



# DUCHY *of* CORNWALL

## Design and Access Statement



Kenython Replacement, Bryher, Isles of Scilly

June 2017



Kenython Replacement

<b>Quality Audit</b>			
<b>Ref.</b>	<b>Name</b>	<b>Signed</b>	<b>Date</b>
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## Kenython Replacement

### 1.0 Terms of Reference

#### 1.1 Applicant details:

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London  
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#### 1.2 Agent details:

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#### 1.3 Site address:

Land Adjacent Quayside  
Bryher  
Isles of Scilly  
TR23 0PR



## Kenython Replacement

### **2.0 Introduction**

2.1 This design and access statement has been produced by the Duchy of Cornwall in support of the accompanying planning application for the proposed Kenython Dwelling replacement.

2.2 This statement should be read in conjunction with the following;

- The completed planning application form and ownership certificates.
- Site Location Plan
- Site Plan as existing
- Site Plan as proposed
- Proposed plans
- Proposed Elevations
- Artists impressions



## Kenython Replacement

### 3.0 Site and Context Analysis

#### 3.1 Analysis of the Site

The application site is on the Eastern side of Bryher, Isles of Scilly and measures 0.18 hectares. The location of the site is shown below;





## Kenython Replacement

The site is roughly rectangular in shape and slopes up to the west, the views are largely to the east.

The site is currently within an agricultural tenancy but is not used for agricultural purposes presently.

The site is bordered on 3 sides by hedged windbreaks [historically planted to enable the flower growing industry].



Existing view looking from the east



Existing view looking from the west





## Kenython Replacement



1792 Spence's map shows the Church and the field boundaries

### 3.2 Analysis of the Surrounding Context

The site is one of a number of small field enclosures typical of Bryher and the Isles of Scilly, the hedges provide the necessary wind protection and are characteristic of the agricultural landscape.

The adjacent enclosure has a pair of semi-detached affordable houses which are managed by Cornwall Rural Housing Association. These were constructed within the last 10 years [photo below]





## Kenython Replacement

The enclosures in this particular area have been mainly left to grass for a number of years since the flower growing industry declined.

One of the enclosures has been used for informal storage purposes and a number of boats are kept in and around the site.

### **3.3 Planning History**

The existing Kenython chalet bungalow is some 300m as the crow flies to the NNE of the proposed site and due to its lightweight timber construction has come to the end of its life.

A decision was made to allow a replacement building to be constructed on the site of Kenython however the proposed building is to be for commercial use.

The planning reference number is P/16/111, and was approved in November 2016, construction is due to commence in July 2017.

The location for this commercial property is geographically important and is allowing a flourishing local business to expand, which will create jobs on the Bryher and bolster the island economy.

Whilst supporting local business is deemed to be extremely important the loss of housing stock is not desirable thus the intention is to replace the dwelling albeit on a different site.

Although this planning applications is not formally linked to P/16/111 reference must be given to the Island Fish application in order to fully understand the strategic objective.

The existing Kenython dwelling has no restrictions and the Duchy of Cornwall is seeking a similarly unencumbered dwelling as a direct replacement.

### **4.0 The development Proposal**

The proposed replacement dwelling is a three bedroom property adjacent to Quayside and Samphire. The footprint of the proposed dwelling is the same as Kenython although there is more accommodation on the upper floor.





## Kenyhton Replacement

### 5.0 Design Rationale

- 5.1 The proposal is for a split level 3 bedroom dwelling with the bulk of the living space on the upper ground floor. The overall floor area has increased [+40m<sup>2</sup>] however the footprint remains the same [65m<sup>2</sup>].
- 5.2 The orientation is end on to the sea, this is largely to reduce the visual impact of the proposed dwelling from the approach to Bryher, it also goes some way to breaking the linear aesthetic of the 3 houses.
- 5.3 The overall concept is to suggest the building had a former life as a boat shed or an agricultural building thus using different materials on each floor suggest the building has evolved over time.
- 5.4 The choice of materials are fairly typical of Bryher and the overall form of the building is traditional which means it should blend in to the landscape well.
- 5.5 The site is also close to services, both water and electricity are nearby.

### 6.0 Access and Highways

- 6.1 The lowest part of the site which is to the east is open to the existing road therefore the proposed works will be minimal.
- 6.2 Due to the topography the pedestrian route to the house from the parking area has a gradient of circa 1 in 20.
- 6.3 The property will strive to be as fully accessible as possible and clearly the Duchy of Cornwall would be seeking full building control approval.

### 7.0 Sustainability and waste management

- 7.1 The proposed dwelling would be fully compliant with the building regulations.
- 7.2 All building materials will be responsibly sourced and from local sources where possible.



## Kenython Replacement

### **8.0 Summary**

The proposed location for the replacement dwelling has been carefully chosen and will provide a low impact setting whilst providing good access to the rest of the island.

Kenython had come to the end of its life and would have required significant works to create a dwelling suitable for modern living.

The provision of new commercial space will allow a local business to prosper and contribute to the local economy whilst the creation of a new dwelling built to current high standards will go some way to improving the housing stock on Bryher.

For these fundamental reasons, this application should be supported.