

Garden Yoga Studio

Site Waste Management Plan - Resource management

- We will ensure any waste management requirement is adhered to.
- We anticipate re-using any soil and subsoil in other parts of the garden & grounds
- Any building materials that are excess to requirements, and any packaging, will be re-used wherever possible, recycled where needed, or disposed of at the local waste site by arrangement.
- Any excess subsoil will be disposed of at the local waste site.
- Where necessary, in addition to us overseeing, contractors will ensure the waste is correctly recycled or disposed of responsibly and legally (electrician, groundworks contractor, any others enlisted during the project).

Scheme of Sustainable Design Measures

- The proposed building should have a very low energy consumption during summer. In winter there will be an increased use of electricity for lighting and heating.
- We haven't added solar/PV/ other micro-generation to the design, as we wanted to prioritise the living green roof so that the design sits sympathetically within its natural surroundings.
- The green roof provides a rainwater buffer, reduces the ambient temperature, regulates the indoor temperature, saves energy and encourages biodiversity
- We will incorporate rain water harvesting with a simple water butt if we feel this would benefit the space.

Notes on Tree Survey

- There are no trees within 15m of the site. There is a Pittosporum hedge (invasive, NZ species - we aim to reduce this) and an Escallonia hedge (we may choose to keep or remove this depending how it works with the design. If removed we will plant a new escallonia shrub to encourage honeybees, bumblebees and butterflies. Other notable plants are Hottentot fig (South African species, aggressive invasive creeping mat-forming succulent plant - will continue to monitor & cut back as needed); Crassula Coccinea (Red Crassula - South African Species that we aim to encourage).

Archaeological Assessment

- The site is located within an Archaeological Constraint Area (ACA) specifically the Porthmellon ACA. The ACA is an indication that this area has a number of historic environment records and any ground works could reveal further below ground archaeological remains.
- We anticipate minimal excavation of the site, which is granite bedrock & ram/topsoil. The building will be timber frame and needs secure footings/pads to support it. We are aware that if the studio requires foundations/trenching we may be required to undertake archaeological monitoring; and we understand that the planning department will be in touch if this is the case.
- There is a possibility that there was once a “strangers cemetery” somewhere near the proposed site of this project. In his account of Scilly in 1796, the Rev John Troutbeck refers to a burial ground at Carn Thomas (for unidentified victims of shipwrecks), which is said to be located on the S side of the promontory on the N side of the road from Hugh Town. This is not mentioned in later accounts and had presumably ceased to be used by the early 1820s*, or possibly not since the Gryll's Act, 1807**

*ref https://scilly.gov.uk/sites/default/files/planning-apps/H2%20Housing%20Allocation%20Heritage%20Impact%20Assessment%202018.pdf?fbclid=IwAR3dZR9fgocOvuE296sKMe3_WMjhVYjbb2C-QdktfQYKDvrOKj1w3Wd8O7U

**ref <http://scillypedia.co.uk/LetterS.htm?fbclid=IwAR0u2akTDHROG2jta-IXjDxVXaQ7dZ4a8liD7hTvqtugleVzwUejFQkRs9k>

Habitat Assessment

- The project should have a positive impact on existing biodiversity interests.
- We plan to maintain grass, hedges and plants, and aim to positively impact biodiversity with certain species of plants e.g. escallonia, buddleja.
- The living green roof will positively impact biodiversity.
- The only possible negative change to the biodiversity would be in reducing the height of the pittosporum hedge; however we are unaware of any birds nesting in this hedge and there are many other pittosporum trees in the surrounding area so we feel the impact would not be significant.

External Illumination Statement

- The project would have minimal low-level external lighting on the areas which access the studio. This would be less bright than the lights used by the lifeboat crew and would be purely to guide the pathway when it is dark and the studio is in use (mainly in the winter months). There would be dimmable lighting within the

studio. Any lighting would only be on when the studio is in use and at no other time to avoid any adverse impact on sky/other glare.

- Every effort would be made to ensure continued enjoyment of Scilly's Dark Night Skies and we consider this an important part of the project. We would like people to leave the studio in the evening and be able to enjoy the night sky.