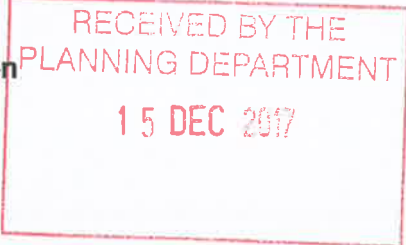


Access Statement/Mincarlo Garden

Ref. PP-06608349
Bryony Lishman
14/12/17

The proposal is to construct a small external porch and bridge from the managers' accommodation at Mincarlo, on the north side of the building at the back. The existing window on the first floor would be opened up and an elevated porch built above the back yard of the B&B, with a bridge going across to the rear garden (where we hang washing, keep chickens etc).

This would enable more discreet management of household practicalities such as our own waste disposal and taking out compost/ashes; these currently have to be brought out through the main guest area of the B&B. With growing children (10 & 12 years) this would also erase the need for frequent family access through the B&B environment e.g. with sand or dripping wetsuits from sailing club/sea swimming, kayaking etc. that island life readily permits.

The design uses wood & glass sympathetic to the age and design of the building, allowing extra light into what is currently a fairly dark part of our home space. Larger windows on the top floor would provide more light.

This proposal would significantly improve access to the building on a personal/family level, but there is no proposed change of use to the manager's accommodation; the design does not alter the current internal access as used throughout the year for management of the B&B.

The development would reduce wear and tear on the public corridors of the B&B, reduce clutter in these spaces (family shoes & paraphernalia) as well as provide our family with a little more privacy than we currently have. The proposal would have a huge impact on our desire to enjoy the back garden, take meals outside during summer months etc. (an important part of family life currently significantly reduced by lack of access to this part of the property).