Design and Access Statement

Garden Office, Blackbird's Perch, St Martin's

Purpose Solar panels Location of garden office Access Design Services Sustainability Archaeology Waste management from site

Purpose

This application is for change of use on OS Field 2144 (behind Blackbirds Perch) for the regularisation of this land for use as a garden area, including children's play equipment and the siting of 8 solar panels providing power for Blackbirds Perch house. It also seeks permission for the erection of a new garden office.

The purpose of the proposed garden office is to offer much needed office space to help me run my growing nutritional therapy and coaching business efficiently. Both my husband and I work from home, and the 4m² that we share in our office within our home simply make this difficult, particularly when on video conferencing calls at the same time.

As part of the building, there will also be a small shed space for storage of food, a freezer, gardening tools, etc.

The small conservatory will provide passive heating for the office as well as a space for raising plants for the garden.

The land on part of OS field 2144 has been used by us as a garden area for Blackbirds Perch since 2014, and has had solar panels on it since 2015. This application seeks to regularise that use. The children's play equipment is temporary and not fixed to the ground.

Solar panels

The 8 solar panels are on a freestanding wooden frame, constructed of 4"x 4" wooden posts and 4" x 2" timber rails and cross pieces. These are sunk in the ground to around 18", held in place by concrete. There is no trench of concrete, merely a 12" x 12" x 18" hole for each post.

Solar panels are fixed to the wooden rails by aluminium rails, to which the solar panels are fixed. There is one electric cable running from the panels to Blackbirds Perch via an 18" deep trench, now covered over and unrecognisable.







Location of garden office

The proposed building will be within the garden of Blackbird's Perch at the top of Middle Town on St Martin's. Please refer to the Location and Block Plans for exact location.

We have purposefully chosen the part of our garden that is furthest away from Sandy Lane to minimise the impact of the building on people walking past, to increase privacy, and to choose the one of the lowest lying parts of the land.

Note than in the vicinity, and marked on the Location Plan, is our house (Blackbird's Perch, built 2013), Sandy Lane Chalet (built 2011), and the Shepherd's Hut (built 2016) - the latter two are holiday lets.



The building will be located behind the solar panels, between the holly tree and the left-hand edge of the solar panels. The pitch of the roof will be in line with the top of the washing line post.



The recently mowed land here (to the right of the washing line) is where the office will be. Our house is on the left. There are multiple pine trees (approx. 10 years old) growing to the South, completely screening the proposed building already.



As can be seen here, the area of land is slightly lower thereby reducing the visual impact of the building. The foundations will be set down below current ground level by 1m, reducing the ridge height further. As stated, the ridge will not be higher than the current washing line.



Looking out towards Northwest from where the building will be. We have established a row of Italian alders (2 years old) running along the back of the garden which in the future will screen the building. These are quite fast growing and should reach the ridge height of the proposed building by around 2025.



Looking North East from where the building will be. The sandy path towards the back of the island runs alongside our garden there.

A row of Pittosporum hedges, originally planted for garden privacy, is already established and will within 4 years completely screen the office when looking at it from the path.



The current view from the sandy path looking towards the washing line. Again, there is a Pittosporum hedge growing along the entire Eastern edge of the garden.



The view over towards Blackbird's Perch from Top Rock Hill, which can be seen nestled in front of the right hand clump of pine trees. The Italian alder and pine trees will screen the building entirely in the future.



The view from the sandy path heading towards Round Island Lighthouse. The washing line is just in view and the proposed building will be just to right of that. From this angle just the Northern gable end would be visible.

Access

The garden office will be accessed from our garden. No new access needs to be created. The building will be on the lease of Blackbird's Perch and tied to this property legally.

Design

We have purposefully designed the proposed garden office to match our house in style. The whole structure will be made of timber, with grey box profile roof sheets. The roof sheets are also seen on our house conservatory roof and the whole roof of the nearby Sandy Lane Chalet. Roof pitch is 30 degrees. On the West facing roof there will be one Velux roof light.

Cladding will consist of horizontal 6 inch shiplap larch cladding, which will be untreated. The timber double glazed windows will be painted white. Timber doors will also be painted white.



Example of cladding and roofing materials proposed (this is Blackbird's Perch)



Proposed timber glazed door



Proposed timber casement windows

The office space will be fully insulated with 100mm of insulation. The conservatory and shed will be uninsulated.

The small conservatory is designed to provide passive heat for the building and aesthetically is there to blend in with the local architecture of glass houses. The external cladding of the conservatory will be painted white.

No outside lighting is proposed.

Surrounding the building will simply be grass. This will merge in to the existing garden area.

Groundworks will consist of 8 concrete pads to a depth of 60cm onto which the timber sub-base will be fixed.

Services

There will be no water or sewage connection. Electricity connection will be provided from our house Blackbird's Perch, via a trench dug through the garden.

Waste and recycling from use of the building will be minimal and will simply be dealt with through our house waste and recycling.

Sustainability

All timber used will be from sustainably managed forests and FSC certified.

Windows will be double glazed to minimise heat loss.

Insulation in the walls, roof and ceiling will be to building regulation standards to ensure minimal heat loss. Passive gain from the conservatory will help to heat the building all year. A small electric heater will provide sufficient warmth in cooler months. Windows, blinds and insulation will help regulate the temperature inside during summer months.

Paints will be eco paints without toxins.

Electricity used in the building will be 100% renewable electricity. LED lighting will be used throughout.

Archaeology

From Katharine Sawyer's 2013 report 'archaeological findings' for Planning Application P/12/071, Blackbirds Perch, St Martin's:

"The site was excavated to a depth of about 1.8m below the topsoil, only blown sand was uncovered. No features were identified, and the only finds were recent bones, probably of a cow."

The garden office application site is a mere 20m north of Blackbirds Perch, and the site shares almost identical characteristics in terms of being windblown sand. We therefore do not believe an archaeological watching brief to be necessary.

Waste management from site

When foundations are dug out, any excavated sand will be used on tracks around the island to fill in ruts. Timber offcuts from the building process will be used either for future building, or for firewood. Any plastic, paper, cardboard or other wastes will be recycled through the island waste and recycling system.