

**PROPOSED LYCHGATE
at entrance to
JULIET'S GARDEN
SEAWAYS FLOWER FARM
ST.MARYS, ISLES OF SCILLY
for
Mr & Mrs A May**



DESIGN AND ACCESS STATEMENT

January 2018

1. BACKGROUND

Juliet's Garden is a popular garden / restaurant within easy walking distance of Hugh Town on St. Marys. It is conveniently located next to the coast path that runs up Porthloo Hill then skirts around the northern side of Seaways Farm (see below). Although Juliet's Garden has established a reputation for good food in a stunning location, first time visitors to Scilly sometimes find the restaurant and coast path hard spot and travel straight up the main road towards Telegraph. This document supports a planning application to clearly mark the entrance to the restaurant with a new 'lychgate' where the access pathway meets Porthloo Hill.

The applicant's web-site (www.julietsgardenrestaurant.co.uk) explains that Juliet's Garden was established 30 years ago. It has seen some major changes and new development in its lifetime. The original 'outdoor experience' was upgraded in 1993 when planning permission was obtained to convert and extend redundant bulb sheds into an indoor restaurant. Further improvements were carried out in 2006 when a new balcony room was constructed providing a further 20 covers. The restaurant caters for functions including wedding ceremonies and is also open during the evenings in summer months.



Above: Granite pillars mark the entrance to the access road and coast path from Porthloo Hill.

2. THE PROJECT / DESIGN BRIEF

There are a number of design objectives for the lychgate project;

- 1 Firstly a statement needs to be made to mark the entrance to the Juliet's Garden pathway to overcome the current confusion.
- 2 The route of the coast path also needs to be clarified. The tarmac road below quickly changes into an unmade but well trodden footpath leading towards Bants Carn. Information boards could be provided under the new roof structure for visitors to study.
- 3 There is very little shelter along this section of the pathway so the new lychgate could provide a welcome stopping point. It would also be a convenient collection and drop-off point for taxis.



Above: Inside the granite pillars the pathway leads towards the garden entrance in the distance on the right (just out of view). The stone building on the right has been used in the past for bulb storage.

3. THE SITE

The site for the lychgate is a plot of land approximately 3.5 metres sq. immediately inside the two roadside granite pillars. The pathway at this point is reasonably level so the construction of the timber structure should be relatively straightforward. In fact, much of the support structure already exists so building work to provide a secure base for the new pyramid shaped roof will be straightforward. The land in question is on a long lease from the Duchy of Cornwall.



Above: The approach pathway looking back towards Seaways and the main road.

4. CONSULTATION / PLANNING POLICY

The agent first approached Craig Dryden in the Council Planning Department on 27th January 2010. At that time two 'lychgates' were proposed – one in the current location and a second structure at the garden entrance from the coast path. The designs presented were in rough sketch form and the consultation was of an informal nature. No official written response was issued.

A recommendation was made to consult immediate neighbours before submitting a planning application. The applicants did this and are pleased that the principle of the new structure appears to be acceptable.

An approach was made to the Duchy of Cornwall, and in the event the project was scaled down to just one lychgate to reduce the visual effect. In 2013, planning permission was sought and granted from the Council of the Isles of Scilly (see planning reference P/13/005). This planning consent was not fulfilled due to timing issues with financing the project, and since it has subsequently expired, this further application is deemed necessary before work can begin.

5. DESIGN / VISUAL IMPACT



5.1 Design

The perspective view above best illustrates the new point of arrival at both the coast path and Juliet's Garden. The stonework either side of the structure may need minor 're-modelling' but already exists. The two existing large granite spheres will be carefully removed and reused elsewhere. The roof is to be constructed from treated sawn hardwood with exposed rafters and a robust timber ring beam. Structural engineers will be commissioned to ensure that the open structure will withstand the harsh coastal environment.

The timber 'pyramid' shaped roof will be clad with natural slate to match the

attractive roof feature on the adjoining wing of Seaways (re-modelled in 1995). Details of both slate roofs will be very similar – the traditional 35 degree angle, type of natural slate and even finial will complement one another. When viewed from higher up the main road, the lychgate roof will appear to blend naturally into the existing Seaways Farm roofscape.

Low level lighting is envisaged to help to mark the route to the restaurant at night-time, without creating an unwelcome distraction or polluting the clear Scillonian skies. Lights could be hidden above the timber ring-beam or set within information board niches. A planning condition is welcomed to ensure that any lighting proposals are acceptable to the Isles of Scilly Council.

There will be no need to pre-fabricate complex building components so work can be undertaken by local island contractors using traditional building materials and local tradesmen. Any remodelling of the existing wall/structure will be submitted to the local authority for approval as will the materials for the slate roof and timbers.

All works involving machinery will be undertaken between the hours of 8.00am and 6.00pm, Monday to Saturday only, and nothing on Bank holidays or public holidays.

Although the building is unlikely to generate significant amounts of waste or demolition materials, the applicant will submit to a waste disposal plan to the local authority for agreement before work commences.

5.2 Impact on Conservation Area

Planning application drawings show the elevations of the lychgate from three angles – front, rear and a side view from Porthloo Hill. The latter elevation is largely hidden from view by the existing stone boundary hedge. In terms of visual impact, the new structure will be visible from both the main road and the coast path looking back.

Although the object of the design exercise is to create something of an architectural statement the new lychgate will only have a minimal impact on the conservation area. Unlike the more open countryside to the north, the application site is surrounded by a group of existing buildings. The most obvious immediate buildings are the Seaways Farm complex. These are predominantly 2 storeys in height and the gable of the roadside buildings are almost three times as high as the lychgate.

From the top of Porthloo Hill, approaching the application site, the new roof structure will be seen in front of the backdrop of taller buildings. Approaching from the opposite direction, the lychgate is screened from view by Seaways until the coast path / road junction is only a few metres away. The impact from the coast path itself also needs to be considered. From this westerly direction the view along the path from the garden entrance is dominated by the farm buildings on the right and the mono-pitch roof of the bulb store on the

left.

Materials chosen for the new construction are traditional and sympathetic to the surroundings. It should again be stressed that much of the supporting stonework already exists so the pitched roof structure is the only noticeable change to the key views described above. The hipped roof form is less intrusive than a gabled structure and the overall height has been kept to a minimum.

This is an attractive solution to the design brief and one which enhances the quality and appearance of the conservation area.

7. ACCESS

In a number of respects, this project improves access to and around Juliet's Garden, and the immediate area;

- The pathway through the lychgate will be improved at the same time as the roof is constructed to ensure that surfaces are level and easy to negotiate.
- There will be much greater clarity about routes to and from the restaurant and along the coastal path.
- Lighting will make the pathway safer outside daylight hours.
- Appropriate signage and information boards will be displayed. A display could, for example, explain the distance, grade and likely travel times between key stages of the coast path.

The applicant would like to commence the building around the time of the opening of Juliet's Garden for the 2018 season.

.