

# Shepherd Hut: Lower Town, St Martins



Illustrative; typical design proposal



**Summary**

- ❖ The proposal is to locate 1 X 9 meters shepherd’s hut in the field of the Fuchsia Cottage Land Holding in Lower Town, St. Martins.
- ❖ The proposal follows the successful location of a shepherd’s hut in the Vineyard, Higher Town St Martins and the recent grant of permission for 2 huts in the adjacent field. The proposal is for an identical model already approved. This will harmonise with the new huts and the barns located further to the north.
- ❖ It recognises the planning requirements for new tourist accommodation defined in the Local Plan 2021. In turn the new policies within the plan also define requirements that accord with, the AONB, SSSI, Archaeological and other wildlife and ecological statutory and local considerations.
- ❖ This application is therefore modelled on those successful applications submitted and is compliant with the IOS Council’s latest Local Plan, adopted by full Council, on 25<sup>th</sup> March 2021.
- ❖ The shepherd’s hut will be connected to a potable water supply and electricity already available to the site and will use a compostable toilet for black waste.
- ❖ The applicant has been a founder member of the St Martins’ Cosmos Project that supports the Dark Skies initiative, attracting visitors who wish to make use of the project’s observatory telescopes. The observatory is beginning to attract visitors outside the normal holiday season and it is intended to provide an attractive training option for visitors wishing to develop their knowledge of astronomy and the use of an observatory.

**Site Location: Lower Town St Martins. Grid Reference SV 91522 16069 Elevation 6mts above sea level**



# Proposal and Plan for 1 Shepherd Hut Holiday Let: Lower Town, St Martin’s

## Comprising:

### Planning Statement

- 1. Shepherd Hut Design Concepts**
  - a. Shepherd Hut Planned Construction Specifications
  - b. Exterior
  - c. Interior
  - d. Technical Specifications
- 2. Site Location & Access Statement**
  - a. Site Location
  - b. Visual Impact and access
  - c. Known & Related Archaeological Sites
- 3. Other Matters of Immediate Consideration**
- 4. Associated Plans (Submitted as separate documents also)**
  - a. Elevations
  - b. Floor
  - c. Roof

# Planning Statement

- ❖ The proposal is for the construction of 1 Shepherd's Hut Holiday unit within the landholding of Fuchsia Cottage, Lower Town, St Martin's, Isles of Scilly. The unit would provide holiday accommodation for 2 adults.
- ❖ The application is designed to increase the availability of good quality accommodation on St Martins that will encourage visitors for a longer season during periods when the weather is less predictable, particularly for those interested in Autumn ornithology and the Cosmos Dark Skies Project.
- ❖ The hut measures 9.0m x 2.8m and is 3.4m high at the arc of the roof. Given the proposed location, the closest buildings are the timber storage barns situated further north of the site along the access lane, and 2 shepherd huts granted permission for erection in the adjacent field. The proposal for external larch cladding will match those existing, and proposed, buildings and will blend, in terms of colour and texture, to the immediate surroundings.
- ❖ It is important to point out that the barns to the north are predominantly for storage. There has been a somewhat pejorative term of an 'industrial site' recently applied to these barns. The concept of an 'industrial site' has been mentioned as a possible planning constraint. The applicant is the tenant of the barn closest to the proposed site and would refute the suggestion that it is an industrial site or zone, as do other tenants of the barns. No one is operating a business from any barn, nor is their regular daily use for any protracted period of time, nor any nuisance from noise, nor any noxious or other unpleasant odours. The applicant has observed that planning permission was granted, under delegation, for application P-21-023 which locates 2 pods immediately adjacent to a barn and packing shed and in the vicinity of other large buildings on a working farm. The proposed site for this application is secluded and peaceful. The shepherd's hut will not be visible from any aspect and is separated visually from those in the adjacent field by hedging.
- ❖ The hut would have an internal floorspace of 22 m<sup>2</sup>. The roof surface is made from curved, dark grey corrugated metal sheeting. The shepherd hut is pre-engineered and transported as a kit to enable ready erection on site with a minimum of waste and need for extraneous materials. The hut has a pre-treated wooden frame, mounted on a primed and painted steel chassis with steel wheels, to reduce on site requirement for the use of chemicals and paints during the construction process. This reduces both the environmental impact and excess waste materials. Required ground works would be for 8 concrete squares to provide support for the hut's 8 wheels. Access to the site is via an existing vehicle track and requires no additional ground works or preparation.
- ❖ Internal facilities and space are designed to provide a comfortable living environment that would support extended seasonal vacations during periods of less clement weather. The hut would have 1 double bedroom, shower room and composting toilet cubicle. In addition, a modern kitchen workspace with small utility room for the location of services, header tank and domestic storage for utilities and tools.
- ❖ Water will be potable and served from an existing supply.
- ❖ Grey water will be disposed of through a soakaway. There are no boreholes within the curtilage of the proposed site or within 100 meters.
- ❖ The use of a composting toilet minimises the use of water and the need for 'black water' waste management on site, whilst providing high quality compost for trees and vegetation at the end of a 1 year cycle.

- ❖ The proposed siting of the shepherd’s hut provides good screening from footpaths and tracks, the roads and existing dwellings/businesses. The entrance and access to the proposed huts is along a wide and level track.
- ❖ The proposed location for the hut is currently a sand blown, disused flower field approximately 0.2 of an acre in size.
- ❖ It is intended to place bat boxes in the small, wooded area to the west of the site to encourage a colony of breeding bats and complement those placed under application P-21-075COU
- ❖ External to the shepherd’s hut will be a small decking area for sitting and eating al fresco whilst enjoying the garden area. The decking serves as a manageable fire escape route through the bedroom window in the event of emergency.
- ❖ The related site plan, attached to the application, shows the proposed siting of the hut within the existing field.

# 1: Shepherd Hut: Design Concepts

## a. Shepherd Hut Planned Construction Specifications

- ❖ The design for the proposed shepherd’s hut is basic, yet sturdy, built of Larch shiplap timber around a strong ribbed wooden carcass mounted on a steel chassis, supported on steel wheels. The shiplap timber will blend into the environment of trees and hedges and provide visual continuity with the barns located a few meters away on the access lane. Shiplap timber has several advantages over the alternative metal clad designs. Chiefly, the façade may be easily repaired in the future, should it suffer storm or other damage, by the replacement of individual wooden strips.
- ❖ The roof is a standard coated, curved corrugation form and will not obtrude into any visual eyeline.
- ❖ The carcass is wrapped in a breathable waterproof membrane prior to cladding and the internal sections insulated after internal plumbing and wiring are installed. The interior finish is pine tongue and groove boarding finished in a sympathetic colour scheme. All apertures are wooden and double glazed.
- ❖ Bathroom, kitchen and service facilities are all proven, top performing, low carbon footprint appliances and fittings.

### Specifically:

- Concrete slab footings for wheels, 30x30x15cms laid above MOT Class 1 substrate
- Steel wheels and chassis support treated cross members and insulated and treated OSB floor panels above an additional waterproof membrane
- Ribbed carcass built from 3X2 treated timber
- Larch shiplap cladding screw fixed over breathable dampproof membrane
- Sheep’s wool, earth wool, cork and recycled wood are used as the primary wall and roof insulants being more environmentally friendly and efficient

### Shepherd Hut Planned Construction Specifications (continued)



- Outer walls clad with Larch shiplap to blend with existing barns on situated along the shared access track
- Windows are timber double-glazed set either side of the entrance doors providing light to the bedroom and kitchen. Additional single windows are located in the toilet and bathroom to provide light and ventilation. A further single narrow north facing awning will be positioned to enable through ventilation to the main room and periods of non-occupancy. The windows would be predominantly south facing providing ample light and views of the garden area but sheltered by the pittosporum trees to the south of the plot.
- The timber double glazed doors provide the entrance to the huts and will be outward opening to avoid restrictions to internal floor space and provide stronger resistance to the prevailing strong southerly winds of late summer, autumn and winter.
- The curved roof is made of dark grey corrugated metal sheet panels with a small overhang to provide drip clearance and water harvesting into guttering which diverts to potable quality water butts.
- Wooden steps and a small platform provide access to the hut and space for the swing of the outward opening doors.
- An enclosed double-bed room with south facing window and views to the garden.
- The toilet room contains a proven Separett® waterless, composting toilet (Villa 9020 model) which discharges through the floor into removable collection container. This conforms to Building Regulations 2010, Part G 4.19;

**‘Chemical toilets or composting toilets may be used where: a. suitable arrangements can be made for the disposal of the waste either on or off the site; and b. the waste can be removed from the premises without carrying it through any living space or food preparation areas (including a kitchen)’**

The toilet has an automatic concealing screen and a 12vDC fan to vent the odours from the facility, whilst speeding the drying of the waste material. Urine is separated and collected in a different receptacle for disposal in a septic tank. Solid waste would be kept in a composting receptacle located in the wooded section of the field, to the west of the huts, where, after an appropriate time (9-15 months), it may be used to fertilise the trees and the various flower beds. Whilst the under hut storage has the capacity for 30-40 days waste storage, the containers will be refreshed on a weekly basis.

A men’s urinal will be placed in the toilet facility to reduce the risk of urine leakage through the screened area of the Separret® toilet bowl due to the differing ergonomics of male and female urination positions.

- A kitchen area including a sink with running hot and cold water; an induction hob; and a work surface/food preparation area. The kitchen will be provisioned with:
  - Filtered potable fresh water

- Instant water heater
  - Multi fuel cooking facilities
  - Multi-function ‘Instapot®’ cooker
  - Microwave
  - A multi fuel fridge/freezer
  - Suitable recycling and waste disposal units
- A separate shower facility shall be connected to the instant water heater and grey water disposal facility.
  - Lighting throughout the huts will be 12vDC LED
  - Internal walls are pine tongue and groove, sympathetically coloured and allowing the ready fixing of internal shelving and décor.
  - There will be a small utility area to locate the internal water connections, and house electricity consumer units and safety devices
  - A range of internal cupboards, wardrobe and small storage units will provide additional capacity for the guests to keep their possessions
  - Internal fittings will be completed with an extending dining table, folding chairs, comfortable seating area and curtains

**The following sections illustrate typical designs and finishes to assist visualisation of the design concepts.**





Typical chassis construction for the shepherd’s huts. Steel framed and steel wheels, coated, primed, undercoat and painted black in colour.



Typical carcass construction showing floor and ribs mounted a chassis and the basic form and structure of the roof curvature.



Painted exterior of a typical shepherd’s hut that is sympathetic to its surroundings, whilst contrasting the frames and cladding





Typical floor plan showing separate double bedroom, living, kitchen and bathroom areas.



Typical shepherd hut kitchen layout with utilities including microwave.



Typical interior showing the Separret® toilet, shower base and folding table and chairs for the living area.

**Composting Toilet, Shower & Waste Disposal**



**Comments**


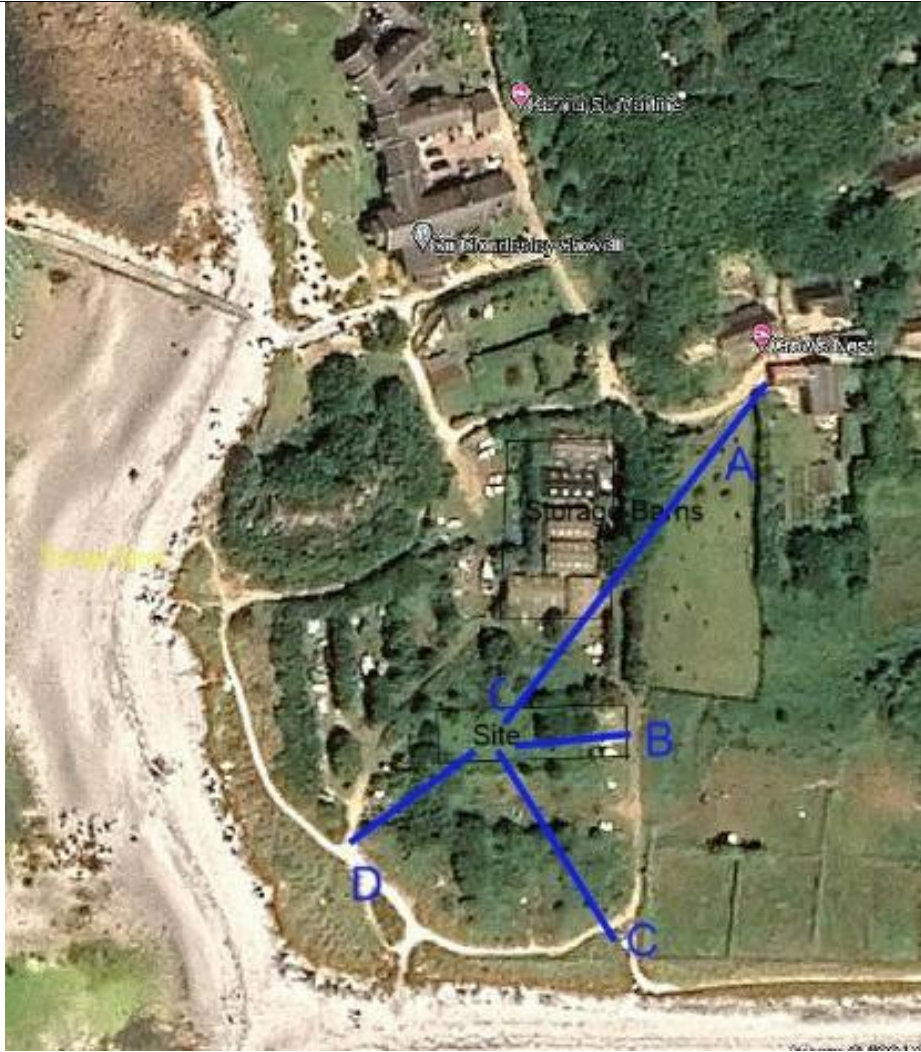
Separret 9020 is one of the world’s most widely used composting toilets. It provides efficient urine and solid waste separation to self-contained receptacles. The waste is passed through the building floor and wall negating the need to carry waste through the building in accordance with building regulations. Fluid waste will be disposed of through the existing septic tank whereas the solid waste will be stored in a composting vessel for use in late winter/early spring on the flower beds and to mulch the trees.

The Separret® 9020 has a 12vDC fan that directs air across the waste matter to dry it rapidly and reduce odours which are vented through a screened duct at the rear of the huts. The toilets use 0% water.



# 2: Shepherd Hut: Site & Access

b. Visual Impact:    i Site Location Views

Illustration of Location	Location of Viewing Points
	



Showing the site location relative to the Storage Barns located along the access track	Images below show the lack of visibility to the site apart from the access opening that is already shielded.
--	--



**View A** from outside Faye Page Jewellery shop on the main road overlooking the golf course towards the tree boundary of the proposed site. The trees are mature and to a height of some 7 to 10 meters shielding the site and huts from view.



**View B** All aspects of the site are screened by mature pittosporum. Even the entrance is screened from the track.



**View D** is from the southwest at the top of the beach access slip. A mature hedge of tall pittosporum and a mixed wooded area to the west of the proposed site completely shield the location from view.



**View C** is from the southeast at the start of the sandy lane from which side the proposed site is completely shielded by mature pittosporum and separated by an additional field, scrub and self-seeded grass and bulbs

## 2: Shepherd Hut: Site & Access

### c. Known & Related Archaeological Sites

General policy and guidance for the conservation of the historic environment are contained within the National Planning Policy Framework (NPPF: Department for Communities and Local Government 2018).

Paragraph 189 States:

***“In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary.”***

In submitting this proposal, we are fortunate in that a recent 2018 survey, conducted for a proposal by the Karma hotel, included a detailed list of the known historic sites in the region of Lower Town. Additionally, the Isles of Scilly Local Plan has produced Island Policy Maps that also indicate the designations of various areas of the island including those areas deemed to be of historical importance. Both recent sources show that the proposed site has no such designation associated and no known finds in the immediate vicinity. It does not overlook, nor obtrude, into any of the areas so designated and therefore should not detract from, or cause damage to the historic environs. It is not planned to excavate the site beyond the setting of the concrete slabs to support the hut wheels as described above.



Those historic sites closest to the proposed site includes an area of Archaeological Constraint detailed below and shown on the relevant map.

Located to the west of the proposed site are:

1. THE PORTH - Post Medieval boat house. Old photographs show boathouses (gig sheds) at The Porth; there are now no remains. Post Medieval
2. THE PORTH - Post Medieval quay A ruined quay, revealed after sand shifted during the severe storms of January 1990. Post Medieval
3. LOWER TOWN - Post Medieval kelp pit. A group of four kelp pits eroding out of the dune face southwest of Lower Town. Post Medieval

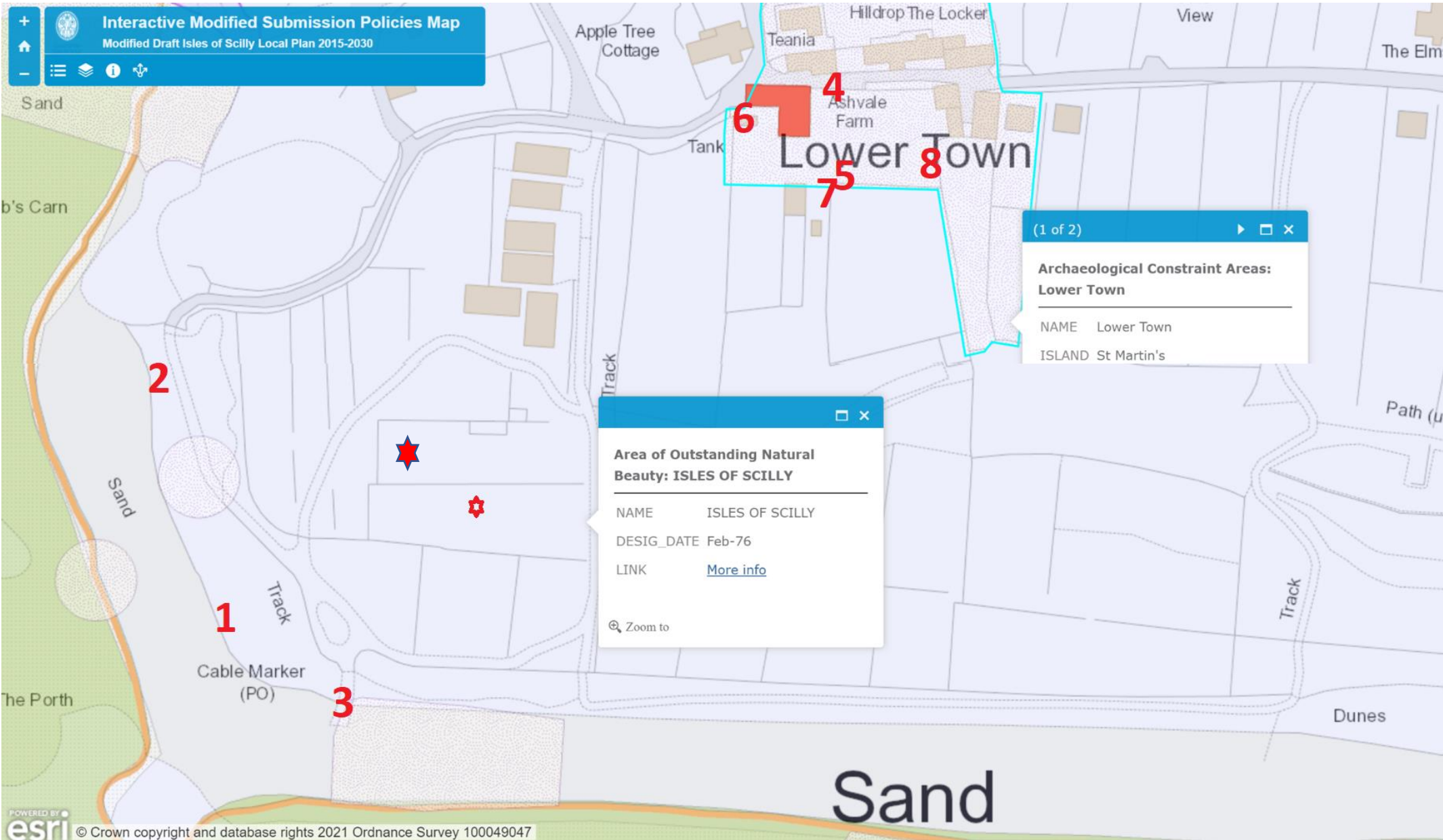
Located to the north and east of the proposed site are:

4. ST MARTINS - C19 farmhouse. A mid-C19 farmhouse incorporating older elements. Post Medieval
5. LOWER TOWN - Early Medieval settlement. The site of a C10-C16 settlement indicated by the discovery of a midden, a grave and pottery on the south side of Lower Town. Early Medieval
6. LOWER TOWN - Prehistoric findspot. A flint scraper found in the roots of an up-turned tree after a winter gale in 1979. Prehistoric
7. LOWER TOWN - Neolithic lithic scatter, Bronze Age lithic scatter. A concentration of flints recovered from fields at Lower Town during SWEB trenching. Prehistoric
8. LOWER TOWN - Post Medieval well. A stone-lined well, visible on the surface as a square setting of granite slabs with granite lintels. Post Medieval

*Credit Karma application and SOUTH WEST ARCHAEOLOGY LTD. REPORT NO. 181107*

Local Plan Policy Map showing current designation of the proposed site and the sites of historic interest as detailed above.

★ Indicates the proposed site.



# 3: Shepherd Hut: Other Matters of Consideration

Policy, Aims and Objectives		Planning Application: Statement of Alignment	
POLICY WC5 Visitor Economy and Tourism Developments  (1) Proposals for new or upgraded tourism development will be permitted where they: <ul style="list-style-type: none"><li>• a) make a positive contribution to creating a sustainable, diverse and modern tourism economy; and</li><li>• b) are located in sustainable and accessible locations; and</li><li>• c) are appropriate to the site and its surroundings in terms of activity, scale and design; and</li><li>• d) do not result in an unacceptable impact on the environment or residential amenities, in accordance with other relevant policies in the Local Plan;</li></ul> (2) Proposals for tourism developments will be particularly encouraged subject to a) – e) above, and where it is demonstrated that they would: <ul style="list-style-type: none"><li>• a) extend the tourism season and increase productivity and wages in tourism;</li><li>• b) support the promotion and interpretation of the islands’ heritage;</li></ul>		This proposal aligns with the aims and objectives of WC5 by: (1) <ul style="list-style-type: none"><li>• a) The proposal is for a new visitor experience, one that embraces the growing demand for experiences that are more closely aligned to nature, including a resurgence of interest and demand for camping. The facilities proposed will have minimum impact on the environment in which the hut is sited.</li><li>• b) The proposed site location is both accessible and sustainable.</li><li>• c) The hut is appropriate and sympathetic to the proposed location.</li></ul> (2) <ul style="list-style-type: none"><li>• a) The proposal for a shepherd’s hut will provide for secure and comfortable accommodation that extends into the periods of less clement weather when there are many potential visitors who enjoy outdoor experiences such as campers, but for whom exposed sites are too uncomfortable.</li><li>• b) By combining and advertising holidays aligned with access to the Cosmos project and a bespoke astronomic experience, it is hoped additional tourist will be attracted to the islands to experience the special ‘Dark Skies’ status and the opportunity to use the observatory adjacent to the St Martins Hall.</li></ul>	
Wildlife Survey and Report	The proposed site of the units is former flower field disused for decades. The soil is mainly compressed sand and remnant topsoil with a mixed sward of grass, bramble and random bulb remnant clusters and seasonal meadow species. It is intended to keep the environment natural and seasonal with just brambles kept under control and away from the paths and access areas. What have now become ‘local’ flowers, agapanthus, crocosmia, belladonna and day lilies, for example, will be encouraged to prosper on site encouraging insect populations. A number of small fruit trees will be planted to add diversity and interest to the site. The hedges may support nesting birds during the breeding season and will be left undisturbed. The erection of the hut takes about 5 days, and it is hoped this will occur outside the breeding season. The hedges, and small, wooded area containing pine, pittosporum and Escallonia are further than 10 metres from the hut and should not suffer any root damage from the minimal excavation planned for the wheelbases. No further protected species have been identified at the site but any disturbance to the site will be managed carefully to create a minimum of disturbance.		
Infrastructure Impact Assessment	The shepherd’s hut will accommodate 2 people. There is no flushing toilet and water will be heated with an instant water heater. The shower will have a flow reduction device to minimise water use. Both water and electricity are already located to site and there will be no further demand on infrastructure.		
Fire Safety	The site has been visited by the local Fire Service who have confirmed the access to the site and storage of water is adequate for their needs. Each hut will have a multi sensor (smoke, heat, carbon monoxide) detector affixed to the living area ceiling with appropriate fire extinguishers and fire blanket positioned within the kitchen area.		



	Additionally, it is intended to have a 3 X 5-meter deck veranda running under the bedroom window and past the door. This will provide: 1. A safe landing and access to the hut doors, that open outwards, to provide secure standing particularly for those with access requirements. 2. A safe landing area under the bedroom window that would provide an emergency exit should a fire arise that blocks the doorway
<b>Tree Survey</b>	The huts are located at least 10 meters from trees and hedges. The disturbance to the substrate for the wheel foundations is minimal and should not encroach on tree roots. The trees bordering the proposed site are pittosporum, elm, pine and Escallonia and will provide shelter and screening to the site. There will be zero impact on the trees.

**Site Waste Management Plan (SWMP)**

This small development proposal with its own on site management for waste will not contribute a significant burden on the normal kerbside waste and recycling collections.

This SWMP document will detail the approaches taken for recycling, food and black waste composting. Whilst all single use containers and plastic containers will be minimised, glass objects will make use of the island recycling collection from time to time.

As stated, the intention is to maximise recycling of waste on site whilst, at the same time, minimising the use of resources and negating, wherever possible, anything that may increase the carbon footprint. All end of life white goods will be shipped to the mainland for recycling independent of the existing island arrangements for such disposal.

**1 Construction and Waste**

Construction waste will be minimal as the shepherd’s hut is pre-engineered and delivered to the site in kit form. There will be some pallets and timber off cuts that will be recycled and repurposed on the island. Any materials that may be detrimental to the island environment or waste process will be separately returned to the mainland for efficient disposal.

There are no chemicals deployed in the building or running of the huts. The external finishes will be ‘ProTec Eco Shield’ that are safe for animal and environmental uses and endorsed by the Royal Society for the Protection of Birds (RSPB) as safe to use.

During the construction phase there will be a small amount of shallow excavation for the wheel foundation bases. The soil/sand will be backfilled and any useful topsoil retained for use.

**2 Day to Day Habitation and Waste**

The use of a waterless composting toilet will also reduce the waste passing through the hut as the ‘dry’ human waste will be repurposed via composting for plant and tree food via an annual mulch.

Low voltage long life LED lights will provide the illumination to the huts significantly reducing the wastage associated with other forms of light bulbs.

Food waste will be composted on site in ‘hot’ compost bins

Glass and recyclable plastic food containers are the materials that will most likely add to the kerbside collection by the island service, but the quantity is not expected to be significant from the two huts and will add to the current volume of glass leaving the island for processing and recycling.

Human (Black) waste will be collected via a composting toilet solution. This enables the collection and separation of solid and fluid waste and its non-chemical treatment on site. The waste will be deposited in a waterless toilet receptacle that separates fluids from solids. Waste will be treated in a ‘hot’ composting bin using shredded cardboard as the dry soak agent. After a period of 6-9 months the waste is reduced to a composting mulch for use on the flowerbeds and around tree bases in the wooded area.

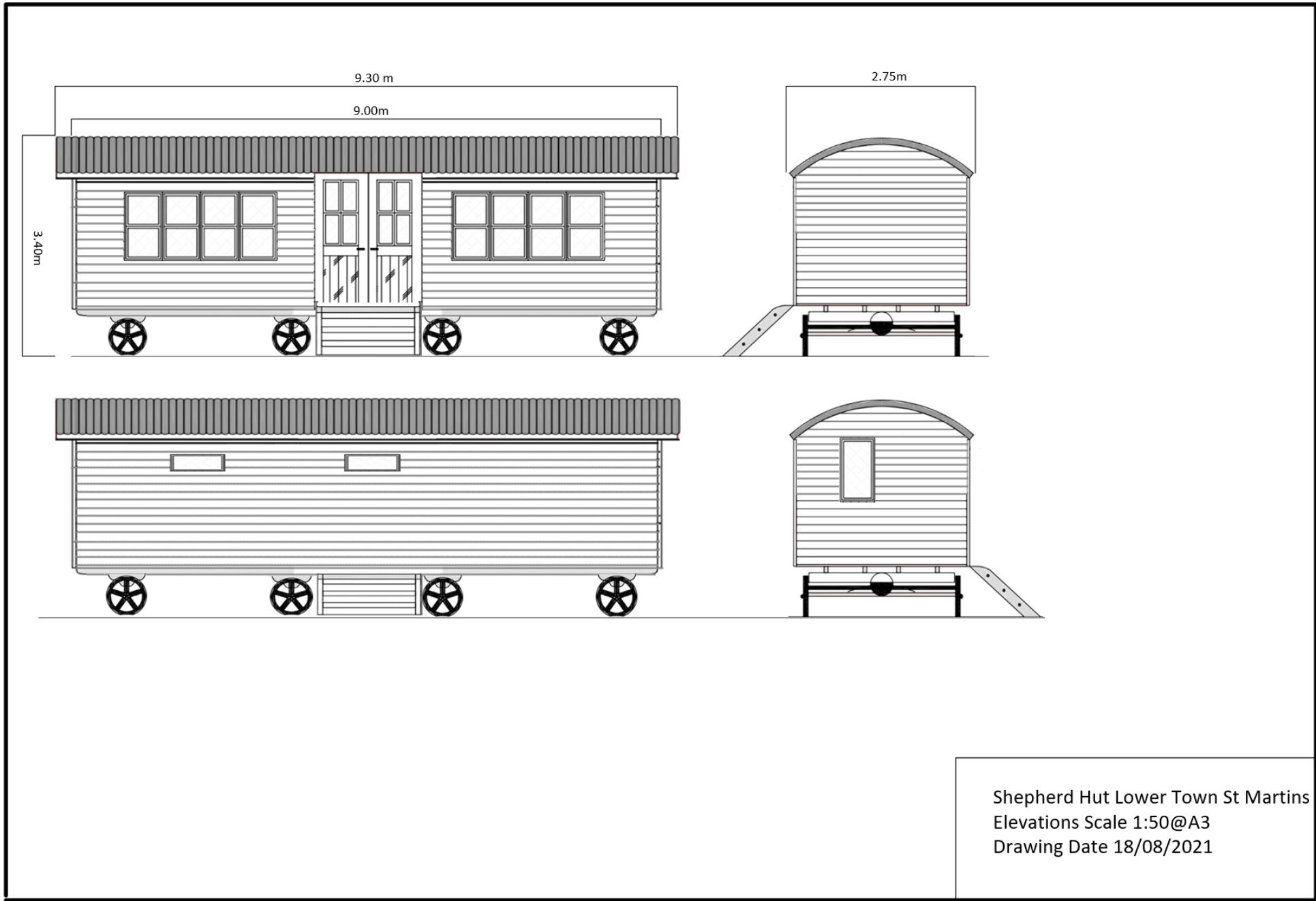
**3 Local Recycling Procedures and Export of Waste as Required**

The site will be run as far as possible on low consumption, low waste principles. As stated in 2 above there will be some requirement for recycling collections locally of glass and plastic from time to time.

The aim of the waste management strategy is to reduce waste to the minimum acceptable levels and to demonstrate that small changes in lifestyle and waste management attitudes can have a significant impact on climate change and reducing carbon footprints.

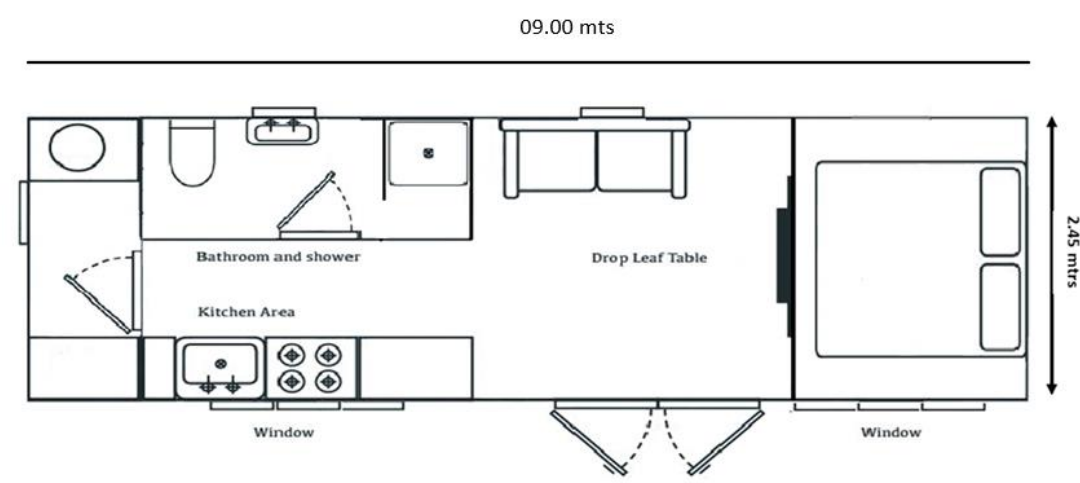
# 4: Shepherd Hut: Associated Plans

## Elevations



# 4: Shepherd Hut: Associated Plans

## Floor Plan

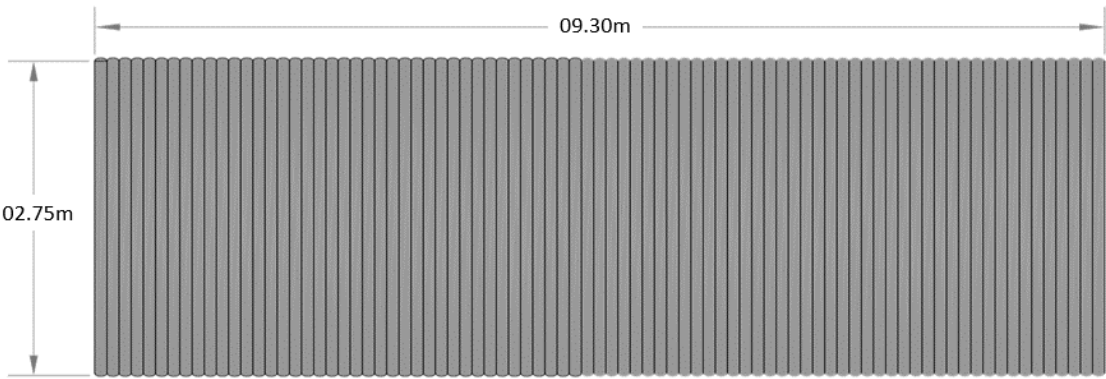


Shepherd Hut Lower Town St Martins  
Floor Plan Scale 1:50@A3  
Drawing Date 18/08/2021



# 4: Shepherd Hut: Associated Plans

## Roof Plan



Shepherd Hut Lower Town St Martins  
Roof Plan Scale 1:50@A3  
Drawing Date 18/08/2021