



Bryher Shop Change of Use, Erection of Summer House and Erection of Storage Shed – Design & Access Statement

Proposal

Change of use of land to extend domestic/commercial curtilage of Bryher Shop for the siting of a summerhouse (retrospective) and a new storage shed.

Background

Bryher Shop has been trading as the sole grocery, Post Office and general goods store on Bryher now since 2011. The shop provides an essential service to the residents of Bryher year-round and is virtually the primary supplier of groceries to large numbers of visitors who come to visit and stay on the island during the Spring/Summer season.

The shop site consists of the shop building, stock warehouse, a small kitchen, Post Office/Royal Mail sorting office, a two roomed unit of staff accommodation, a grassed area of outside the front of the shop where patrons can sit and also a gravel section outside the warehouse which is used for vehicle parking, unloading and access to the accommodation.

The accommodation associated with the shop does not provide enough space for a family home and is not ideal to run a business from, with no spare room available in either the shop or the accommodation to be used as an office, storage or to support domestic arrangements.

In the winter of 2020, we had successfully secured two members of staff who were to work at the shop from June 2020 to September 2020 and were to be accommodated on the campsite for the duration of this period. Unfortunately, because of the COVID 19 pandemic, which started in late February 2020, the shop lost both members of staff as they were advised to remain in employment on the mainland where possible. We also decided that accommodating staff on the campsite was probably not a suitable arrangement to ensure the ongoing viability of the business through the pandemic during the summer.

We had planned to apply for planning permission to build a summerhouse which would act as an office in early 2020. After the loss of our staff, we were faced with a situation whereby two of us would have to run the shop and provide our delivery service. When we eventually came out of lockdown we turned to friends and family to help us keep the business running, without this support it would have been impossible for us to continue to run the shop. To facilitate this, we accelerated our plan to build the summer house and began construction of the summerhouse in May 2021 in order to provide somewhere for our friends and family to sleep, whilst sharing cooking and toilet facilities with us in the shop flat. The summer house

is not a residential unit, it is simply a room which has a limited power supply provided by a small ground mounted solar panel.

We were aware that this building was erected without planning permission but contacted the council in to highlight this and agreed to submit a retrospective planning application for the summerhouse.

Since the establishment of the shop in 2011 it is understood that waste cardboard has always been disposed of by burning. Since taking over the business in 2019 we have burnt out excess cardboard on a site provided by Hillside Farm. This site is no longer available and as we don't have a site on suitable for burning, we are now disposing of our cardboard waste at the rubbish dump on Bryher. The council is providing large white sacks which we can fill with cardboard, which is then transported off the island for recycling on St Mary's, at a cost to the shop. Previously we would be burning cardboard between 2-3 times a week in peak season. Cardboard is usually stored in the shop warehouse or in large bags o/s the shop. We are increasingly short of space and need to find another place to store cardboard as to free up much needed space for packing orders and storing stock. Previously, when we have run out of space to store cardboard in the warehouse we have previously stored it in large sacks outside the shop. This is not ideal as if it rains these sacks do not keep the cardboard dry, which is a specific requirement for shipping it off of Bryher. These sacks also take up parking spaces and are unsightly. We are also increasingly short of freezer space and have recently utilised freezers at Hillside farm which is not sustainable, the proposed new storage shed is proposed to also house a new chest freezer.

Site Location

Bryher shop is in the centre of Bryher, it sits on New Road which runs from the north to the south of the island. It's is positioned amongst the most densely populated area on Bryher which is commonly referred to as 'The Town' and its closest building is Bryher Gallery to the south and Castle Bryher to the north.

The proposed land which makes up the application to extend the domestic/commercial curtilage of Bryher Shop sits to the east of the shop and has been used as a garden for people living in the shop accomodation for a number of years.

This proposal also includes the erection of two sheds. One summer house (3m x 4m) which is a retrospective application along the northern boundary of the land to the rear of the shop and the other, a small pent storage shed (1.6m x 3m) to provide additional storage for the shop warehouse in the current shop 'car park' to the west elevation.

COU, land curtilage to the shop

The Change of Use element of this application applies to a strip of land which sits on the other side of a granite boundary wall which runs along the length of the shop's eastern boundary, see Figures 1 and 2 below. There is a gap in the granite wall allowing access from the land which is currently curtilage to the shop which was already in place prior to the initiation of our tenancy. This land has no specified use and is currently leased to us under a

separate tenancy agreement with the Duchy of Cornwall. Conversations are ongoing with the Duchy of Cornwall to add the land lease to the lease for the shop.



Figure 1. Land to rear of Bryher Shop, facing north & position of Summer House



Figure 2. Land to rear of Bryher Shop, facing south

The strip of land in question has no access other than from the side of the shop or from the rear of the garden at Mincarlo and as a result can be of no use to anyone other than the residents of either of the two properties. Prior to the summer house being built the strip of land was considerably overgrown.

Summer House

The summerhouse has been erected at the northern end of the land to the rear of the shop and sits behind a single storey concrete store in the garden of Mincarlo, see Figure 1 above and construction pictures in Appendix 2.

The area that the summer house has been constructed on was previously cleared and gravelled over by the previous occupants of the shop, see Figure 3 below. By the time that we took on the shop tenancy in 2019 this area was significantly overgrown. We took on the Duchy tenancy for this piece of land in late 2019 and since then have cleared and maintained the area so that it can be used as additional private outside space for the shop accommodation.



Figure 3. The Summer House site prior to construction.

This planning application concerning the construction of the Summer House is a retrospective application. Please see Figure 4 below for the completed construction.



Figure 4. Completed Summer House.

The left elevation of the Summer House can be seen from the side of the shop accomodation, see Figure 5 below.



Figure 5. View of Summer House from West Elevation of Bryher Shop

The Summer House can also be seen from the pathway between Mincarolo and Pera, see Figure 6 below. We also understand that the front left corner of the shed can be seen from the elevated garden of Vine cottage and from the balcony of Hillcrest.



Figure 6. Front left corner of Summer House between Pera and Mincarolo facing south.

Storage Shed

The new storage shed is proposed to be situated behind the hedge running along the road to the front of the shop, see Figure 7 below. It will take up one parking space which currently is used to park the trailer that the shop uses to transport stock from the quay to the shop. This trailer can be moved to the side of the shop and there will be no adverse effect because of the loss of this space as vehicles are normally unable to park there due to the positioning of the trailer and its often too tight for people to manoeuvre their vehicles into this space.



Figure 7. Proposed site for new Storage Shed

Design

Summer House

The Summer House is a simple timber (slow grown Nordic Spruce) construction of interlocking timber walls, pressure treated timber floor, double glazed windows, double doors, and a felt roof (see Figure 8 below). It is 4m x 3m and the eaves height is 215.5cm. The Summerhouse has been built on a recycled plastic base which is filled with gravel and sits on a rammed earth base. This means that the construction is completely reversible and has a minimal impact on the environment it is situated in. Power to the Summer House is currently provided by a small solar panel and it is proposed that an electrical supply will be installed following approval of this planning application.



Figure 8. Summer House Design

Storage Shed

The proposed new storage shed is constructed of pressure treated Shiplap tongue and groove timber making it exceptionally durable, see Figure 9 below. The storage shed will be 3.13m x 1.60m, with an eaves height of 1.85m. A electric supply will be necessary for the storage shed as it is intended that the shed will house a new freezer which will be essential to provided much needed space for frozen produce. It is proposed to run this supply via a trench across the car park from the shop warehouse.



Figure 9. Storage Shed Design

Access

The Summer House and Storage Shed are ancillary to the existing shop and accommodation with access via existing vehicular and pedestrian entrances to the shop and surrounding land. There will be some disruption to the car parking space available outside the shop whilst the trench for this supply is being dug and the electric supply is installed. This will have a minimal impact as most people visit the shop on foot and there are other areas along the town road that can be utilised during this time.

There will be no additional journeys as a result of these proposals. The construction of the new storage shed will reduce vehicular journeys around the island to collect stock from other off-site freezers used in previous years.

Waste Management

The Summer House timber shed resulted in very little waste as the land had already been cleared of foliage and any sole removed during the levelling process was reused in the shops surrounding land. There was minimal waste material from the summer house construction as it was prefabricated. Any waste timber has been reused in the shop building as shelves or used to construct an outside log store.

The proposed new storage shed will require minimal excavation to provide a simple concrete base. The shed will be prefabricated which will reduce the amount of waste material. Any waste timber will be utilised elsewhere.

All other waste has been/will be separated and disposed of through the appropriate segregated commercial waste streams.