

Purpose of the Garden Studio

The proposed garden studio would enable the expansion of my business, Phoenix & Providence, making and selling organic seaweed skincare. I make skincare products which are sold primarily online. I have started selling my products wholesale to other retail outlets. To enable me to keep up with demand I need more space both for storage and to work. I currently work in my home and use the playhouse (which is no longer watertight) in our garden for storage.

The Isles of Scilly Local Plan 2015- 30 Section 5 promotes building a strong working community. Phoenix & Providence is a year-round business that has the potential to offer flexible, year round employment. The local plan states in Policy W2:

- 1) Small-scale home-based business will be supported in residential properties including:
 - d) new buildings within the domestic curtilage, where no suitable building exist for conversion.

Building Design

The building would be situated at the top of garden where the playhouse (blue building) is currently positioned. It would run length ways, parallel to the hedge.



(Please note this picture shows double doors and windows, the proposed studio has 2.4m wide bi fold doors.)

The building would be clad with thermowood and have an EPDM flat rubber roof. The bi-fold doors would be positioned on the left hand, long side of the building and looking out at our private garden area, but not be visible or create any glare from public roads.

The wooden clad design both fits into the natural landscape of the area and with character of St. Martins which has many wooden clad buildings.

Building Access

The studio would be accessed by myself and any employees of Phoenix & Providence via the existing garden access and path. It would not be open to the public and would not generate any additional pedestrian or vehicular traffic.

Site Waste Management Plan and Biodiversity Enhancements

The soil that will be excavated for the building foundations will be used to form a flower bank in front of the slopping grass area below the proposed studio. This will be planted with bee, insect and bird friendly plants and flowers. When we initially moved into our property the garden was just soil. Over the years we have created a wildlife friendly space. I planted a flower bank on a slopping area near the back of our house which has successfully bloomed and attracted bees and insects. I will be creating a similar planting scheme in the area described above.

Sustainable Design Measures

The building will be constructed with SIP, Structural Insulated Panels. The panels are fabricated using the highest quality closed cell EPS insulation and FSC certified and structurally graded orientated strand board.

The studio would be clad with long lasting thermowood to ensure the durability of the building, especially in the damp climate of Scilly.

The building will be fully insulated with 100mm insulation.