

Design and Access Statement

Proposal and Objectives

The proposal is to erect a new timber frame garden/dive equipment store at the rear (East facing) of 2 Matthews Field.

Existing Use

The existing use of the land is grass/garden.

Existing Built Environment

2 Matthews Field adjoins the house 'Cadwallon' to the North side.

Topography and Orientation

2 Matthews Field is a residential building. The present dwelling is 7 metres high. Cadwallon which adjoins 2 Matthews Field is of a similar height and the dwelling Lowena to the South is at the same ground level but sits lower in height.

The dwelling has its frontage towards Church Road and sits well back from the road by 20 metres and to the rear it faces the Sylvester's Lane settlement. The rear grass/garden of 2 Matthews Field is 8 metres wide and 27 metres long. The scale of the proposal is 3 metres wide x 8 metres long x 2.65 meters high.

The orientation of the new store will follow the same line of the existing south boundary hedge and has been kept as low as possible. Please see 2SMF Garden 1+2. It will be circa 0.5 metre (depending on time of year and how low/high the hedge has been cut to) above the existing south boundary hedge.

Boundaries

The south and north boundaries are hedging. The west boundary is a granite wall retaining the plot from Church Road. The east boundary is the granite wall which is the other side of the access path/road to the rear of the property.

Constraints

This garden/dive equipment store has been kept to a reasonable size to leave circa 70% of the east grass/garden in place.

Appearance

The design of the garden/dive equipment store will be built to match and enhance the existing surrounding out buildings of Matthews Field. The window will be double glazed UPVC to match the rest in the main residential building. All aspects of the build will fit within the Council's Design Policy.

Materials

Materials used will be concrete for the base and primarily wood for the build. Windows will be UPVC white to match the main house. The roof will be fibre glass.

Impact on Neighbours

One window will be sited to the north side of the garden/dive equipment store. No windows will overlook any neighbours houses.

Drainage

Rain water drainage will be to one large water butt so the water can be used in the garden during drier periods.

Refuse

There will be no additional long term refuse. Any building material refuse will be disposed of either by re-selling on Scilly or taking to the Council's waste management site at Porthmellon.

Parking and Access

No additional parking space is required for this proposal.

Sustainability

This main structure of the building will be built from ecologically sustainable materials.