

Design & Access Statement

Overview

The site is a rarely used section of a private garden. In the foreground of striking granite boulders and close to the sea, it is ripe for modest development. Creating a beautiful, light yoga space in this site would have the effect of opening up the space to small numbers of people at a time, making the most of the garden and the stunning views as a peaceful setting to enable and enhance health and wellbeing.



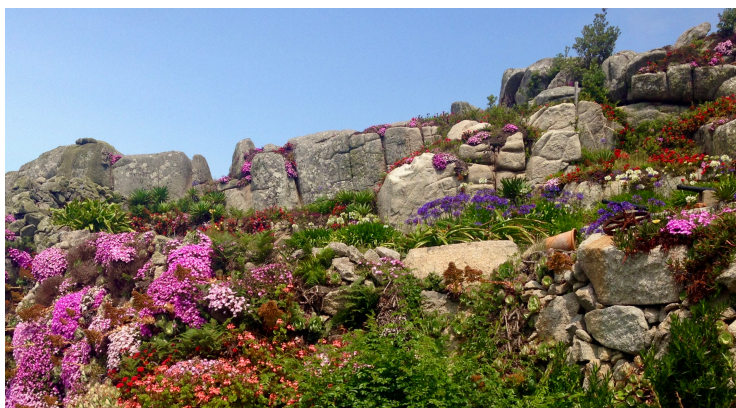
Context of the site and its surroundings

The garden where the proposed studio would be built is currently accessed via Mincarlo & The Biggal front pathway and garden. Whilst the studio would not involve movements of large numbers of people, it would be preferable for those using the existing properties that a separate, discreet access of a new set of steps (timber and/or granite) be provided via the promenade below, at the same time taking the opportunity to landscape the slope between the garden and the prom. The prom is mostly used for people at leisure dog-walking or taking time to relax on a bench, also for access to the lifeboat station. The studio design need not impose on these activities, in addition it would be ensured that the steps access would not cause a hazard for lifeboat crew on a shout or training.

The studio would sit in a garden framed throughout the seasons with granite rock, vibrant agapanthus, crassula and aeonium blooms, silver-grey pittosporum hedges and the ever-changing colours of the sea.

There is some distance between the proposed studio site and the nearest dwellings of The Biggal & Mincarlo; these properties are of dissimilar style & period. It does not seem helpful to try and emulate either in the design of the studio, but rather to explore the requirements of the project itself and the natural elements surrounding it.

The current landscape within the site is grass (which was a vegetable plot several decades ago), surrounded by escallonia & pittosporum hedging. Bedrock and



background landscape is granite. There is a picturesque old dry-stone wall above the site, which would be retained along with any established plants. Groundworks would be as minimal as possible, involving the smallest amount of digging to create footings/pads on which to support the timber frame.

Social context

The proposed studio would give both locals and visitors a dedicated and peaceful space where they can attend yoga classes throughout the year. It is so beneficial to have a fit-for-purpose space where people feel they are immediately able to switch off, kick back and dedicate some time for their own health and wellbeing. The project would also enable easier arrangement of visiting teachers (from other islands and the mainland), and other activities e.g. pilates. It would provide me with a space to grow my own teaching portfolio and introduce further activities over time which would support the local community further.

Economic context

The garden studio project would support the local economy by providing a more established, stable & supported long-term employment of delivering yoga classes on the island. The demand for such services is quite high in the summer months from visitors and through winter from the local community, suggesting fairly strong year-round employment.

Continuing to market Scilly to tourists as a destination for health, activity and wellbeing in a stunning natural environment continues to set a strong economic viability for this project.

In addition there are some supporting jobs during the build that will benefit the local economy (groundworks, electrician, labouring support for the build, delivery of materials, freight).



Planning policy context - The Spatial Planning Vision

78. Regarding the Local Plan we feel this project contributes very well towards “the achievement of sustainable development by enabling better paid jobs whilst protecting and enhancing the islands’ exceptional environment” and the area directly surrounding the proposed studio.

79. This projects fits very well with **The Vision** In 2030: The Isles of Scilly is a highly desirable place where people are able to live well, work productively, and move freely between islands and the mainland; they can also benefit from excellent education, leisure, health and social care facilities, within a world- class environment in harmony with nature. The distinctiveness and exceptional environment, with the influence of the sea, continue to provide a strong sense of community, identity and belonging; these remain vital assets for the islands’ economy and well-being.

85. Within the Council’s Strategic Aims & Objectives, we feel that this project ensures that the distinctive landscape, seascape and nature assets of the site are protected, valued and enhanced with the design of the studio.

The studio would provide a space from which a sustainable opportunity to bring yoga, health and wellbeing activities to the local and visitor communities in a resilient and self-sufficient way.

(4) will contribute to a more competitive, diverse and resilient economy based on our exceptional and inspirational environment (practicing yoga in a beautiful space, sympathetically designed to sit within the natural landscape)... and maximise opportunities by building on its strengths (the islands' raw beauty) and underpinned by effective infrastructure (the studio building) and an appropriately available & skilled workforce (me).

(5) ...supporting a strong, vibrant & healthy island community with an improved quality of life for its residents - this applies to myself and my own quality of working life that would be much improved by the studio, as well as the improved quality of life the broader local and visitor community can gain through accessing yoga practices and other healthful activities at the studio.

(7) The studio will minimise carbon emissions by using a green energy provider, a living green roof and building with sustainable materials as much as possible.



Accessibility

Due to the topography of the site it would not be easily accessible by wheelchairs or people with restricted mobility. However I am able to deliver yoga sessions at other locations which would be helpful. Other accessibility issues could be addressed on an individual basis depending on requirements.