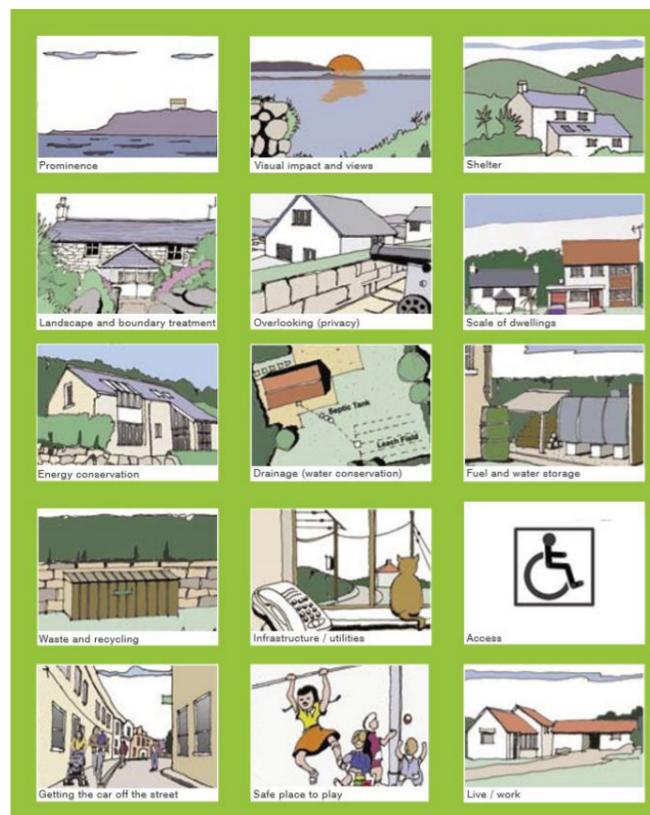
Paragraph 124 states that:

The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

2.2 ISLES OF SCILLY DESIGN GUIDE

The Isles of Scilly Design Guide identifies 15 'Essential components of a good design'.

1. Prominence
2. Visual impact and views
3. Shelter
4. Landscape and boundary treatment
5. Overlooking (privacy)
6. Scale of dwellings
7. Energy conservation
8. Drainage (water conservation)
9. Fuel and water storage
10. Waste and recycling
11. Infrastructure/ utilities
12. Access
13. Getting the car off the street
14. Safe place to play
15. Live/ work



2.3 NDSS

The 'Technical housing standards - nationally described space standard' set out the:

1. 'internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.'

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	



The Site - Looking north east

3.0 SITE CONTEXT & APPRAISAL

3.1 PHOTOGRAPHS

The images adjacent illustrate the principle views across the site and the immediate context. The images were captured in early February 2020.

Image a

Looking east back along the fence line and track to the site access with Ennor, Orchard Cottage and the Old Chapel in sight.

Image b

Looking west as a panorama from the site access point.

Image c

From the public road looking south west with the site beyond the hedge line.

Image d

Looking south to The Old Town Inn.

Image e

Looking from the site access point towards The Old Chapel.

Image f

Looking south along Old Town Lane with the Old Chapel to the left.





a



b



c



d



e



f

3.2 ACCESS

The existing site access is shown in the aerial image adjacent. It forms a grass track to the adjacent field which is required to be retained. It is proposed to utilise this as a point of site access from the highway along with a new point of access to the north.

3.3 USE

The site is currently green-field agricultural use. It is a proposed housing allocation site H3. and ownership is the Duchy of Cornwall Estate.

3.4 LANDSCAPE & EXISTING CHARACTER

The preceding site photographs depict the site as greenfield, generally bordered by established hedging and additionally stone walling to the the main road with a modest treeline to part of the northern boundary.

Adjacent properties comprise the Old Town Inn and car park, Ennor, Orchard Chapel and Orchard Cottage. These are all domestic in scale and comprise typical materials of slate roofing, slate tile hanging, granite walls and rendered walls.

The site is located on the Lower Moors nature reserve and is close to the Lower Moors SSSI. The site is also within a ANOB which encompasses all of the Islands.

To the south of the site is the remains of Ennor Castle, a Scheduled Monument.

3.5 RIGHTS OF WAY

It is anticipated that the tenant on the site will have a right of way along the existing track as this leads on to his other fields and his house.

3.6 LAND SURVEYS

The site slopes uniformly by approx. 4.5m down to the north west corner from the site access point. The topographic survey is illustrated.

A ground investigation has been undertaken (Jan 2020) by Wheal Jane Consultancy. Ground conditions are considered good. Generally dark clayey topsoil over sandy clayey granular material to bedrock.

3.7 UTILITIES & SERVICES

A 150mm water main is understood to exist in the adjacent lane.

Mains sewerage exists in the lane. Overhead 11kva cables cross the site and part of the west boundary. The former is to be diverted underground to accommodate the site development.

3.8 ARBORICULTURAL SURVEY

An Arboricultural Impact Assessment was produced in November 2020. The assessment identifies a number of category B and C trees along the site's northern and eastern boundaries, as well as two category C groupings. It is proposed that a number of category B trees are to be removed from the site's eastern boundary along with category C groupings.

These losses will be offset with the introduction of a new community orchard, landscaped stone hedge bank and enhanced site landscaping. Please refer to the accompanying Arboricultural Impact Assessment.

3.9 ECOLOGY

A preliminary ecological assessment was undertaken in October 2020. The report outlined a series of recommendations in relation to the planning context, habitats and flora, fauna, and biodiversity enhancement.

The report concluded that: 'If the recommendations outlined within Chapter 5 of this document are implemented and biodiversity enhancements are incorporated into the scheme it is anticipated that the requirements of the biodiversity-related planning policies will be met.' Please refer to the accompanying ecology assessment.

3.10 HERITAGE & ARCHAEOLOGY HERITAGE IMPACT ASSESSMENT

A heritage impact assessment was undertaken in December 2020 by Portico Heritage Ltd. This notes that:

'The proposed layout ensures that the existing historic boundaries, banks and trackway are retained to ensure that the development sits comfortably within the village setting and the Design Code will ensure that any future buildings are appropriate in terms of local distinctiveness and character.

Therefore, it is believed that the proposals preserve the character and appearance of the conservation area and the setting of the nearby scheduled ancient monument as well as the setting of nearby non-designated heritage assets. They will also bring considerable public benefit to the Islands through the provision of much-needed housing for the local community.

In doing this the proposals comply with national and local legislation, policy and guidance in relation to the historic built environment.' Please refer to the accompanying heritage impact assessment.

GEOPHYSICAL SURVEY

A Geophysical survey statement was produced in June 2019 with the aim of investigating the potential physical impact of development on any buried heritage resource in the setting of Ennor Castle.

The survey noted 'few features or clusters of strong or likely responses, or 'anomalies', within the survey area, and found none of clear archaeological significance'. Please refer to the accompanying report for detail.

3.11 FLOODING & DRAINAGE

The site is on average 5m above sea level, and therefore is potentially vulnerable to ground water and tidal surge. In order to mitigate this all plots and access/egress routes will be arranged above the 5.0m AOD flood level, whilst areas of the site more at risk of flooding will feature soft landscaping such as wetland areas and allotments. Please refer to the flood risk assessment and drainage strategy that accompanies this application.

3.12 INFRASTRUCTURE IMPACTS

A utilities assessment was carried out in January 2021. The report details existing utilities, diversionary works, off-site reinforcement works and provides recommendations following outline approval. Please refer to the accompanying report.

3.13 TRANSPORT

A transport statement was prepared in November 2020. The report concluded that: 'the proposed development can be safely and conveniently accessed by other, sustainable modes of transport. Taking into account the minor increase in traffic generated and the policy compliant parking provision, we consider there to be no transportation reason why the proposed development should not be granted planning permission.' Please refer to the transport statement that accompanies this application.

3.14 SITE WASTE MANAGEMENT

A site waste management plan was prepared in January 2021 and details approaches to waste management for self builders and contractors during the construction and operation phases. Please refer to the accompanying report.

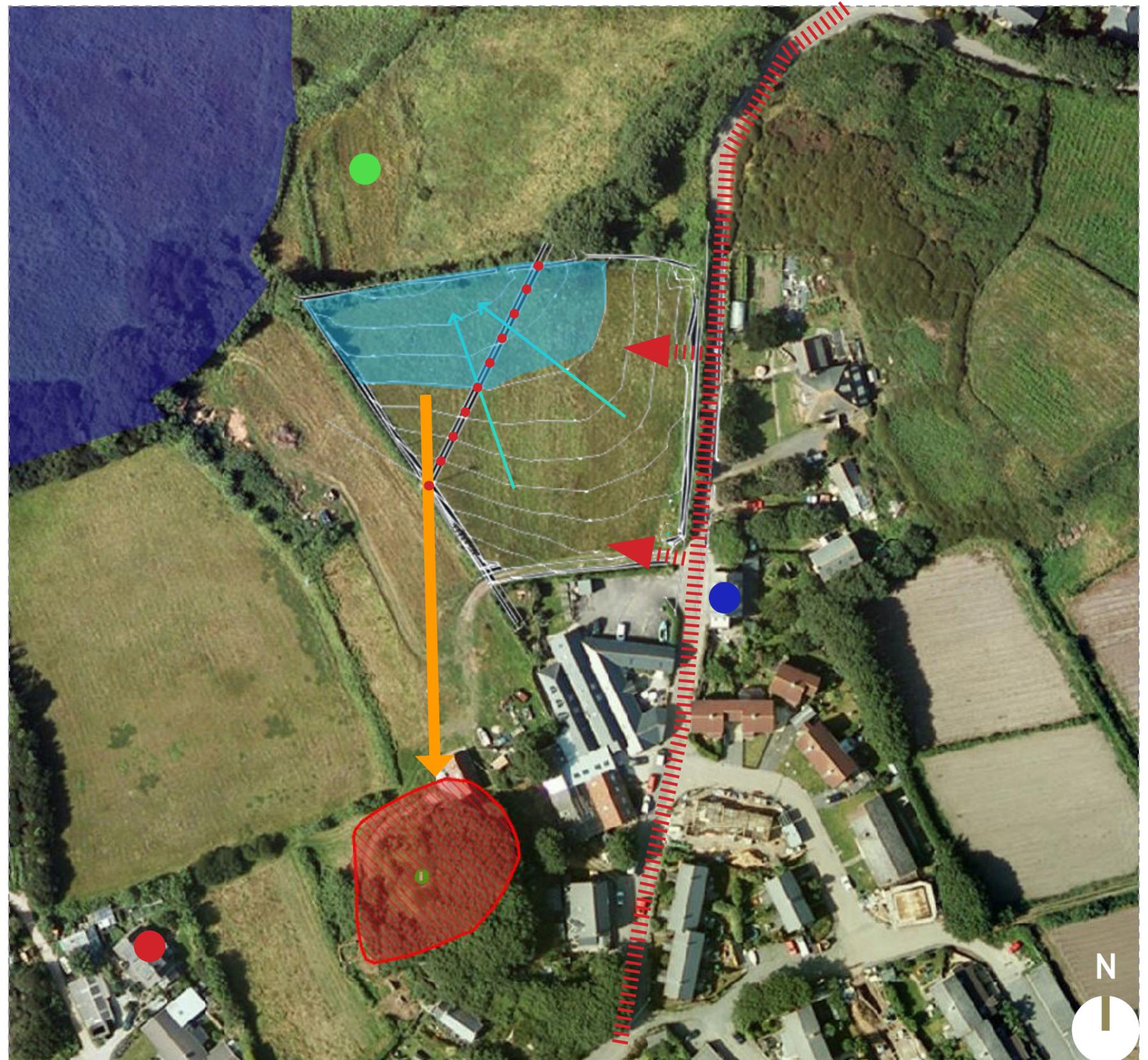
3.15 CONSTRAINTS & OPPORTUNITIES

Although the site can be characterised as greenfield it is not without constraints that should be considered as part of any design proposal.

The primary constraint is created by a large no build zone caused by high ground water levels at the site's lowest point in the north west corner.

The site is also in close proximity to an SSSI, a Scheduled Monument and a heritage spot. Such a sensitive context provides both constraints and opportunities to work with. One such example is the requirement to maintain a clear line of site of Ennor Castle along the western edge of the site. Although this essentially creates a no build zone, it also presents an opportunity to create a shared open space which maintains this key view for the residents.

-  Access
-  Heritage building - C19th chapel. Now dwelling
-  Heritage spot - medieval field line
-  Heritage findspot - Neolithic | Bronze age | Medieval
-  Scheduled Monument Ennor Castle C13-14th
-  SSSI
-  Site falls
-  Overhead cables
-  Old Town Road
-  Zone below 5m contour unsuitable for building due to ground water level
-  Line of sight to Scheduled Monument



4.0 DESIGN DEVELOPMENT

4.1 DESIGN CODE OVERVIEW

Building elements, details and materials are to be detailed in the design code. Please refer to separate Design Code which will follow this application.

4.2 THE INITIAL LAYOUT

Prior to the design teams involvement an initial proving layouts was produced by others which provided 16 semi detached and detached plots on the site arranged around a central courtyard.

This layout was used as the starting for point for both discussions within the design team and discussions with the local community as part of a process of public engagement.



Image 4.1 - The initial proving layout (by others).

4.3 SELF BUILD SESSION

On the 5th February 2020 a public consultation was held on Saint Mary's in the form of a 'Self Build Session'. During this session the initial proving layout (by others) was tabled and members of the public were encouraged to put forward their views on the layout and what they would like to see on the site.

The general consensus was that a more outward looking scheme was preferred, adopting a perimeter block approach with secondary courtyards. Crucially ensuring that all open spaces were naturally surveyed by the plots, creating a welcoming addition to the community.

Subsequently, following a very interactive session in which ideas were sketched (see image 4.2 & 4.3) KTA produced the three sketch layouts below which sought to summarise some of the ideas that came out of the session (images 4.4, 4.5 & 4.6).

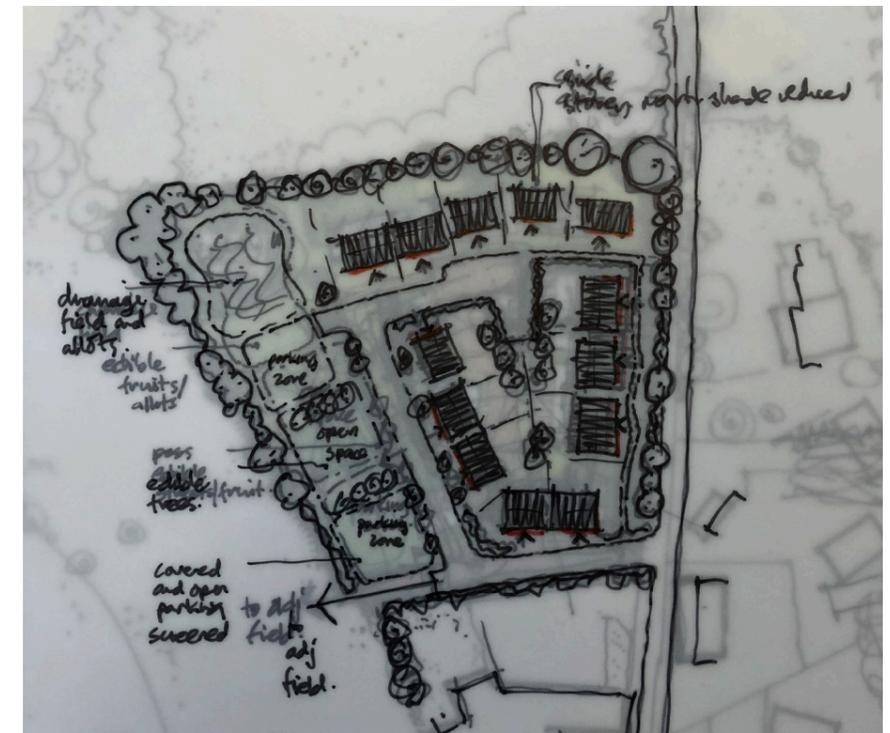
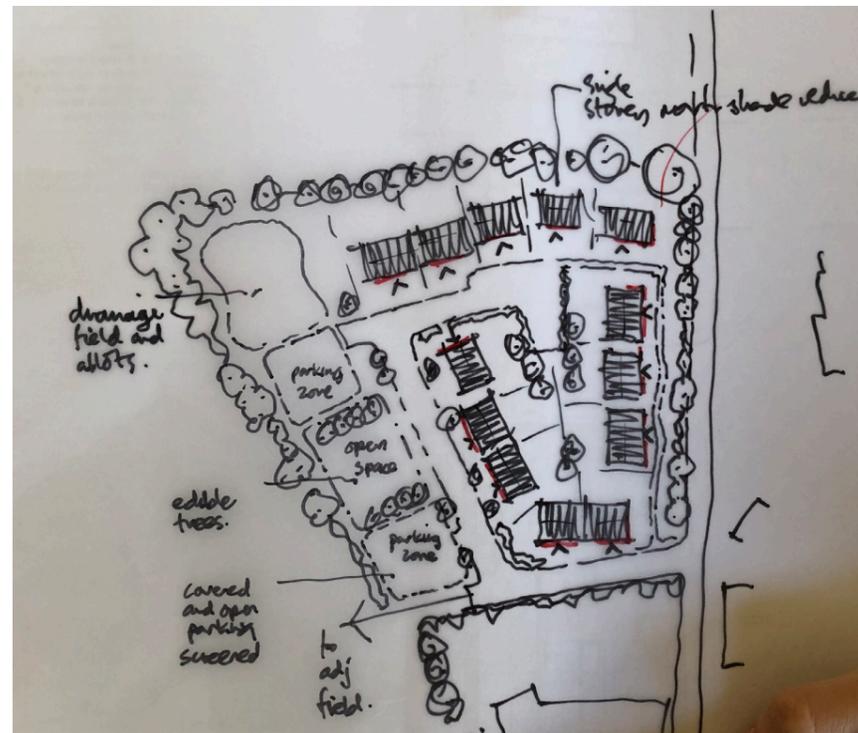


Image 4.2 & 4.3 - Sketches produced with the public during the Self Build Session.



Image 4.4, 4.5 & 4.6 - Three options produced following feedback from the 'Self Build Session' exploring a courtyard approach. All options illustrate 13 plots.