

**Proposed New House at Peninnis Farm,  
St Marys,  
Isles of Scilly**

**DESIGN & ACCESS STATEMENT  
December 2015**

**Background**

Peninnis Farm has been tenanted by the May family since 1982, during which time it has evolved into a mixed-use business, producing quality bulbs, locally bred and reared beef, pork and eggs, as well as diversifying into the “glamping” market, with seven six-person luxury tents. The various uses complement each other well; the camping provides a natural outlet for the farm produce, and in turn the farm provides an interesting hands-on experience for campers during their holiday.

Dan & Zenna May, the next generation of farmers and custodians of the land at Peninnis, have returned to the islands to work on the farm and to grow the business to enable a life where they feel they belong. Both Daniel and Zenna have committed to invest a lifetime’s work in promoting its ongoing success. They have exciting plans to ensure the future viability of the farm, but to do so inevitably need the security of a family home on the farm to allow their plans to come to fruition, hence the proposal to build a new home on the farm.

**The Site & Design**

The site for the proposed new house has been selected by the applicants, working in partnership with the freeholders, the Duchy of Cornwall. Located immediately adjacent to the existing farm buildings, it is very much at the heart of the farm, on a site well-screened by mature *Pittasporum* hedges and the sheds behind.

The house has been positioned towards the north-east corner of the field, to maximise its connection with the farm, and to minimise any loss of agricultural land. The property will be screened on each side by private gardens, with the house itself overlooking existing pasture land. It will be accessed via an existing lane serving the field below, with the driveway for the property located between the house and farm sheds, to ensure no vehicles are visible from the seaward side of the site. Whilst enjoying wonderful views out across to St Agnes, the new house will not dominate the skyline, and will sit in the landscape providing a theme which is concurrent with traditional Scillonian design values; and expressed by the use of sustainable and complementary natural materials.

The design of the house has been developed over a period of some six months, working in co-operation with Francis Roberts Architects, advisers to HRH, Prince Charles, and in discussion with the planning department of the Council of the Isles of Scilly. The plans show a modest, traditional, three-bedroom property, with an internal layout designed to suit the needs of a working farmhouse, and a home for Dan & Zenna, and their family.

It has been designed in accordance with the Isles of Scilly Design Guide, using a palette of materials in keeping with its immediate surroundings; timber cladding, granite detailing and slate roof. Along with traditional local design features such as integral chimneys, timber sash fenestration, minimal soffits and cottage-style dormer windows, these should ensure the building sits in harmony with its

immediate environment, and serve to reduce visual impact and emphasize the tie between the house and the farm.

### **Accessibility**

The house has been designed for easy access taking into consideration anyone who has mobility issues. The office could be made into a bedroom, and it would be easy to create a bathroom adjacent. There are two main accesses to the house, the one on the South elevation providing the easiest for wheel chair users.

### **Sustainability**

In accordance with all new-build houses, the subject property will be built to comply with the latest conservation of fuel & power requirements of the Building Regulations, Part L, and will therefore be highly insulated and energy efficient. Heating and hot water will be supplied by an existing 75Kw Biomass system, located within the farm buildings, which already supplies the camping tents. In addition to its excellent sustainability credentials, the use of the existing biomass system reinforces the proposed new house's connection to the farm.

Water will be supplied from existing boreholes on Peninnis Farm, and drainage will be to septic tank and soakaway.

### **Applicants' Letter**

Annexed to this statement is a letter from the applicants, telling something of their background, housing needs and aspirations for the business.