



Planning Design & Access Statement (Incl. Heritage Statement)

Craftikids Day Nursery, Carn Gwaval Wellbeing Centre, Carn
Gwaval, Church Road, St. Mary's, Isles of Scilly, TR21 ONA

The Council of the Isles of Scilly

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Revisions

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1. Introduction

1.1. The Application

- 1.1.1 Stride Treglown submit this planning Design and Access Statement in support of an application for full planning permission for the proposed extension to the nursery space located at Carn Gwaval Wellbeing Centre.
- 1.1.2 Planning approval for a 'single storey extension, new external play area, buggy store and associated works' was received on 10th October 2017 (P/17/065/FUL). This planning application seeks approval for an amended scheme to that already approved.

1.2. Site Location and Description

- 1.2.1 The Isles of Scilly archipelago covers 1600 hectares and is home to a permanent population of around 2,200. The islands are designated as a conservation area, an Area of Outstanding Natural Beauty (AONB) and a Heritage Coast.
- 1.2.2 Carn Gwaval Wellbeing Centre and the adjacent Five Islands School provide a key service to the local population by providing an educational establishment. The school is located just east of Hugh Town which is the largest settlement on the Isles of Scilly. Access is primarily afforded by Old Town Road, which forks off to provide direct access.



Image 1 - Image to Illustrate Proposed Location of Development

- 1.2.3 The nursery space at Carn Gwaval has, until recently, been run as a privately owned day nursery. The space currently has capacity for a total of 19 childcare spaces. However, as a result of recent changes to government funded childcare policy, the Council of the Isles of Scilly is looking to create a flexible early years resource space that can be used by a range of providers to support the Island's childcare needs. The nursery space is located within the Carn Gwaval Wellbeing Centre, which is adjacent to the Five Islands School, an all-through school serving the islands of Bryher, St Agnes, St Martin's, St Mary's and Treco.

2. Planning Policy Context

2.1. National Planning Policy Framework (NPPF) (March 2012)

2.1.1 The National Planning Policy Framework (NPPF) centres on “*presumption in favour of sustainable development*”. This is seen as key to both “*plan making*” and “*decision taking*”:

- (1) In regards to plan making local planning authorities should “*positively seek opportunities to meet the development need of their area*” and “*meet objectively assessed needs, with sufficient flexibility to adapt to rapid change*” unless material considerations indicate otherwise.
- (2) In regards to decision making, LPAs should focus on “*approving development proposals that accord with the development plan without delay*” or “*where the development plan is absent, silent or relevant policies are out of date, granting permission unless material considerations indicate otherwise*”.

Areas of Outstanding Natural Beauty

2.1.2 The NPPF attributes great weight in conserving the landscape and scenic beauty of Areas of Outstanding Natural Beauty, which have a higher status of protection (Paragraph 115).

Conservation Areas

2.1.3 Paragraph 137 requires local planning authorities to look for opportunities for new development within Conservation Areas to enhance or better reveal their significance. However, these proposals should preserve those elements of the setting that make a positive contribution to or better reveal them.

2.2. The Isles of Scilly Local Plan – a 2020 Vision (November 2005)

Introduction

2.2.1 Planning Law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (*Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990*).

2.2.2 The Development Plan for the Isles of Scilly consists of the Isles of Scilly Local Plan – A 2020 Vision (November 2005). The following policies are relevant to the determination of the application.

Policy 1 (Environmental Protection)

2.2.3 Proposals are expected to respect and protect the islands’ outstanding environment. Proposals will need to preserve or enhance the following:

- Area of Outstanding Natural Beauty;
- Archaeological remains;
- Conservation Area;
- Special Protection Areas;
- Ramsar sites;
- Sites of Special Scientific Interest; and

- Parks and Gardens of Special Historic Interest

Policy 2 (Sustainable Development)

- 2.2.4 Development proposals should contribute to the islands' environment, economy or local communities. Conservation of the environment should be achieved through appropriate:

- Siting;
- Layout;
- Density;
- Scale;
- External appearance; and
- Landscaping

Policy 6 (Infrastructure for Sustainable Communities)

- 2.2.5 This policy seeks to maintain viable residential communities on the islands. One such way is to ensure availability of a range of community based services and facilities. Proposals should not burden the existing infrastructure of the islands.

2.3. **Draft Local Plan 2015-2030**

- 2.3.1 In June 2015, the local planning authority began a review of the Isles of Scilly Local Plan. The new Local Plan is intended to plan strategically for the period 2015-2030. A second round of public consultation will take place in February and March 2018, which will consult on the Draft Local Plan 2015-2030 and 5 consultation options. The following emerging policies are relevant to this application.

Policy SS1 (Principles of Sustainable Development)

- 2.3.2 Development will be required to make a positive contribution towards the social, economic and environmental sustainability of the Isles of Scilly, while minimising its environmental footprint and taking into consideration climate change and associated risks by locating, designing and constructing development where it makes a positive contribution to reducing the islands' carbon footprint and by conserving and enhancing the natural, built and historic environment.

Policy SS2 (Sustainable Quality Design and Placemaking)

- 2.3.3 The design of new development will be required to contribute to the creation of high quality, distinctive, functional and sustainable places. When determining whether the design is acceptable account will be taken of a number of criteria and proposals will need to be supported by a statement of Sustainable Design Measures and a Site Waste Management Plan.

Policy OE1 (Landscape Character)

- 2.3.4 Proposals for new development will only be permitted where they would not cause significant harm to the character, quality, distinctiveness or sensitivity of the landscape, or important features or views, or other perceptual qualities such as tranquillity and dark skies, unless the benefits of the proposal clearly outweigh the impacts. Development proposals should be informed by the Isles of Scilly Landscape Study.

Policy OE3 – (Development Affecting Heritage)

- 2.3.5 Development proposals must conserve and enhance the special character or appearance of the Conservation Area and its setting, especially those elements identified in any appraisal.

Policy OE2 – (Biodiversity and Geodiversity)

- 2.3.6 Policy OE2 aims to conserve and where possible, restore and/or provide net gains to biodiversity and geodiversity.

3. Design & Access

3.1. Proposed Works

- 3.1.1 The proposed works comprise a single storey extension and part refurbishment of the existing nursery, a new external play area and canopy, secure fencing to the new and existing external play areas, a cycle and buggy shelter and new bitmac hardstanding.

NURSERY

- 3.1.2 The revised proposals to extend the existing day care centre will provide an additional 25m² GIA. Internally, the existing nursery and adjoining redundant space (former primary school kitchen) will be refurbished to create an additional nursery room, new sleep room, store, staff WC, utility room, kitchen and child WCs.
- 3.1.3 As per the previous planning approval, the extension has been designed to be a flexible space which could be leased out to other community groups if required. The new building will be located on the site of the existing nursery courtyard and external stores.
- 3.1.4 The single storey extension is sized to fit within the constraints of the site and will have a gross external floor area (and ground floor footprint) of 31sqm.

PLAY AREA

- 3.1.5 A new 77sqm play area will be provided to replace the paved courtyard and small external grassed area containing the mud kitchen. A new 2.1m high timber fence will be provided around the new and existing external play areas to secure the premises and enable free flow use throughout the day. The new play area will be partially covered with a canopy to provide weather protection and will be surfaced with artificial grass, natural grass and decking.

LANDSCAPING

- 3.1.6 An external open fronted buggy and bike shelter is proposed to the west of the site. The shelter will comprise a new rendered wall to the rear with timber posts and a low pitched GRP membrane roof.
- 3.1.7 Bitmac surfacing is proposed along the perimeter of the new extension and external play area, with the far west of the site reserved for soft landscaping. A new concrete kerb with timber bollards will demarcate the proposed pedestrian areas from the adjacent vehicular entrance and car park.

3.2. Design Principles and Context

- 3.2.1 The proposed extension is intended to create a contemporary addition to the existing buildings with a low pitched “flat roof” chosen to minimise the visual impact of the new element.
- 3.2.2 Natural materials have been chosen to compliment the cladding on the new sports hall extension to the east and provide a contrast between the existing rendered buildings and the new.
- 3.2.3 The proposed layout of the site maximises use of the available external space whilst maintaining an access route around the perimeter of the building.
- 3.2.4 The scale of the proposed extension is single storey, in keeping with the surrounding context.

3.3. External Materials

- 3.3.1 It is proposed to use western red cedar vertical cladding for the new extension as this high quality natural material is environmentally friendly and durable.
- 3.3.2 Dark grey PVCu windows and doors in the new extension will contrast with and complement the timber cladding and are well suited for the harsh marine environment.
- 3.3.3 Additional white PVCu windows in the existing nursery (to match existing) will provide additional natural light into the existing nursery room.
- 3.3.4 The roofs of the new extension and buggy shelter will be grey GRP membrane.
- 3.3.5 The external timber fences will be constructed using variable board widths to create visual interest.

3.4. Access Policy: Local and Development

- 3.4.1 Vehicle access to the school will not be significantly altered however, due to the siting of the new play area, vehicles which currently use the existing hardstanding opposite the nursery for turning will need to use the brick paved area opposite or continue through to the exit on the other side of the site.
- 3.4.2 A new public entrance and lobby will be located at the south west corner of the existing building to provide a visible and secure entrance for visitors and staff which does not pass through the external play areas. A separate entrance is also proposed for the new extension to enable the building to be used as a separate community facility if required. A third entrance / emergency egress is also proposed within the staff area.
- 3.4.3 All entrances will have level thresholds to comply with approved document M.
- 3.4.4 The floor level of the new extension will be at the same level as the existing accommodation to which it adjoins.
- 3.4.5 The proposed development and associated landscape works will fully comply with building regulations.
- 3.4.6 It is envisioned that the provision of a new buggy and cycle shelter will encourage sustainable transport to and from the nursery.

4. Heritage Statement

4.1. Significance of the Heritage Assets

Listed Building

4.1.1 No listed buildings are affected by this proposal.

Conservation Area

4.1.2 In 1975, the whole of the Isles of Scilly was designated as a Conservation Area. In 2015, the Council of the Isles of Scilly published a Conservation Area Appraisal (Supplementary Planning Document) Draft. This document included an analysis of the most important buildings and views of St Mary's.

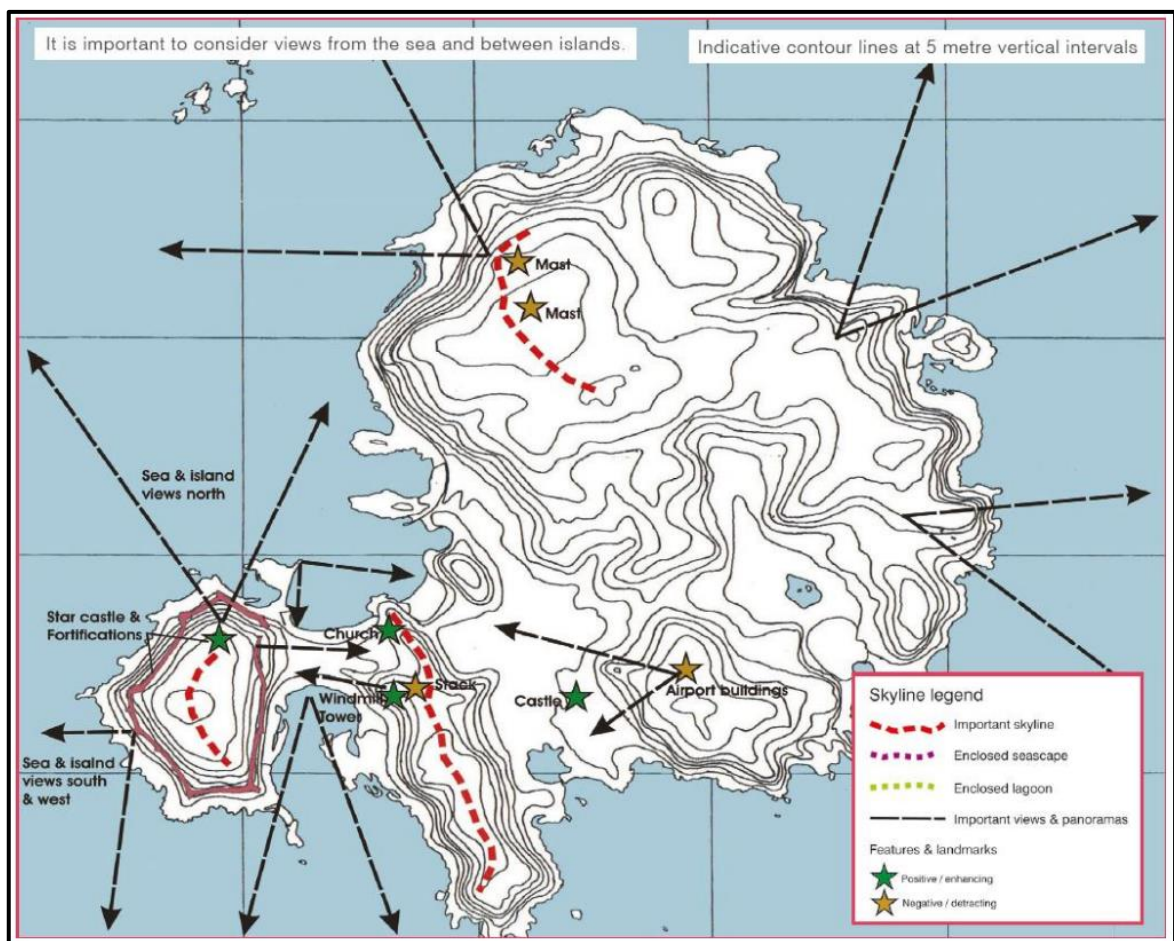


Image 2: Image illustrating key views affecting the site

4.1.3 Consideration of the marine and maritime context of the islands provides important background to the physical and historic environment. The architecture of the islands are noted as being "varied". The buildings are predominantly two storey double fronted with traditional sliding sash windows, central doors and internal chimneys. The roofs are often of slate, including wet laid scantle, which is a traditional roof covering in Scilly.

- 4.1.4 The Character Appraisal comments that the use of unsympathetic materials, including uPVC instead of timber for windows and doors has been harmful to the character of the Conservation Area, and particularly, but not exclusively, when used in traditional buildings.

4.2. **Impact Assessment**

Introduction

- 4.2.1 The following issues need to be considered in assessing the impact of the proposals on the heritage significance of the listed buildings and conservation area:

- Impact on the historic fabric of the listed buildings;
- Impact on the character of the Conservation Area.

Both of these issues are addressed, in turn, below.

Impact on the setting of the listed building

- 4.2.2 No listed buildings are affected by this proposal.

Impact on the Conservation Area

- 4.2.3 The secluded location of the school ensures that the proposed works will preserve the Conservation Area. Additionally, the proposed materials, scale and siting of the development have been carefully considered and are of an appropriate scale.
- 4.2.4 For this reason it is not considered that the proposals would cause detriment to the Conservation Area.

5. Planning Issues

5.1.1 In order to meet the requirements of the previous planning permission (P/17/065/FUL) the following documents and plans are submitted in order to avoid the need for further planning conditions;

- Archaeological Written Scheme of Investigation (WSI)
- Site Waste Management plan
- External Lighting Plan

These issues are discussed in turn below.

Archaeology

5.1.2 Condition C3 of P/17/605/FUL requires the submission of an Archaeological WSI in order to fully understand the impact upon the island's archaeological, built and historic environment. This would ensure that the characteristics that contribute to the status of the Isles of Scilly as a Conservation Area and AONB are preserved and enhanced in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

5.1.3 An Archaeological WSI has been prepared by Cornwall Archaeological Unit and is submitted with this application for full planning permission. The report confirms that the Project Archaeologists will be present during any ground reduction works, including the establishment of any compound, in order to identify and record any features of interest. The report also identifies the following site specific aims;

- Establish the presence /absence of archaeological remains
- Determine the extent, condition, nature, character, date and significance of any archaeological remains encountered;
- To establish the nature of any activity on the site;
- To identify any artefacts relating to the occupation or use of the site; and
- To provide further information on the archaeology of the Carn Gwaval area from any archaeological remains encountered.

Site Waste Management

5.1.4 Condition 4 of P/17/605/FUL required the submission of site waste management details in order to understand the impact on landscape and management of waste. This would ensure that the tipping of waste would not have a negative impact upon the surrounding Conservation Area and AONB in accordance with the policy requirements of Policy 1 of the Isles of Scilly Local Plan 2005.

5.1.5 The submitted Site Waste Management Plan is intended to be used as a template, setting out a method statement for minimising waste and material re-use. It is intended that the details of the site waste management plan can be agreed as part of the application process and before any decision is issued so that there is no pre-commencement condition to discharge should there be a grant of approval.

External Lighting

- 5.1.6 Condition 6 of P/17/605/FUL prohibits the use of external lighting until details of the specification of the lighting have been approved by the Local Planning Authority. This is to ensure that the character and amenity of the area is protected in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.
- 5.1.7 Drawing No. 200418/E/01 prepared by SJH Design Services indicates the external lighting layout for the proposed development. The proposed external lighting is located to ensure the safety of students and staff but also to minimise the impact upon amenity.

6. Summary

- 6.1.1 The proposed works seek to provide an extension to the existing nursery. This will provide a much needed extended facility for local children as well as for staff caring for the children.
- 6.1.2 The design of the extension has been carefully thought out to reflect its existing surroundings. Additionally, access improvements will make the existing facility much more accessible and create a clearer layout.
- 6.1.3 This application proposes a revised scheme to that already granted planning permission. The amendments proposed do not involve any increase in impact on the local area, and the few alterations to the existing building are minor and not harmful to the heritage significance of the Conservation Area.
- 6.1.4 In order to avoid the need for conditions attached to the grant of any planning permission, this application is accompanied by a Site Waste Management Plan, an archaeological Written Scheme of Investigation and an external lighting plan, as required by condition under planning permission ref: P/17/065/FUL.

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