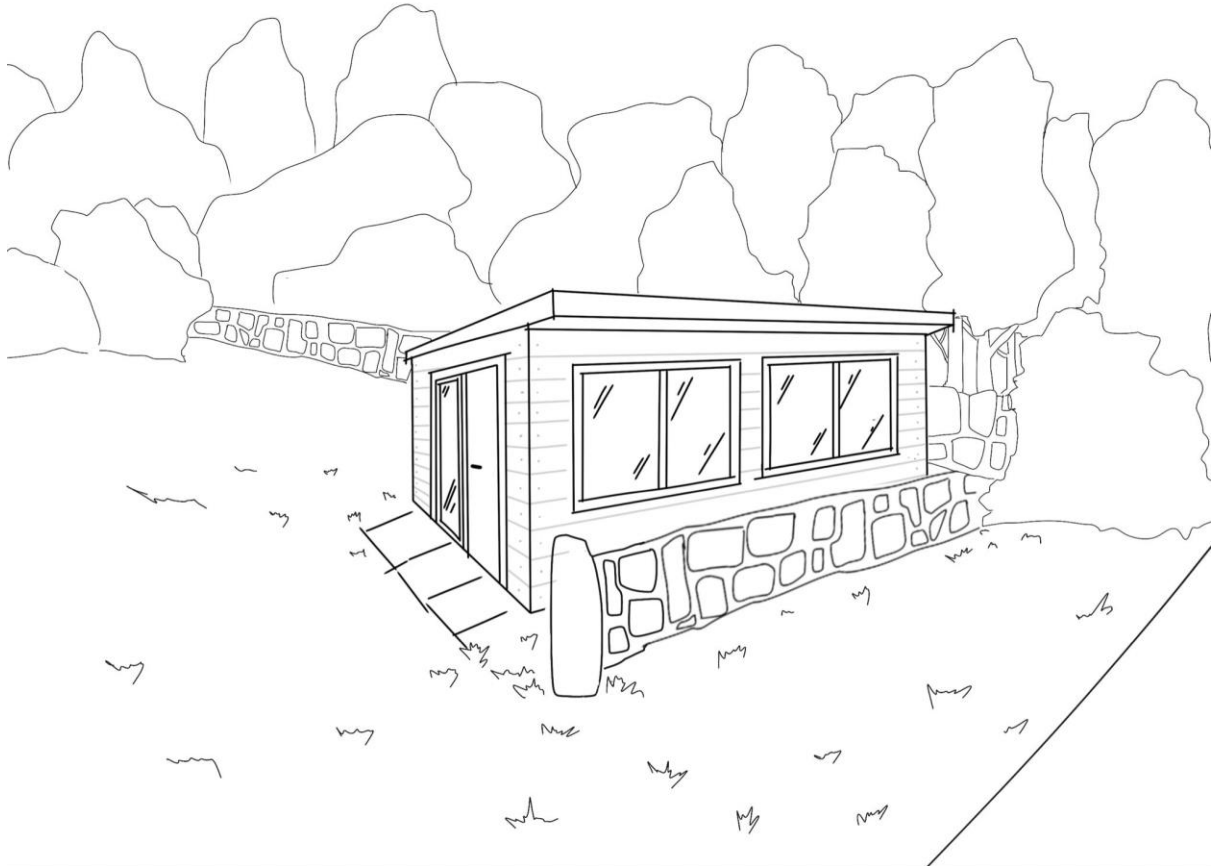


RECEIVED

By Liv Rickman at 12:21 pm, Jun 20, 2024



Artistic Drawing, not to scale.

Design & Access Statement

Date: 26/04/2024 Site: Elms, Lower Town, St Martin's, Isles of Scilly, TR25 0QW

Proposal

This document outlines the proposal to construct a single storey shed/studio situated within the property boundary of Elms Cottage, Lowertown, St Martin's, Isles of Scilly, TR25

The Site

Elms Cottage is located within Lowertown, St Martin's. It sits back from the main road, running the length of the island. The proposed shed/studio will be set into embankment located in the area of the South Westerly edge of the property boundary (see image below).

The proposed site was until recently occupied by a small timber framed garden shed. As a result, the land has already been excavated and is cleared and level. The old shed was removed by the current occupants as the structure was in poor condition.

The proposal is to place the shed behind the existing garden wall and to cut further into the embankment, up to the southerly boundary wall. This will allow for the shed/studio have less of a visual impact from the roadside, as the building will be partially obscured by the garden wall and the overhanging foliage from the surround trees and hedges.



Image provided by Buy a Plan

Heritage England

The whole islands are recognised as a Conservation Area, Area of Outstanding Natural Beauty and a Heritage Coast. To the north of the site are two areas designated as a Scheduled Monument, labelled SM1 and SM2. To the west of the site is a grade II listed building.

SM1: Prehistoric cairn cemetery and field system on Tinkler's Hill, St Martin's
Heritage Category: Scheduled Monument
Grade: Not Applicable
List Entry Number: 1018109

SM2: Prehistoric cairn cemetery and field system on Tinkler's Hill
Heritage Category: Scheduled Monument
Grade: Not applicable
List Entry Number: 1018109

LB1: Ashvale Farmhouse
Heritage Category: Listed Building
Grade: II
List Entry Number: 1141203

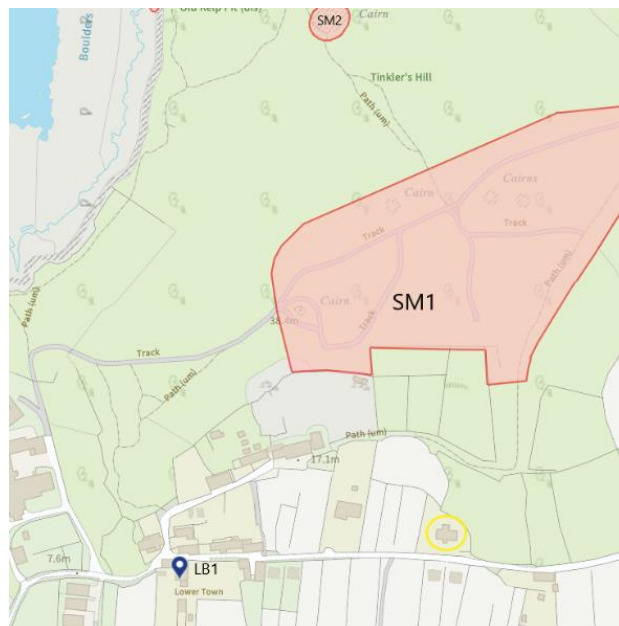


Image provided by Historic England, Accessed 07/03/2024

Design

The plans submitted with the planning application show the existing area and the proposed designs. The proposal is to construct a shed/studio. The structure will be 4 metres by 5 metres, with the length of the structure running parallel to the road. The roof will be sloped with a maximum height of 2.4 metres (south side), and a minimum height of 1.8 metres (north side). Since the structure will be placed behind the existing garden wall, this measured at a rough height of 0.67 metres. The south side of the building will have two sets of windows, measuring 1.2 metres by 0.90 metres. On the western side of the building will be the entrance/exit door. This will be a standard French door 1.98 metres tall by 1.8 metres wide.

The proposal is to use Red Cedar timber cladding. This will be in keeping with other buildings on the islands. The proposal is for horizontal laid timber. Consent for the material was accepted by the Duchy of Cornwall on 3rd March 2024.

The proposal of the roof is to be constructed from (GRP). The roof will slope from the south to the north, away from the road. Due to this and the elevation of the structure, the roof should not be visible from the roadside.

The proposal of the windows is for wood grain uPVC in anthracite grey. The wood grain effect on the windows would give the appearance of traditional and natural look while maintaining the practical benefits of uPVC. uPVC windows are commonly found across St Martins.

Guttering will be placed on the north side of the building to collect rainwater of the roof. This will be stored in a water butt on the north side. The harvested rainwater will be used for the garden. This will not be visible from the roadside.

Usage

The proposed use of the shed is partially for storage space and partly as a space for the tenants to undertake various crafts and hobbies. The Duchy has issued consent for the structure based on the conditions that "the studio only be used by the occupants of the property known as Elms Cottage, and it shall never be used for residential or holiday accommodation."

Relevant Data

In 1998 the council conditionally granted permission to build a small cottage on the site (P4425). Following this in 2005 conditional permission was granted again for the erection of the porch and a detached timber garage (P5704). The proposed shed/studio will be situated on the on the same area as the approved garage. However, while garage was approved for 6 metres by 5 metres, the shed will be 2 metres shorter. The garage and porch were never built, and as stated above a small garden shed was erected in its place.

Pre application advice was sort from the planning department, under reference PA/24/001.

Advice and approval were obtained from the Duchy of Cornwall on 3rd March 2024. See Duchy Letter (1) & duchy letter (2) for the full letter.

Access

No alternations will be made to vehicular or pedestrian access to the property.

Ecological Impact & Suitability

There is minimal local ecological impact of these works taking place. The site was previously levelled for a smaller shed. Since the removal of the previous shed the tenant has maintained the land, keeping it clear of new growth. The proposal will be to cut further into the existing embankment, up to the boundary wall. Currently the embankment has minimal plant coverage, mainly sour fig an invasive and non-native plant. The long-term plan for the tenants is to plant some shrubs and flowers along the south side of the structure to aid the building in blending into the natural surroundings.

There are trees to the east of the proposal, however these will not be impacted by this development as they are on the neighbouring land.

Gutting will be placed along the north edge of the roof to capture water. This water will be used to water the garden.

Waste Management

All waste will be stored on site by the contractor and disposed of through the appropriate channels.

Photos



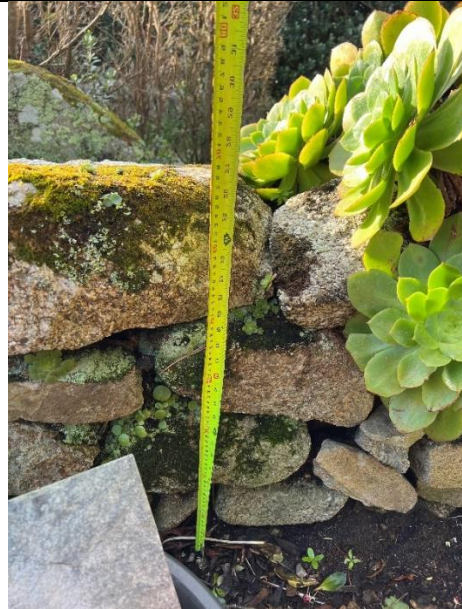
Current Plot (1)



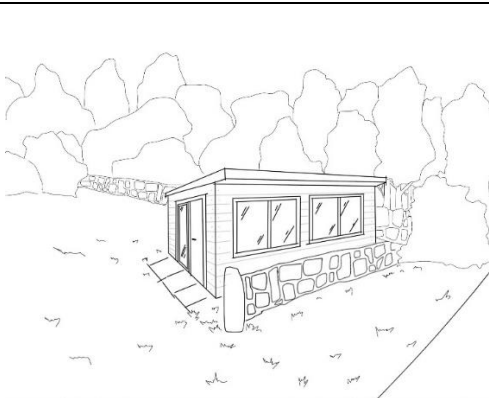
Current Plot (2)



Height of rock post



Height of wall



Artistic sample of the proposal



Current Plot (3)



Design Samples (1)



Design Samples (2)



Design Samples (3)