



RECEIVED BY THE
PLANNING DEPARTMENT

21 JUN 2017

Application NO: P/16/111/FUL

Kenython, Norrard, Bryher, Isles of Scilly, TR230PR

Landscaping Scheme

Site Description

The site is on the eastern side of Bryher, at NGR SV 88138 15235. It lies approximately 5m above sea level inland from the Bar. The area is characterised as agricultural land: valley and hillslopes with bulb strips.

Aesthetically the landscape that makes up the garden associated with Kenython has long been considered an important feature of Bryher, situated as it is a key island gateway. Appreciated and enjoyed by many the grounds around Kenython are a feature that everyone, the community of Bryher including the applicant, Island Fish Ltd and visitors to Bryher agree must be protected and preserved. It is pertinent to state that Island Fish Ltd views the landscape surrounding Kenython as a hugely important asset to the project. Over and above a genuine appreciation of the natural beauty of the area the garden will attract visitors to the business and as such is of huge benefit to the business, one to be protected and cherished.

The garden at present is characterised by low lying shrubs and bushes, including roses, agapanthus, fuchsia, camellias and succulents.





The garden is widespread reaching circa 50 metres west and east of Kenython itself. The western aspect of the landscape is characterised as above whilst the eastern aspect is grass. The north of the building is more grass and at present unkempt, whilst the south of the building is grass with some shrubbery - providing access to what is currently the front entrance to the property.

Kenython itself is bordered in all directions (apart from front and rear access) by a 5 foot pittosporum hedge. The hedge lies circa 5 metres from the building itself.

The garden is currently maintained by the Duchy of Cornwall who employ a local gardener.



Southern
Aspect



Hedge surrounding property

The Build – Impact on the landscape.

The very nature of the Kenython landscape – widespread and low lying means that the work associated with the build will not affect many aspects of the landscape. All areas to the West and South of Kenython will not be affected at all.

Access to the site will be from the east/north of the building across grass only. Following a site meeting on 15.6.17 with all builders associated with the project the importance/impact of the project on the landscape was discussed. Critically it was noted that because of the distance between the site and the surrounding hedge and the ability to manoeuvre a mini digger within this space that there would be no impact on the hedging surrounding Kenython – apart from perhaps on the north east aspect where there may be a need to remove a small part of the hedge to manoeuvre the mini digger into the space required. There will of course be some impact on the grass in this area.



Access Route to site

Post Construction

As identified above owing to the nature of the landscape of the garden this build should have minimal impact on the natural environment.

That said it would be simplistic to think that some remedial work in terms of landscaping will not be required. As such Island Fish Ltd has already engaged Phil Smith (the current gardener) for two weeks work prior to the completion of building works to make good the site and to put in place a replanting schedule as appropriate. Furthermore the services of Mr Smith have been secured on a regular basis going forward to ensure that the garden is maintained as it is at present.

Any replanting will be upon the advice of Mr Smith and will be based upon the current species already thriving in the area. Similarly any remedial hedge planting will take place at this time. It is important to note that the existence of the hedge surrounding Kenyhton is an important feature for the protection of the property from the elements and as such has a value beyond that of aesthetics.

Responsibility

It will be the responsibility of all contractors to be aware of the need to protect the landscape surrounding Kenyhton, as such a copy of this plan will be made available to all contractors prior to commencing work on the project. Overall responsibility for the implementation of this plan will remain with the planning applicant- Island Fish Ltd.

Signed



For Island Fish Ltd

Date

17.6.17