

Scilly Billy Shop
Trethagan, St Martins



Planning Statement

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ARBOR
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1. INTRODUCTION

1.1 Business case for Scilly Billy shop & stock storage

The Scilly Billy shop on St Martin's sells Scilly inspired designs on clothing, accessories and home-wares.

What started as a creative project in a small garden summerhouse, has now outgrown its humble beginnings. We built the current shop – a garden room from Dunster House – in 2019, and since Covid delayed growth during 2020-21 through not being able to open to the public, being fully open in the 2022 season has proven the urgent need for expansion of premises to include a proper purpose-built shop and stock storage room.

The business desperately needs premises with a larger floor area to allow customers to move freely around the shop, to view our growing ranges of designs and clothing, and to be able to try on clothes in changing room(s). It also needs an adequate and accessible stock storage room.

This lack of space on both counts has literally become a stalling point for business growth.

At present, we are not able to display the range of garments and designs for customers to see; the number of customers that can fit in the shop is limited to around 6 people and they

are not able to move around or get past each other, so customers are left standing waiting for others to move, or have to wait outside the shop to be able to get in. This can be off-putting for some potential customers and results in lost business as they walk in the gate, see they can't get in the shop and leave.

Stock storage is currently extremely limited in the shop itself, the majority is in our garage and various rooms in our house. This doesn't allow for very efficient customer service when asked for a different size by a customer in the shop – we either have to make a phone call to someone in the house who then has to locate the stock, or leave the customers and shop unattended to find the stock in the garage or house.

In accordance with Policy WC3 (1) b) the location of the shop has been carefully considered and designed to fit into, and enhance, its context. Having explored the possible renovation of derelict sheds elsewhere on the island – such as at Moo Green – in consultation with the Duchy of Cornwall, a new build was deemed to be the only viable and practical option; it would be easier to meet net-zero aspirations by constructing a new purpose-built building with an environmentally friendly design and materials; it would be large enough to meet



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1.1 Business case for Scilly Billy shop & stock storage

business needs and will locate the shop in an accessible location to ensure a fully inclusive and accessible shop for all visitors to the islands.

The proposed site in the field next door to the current shop is on my Father-in-Law's farm and he is happy to surrender the top, roadside section of the field for this new shop. The Duchy of Cornwall has been consulted.

This has proven to be a good location to catch footfall of visitors to the island and is easy to find. Growing the business would provide more

possible employment options for island residents in accordance with Policy WC1.

The new proposal would also encourage more visitors to St. Martins, which would benefit the island community and its other businesses (customers have told us they come to St Martin's specifically to visit the Scilly Billy shop.)



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2.1 Site Description

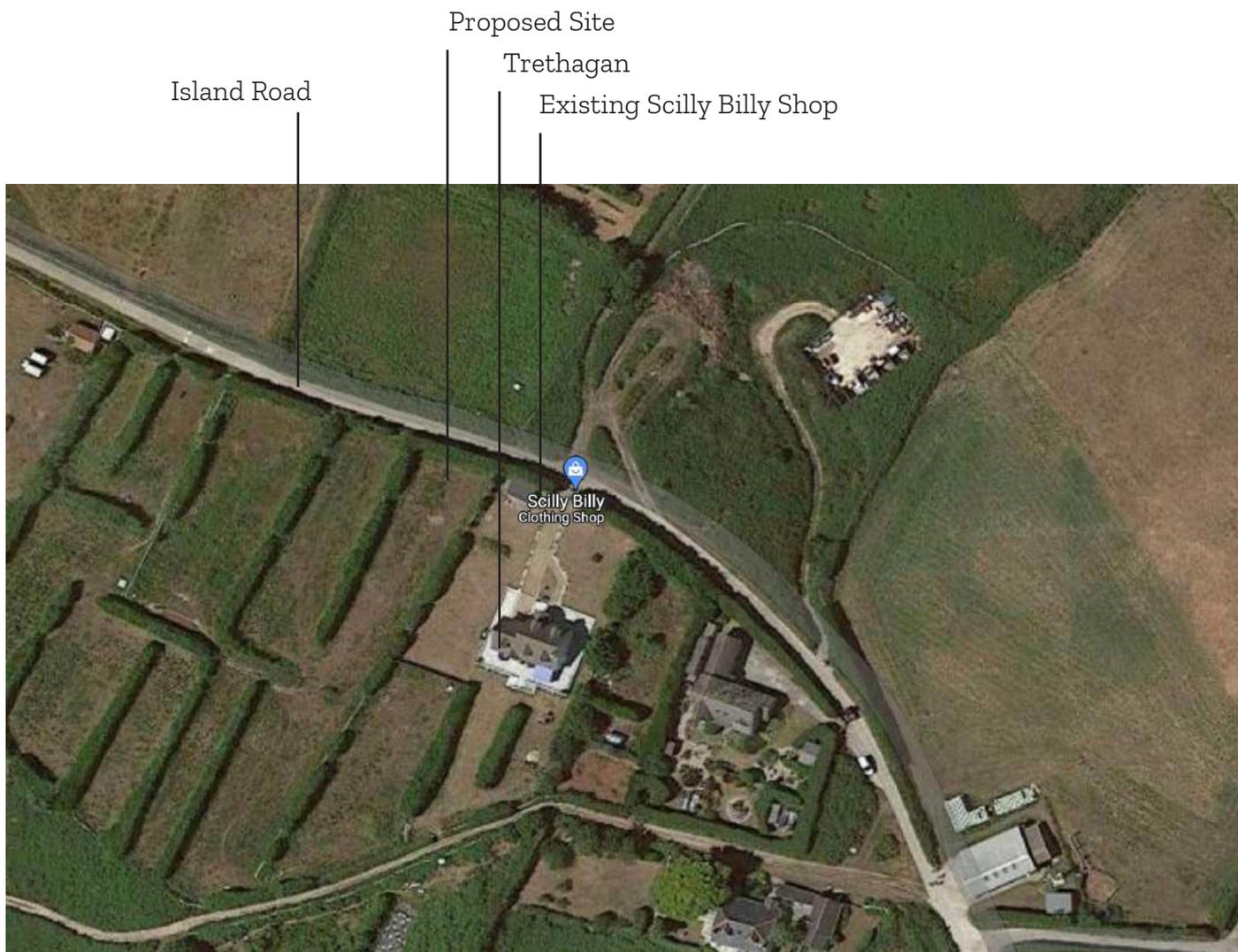
The proposed site lies in Higher Town, adjacent to the current much smaller shop in the garden of Trethagan.

The site comprises of the top portion of an agricultural field, currently tenanted by the applicants father-in-law. This portion of the field is directly adjacent to the island road and would offer good access and prominence for visitors walking up or down the island.

The ecological impact of developing this site would be minimal and could be well mitigated against with ecological enhancements such

as restoration of the boundary hedges, new planting and the addition of bird boxes on the new shop.

Given the site's location with the Isles of Scilly Conservation Area and Area of Outstanding Natural Beauty, and given the prominence of the site, pre-application advice has suggested a simple, low-rise, agricultural form will be most appropriate to this site.



2.1 Site Description



View from road



View of boundary wall and hedge from the road



Area of proposed site



Boundary with Trethagan and existing Scilly Billy shop



View from site towards sea



View from site to Trethagan

3.1 Brief Requirements

To meet the requirements of the growing business, the primary need is for more space for both sales and the safe and secure storage of stock.

The brief calls for:

- 40m² of shop floor space
- a small area for a changing room
- storage for stock with direct external access
- a small staff room and WC
- level access from the road to the main entrance of the shop
- a well ventilated space with no direct sunlight
- solar panels for electricity production
- a sustainable design, utilizing timber construction, natural ventilation, rainwater collection and renewable energy generation. The design should also enhance the biodiversity on the site.
- an external space that can be accessed by visitors to appreciate the stunning view towards the sea.

3.2 Precedent



A Southern roof overhang to provide solar shading and protection from the weather



High quality glazing to improve thermal performance and overall design aesthetic



A simple palette of materials, including timber cladding, standing seam metal roofing and timber decking

Principle of Development

The proposal is for a new, appropriately sized shop with stock storage facilities for the successful island clothing business, Scilly Billy. Such employment development is supported under Policy WC1, as it will certainly help to further strengthen, enhance and diversify the island economy.

In accordance with Policy SS2, the focus for the design proposals has been on creating a high quality design that relates well to its context and enhances its environmental setting.

Form and Massing

The design for the new shop has been informed by the scale and massing of the traditional agricultural buildings across the island, while ensuring it is clearly read as a modern building of its time, as per the Isles of Scilly Design Guide.

The single storey, pitched roof form is a prominent feature of many buildings on the island and this form has been utilised for the proposed shop, with the addition of overhanging eaves to improve environmental performance.

The form and massing has also been driven by a desire to create a low energy building that

relies on passive heating and cooling as much as possible.

Improved thermal efficiency is reflected in the thickness of the external building fabric and the overhanging eaves prevent overheating in summer and allow low angle sunlight to warm the spaces in winter.

Materials

The cladding materials are agricultural in their aesthetic, ensuring the building fits within its agricultural context.

A standing seam metal roofing will offer good weather protection as well as a high quality design aesthetic. It also offers a good substrate for PV installation.

Vertical timber cladding, treated with a natural oil, such as OSMO, will be used for the cladding on all elevations. Well detailed timber cladding is a robust and long lasting material that has inherently low embodied carbon through its carbon sequestration.

Permeable hard landscaping materials, such as stone chippings will be used for paths, while the rest of the site will be enhanced with wildflower planting and restored hedgerows along the boundary with Trethagan.



Traditional outbuildings on St. Martins



Timber building on Tresco in IOS Design Guide

4.2 Sustainable Design Measures

Sustainable Quality Design and Place-Making

The proposal respects the character and identity of the area, by taking on a familiar pitched roof, low-lying form, and being located in an area of the site that is well screened by hedgerows so as not to interrupt the stunning sea views that will be opened up via the new site access.

The shop will sit in close proximity to the road at the top of the site, thus being able to maximise on its prominent location and also allowing the majority of the agricultural field to remain in use.

Transplanting the portion of hedge along the road that will be removed to create access, will create an improved privacy screening between the shop and the applicants neighbouring property Trethagan.

Both the landscaping and the architecture will be used to create clearly defined public areas on the site and to define and screen more private areas. Defined pathways in the landscape and a timber screen on the frontage will delineate between the shop entrance and the private staff and stock room area.

The building has also been designed to be adaptable to alternative future usages in accordance with Policy SS2 (1) f).



Sustainable Construction and Design

By considering form and orientation, the building has been designed to be low energy from first principles. The design adopts a 'fabric first' approach to improve the thermal performance of the building, which will reduce overall energy requirements.

Passive design measures have also been adopted to ensure the building is low energy. Large roof overhangs shade the spaces in summer and allow low angle winter sun to warm the spaces in winter. Natural cross ventilation will also help to cool spaces and the inclusion of PV's on the roof to generate electricity and an ASHP for heating, will ensure any heat and power required will come from low carbon sources.

Robust, low maintenance and low carbon materials have been chosen to further reduce the environmental impact of the development. An insulated timber frame and timber cladding, with a metal roof and double glazed windows will ensure the building is both high performing and low environmental impact.

Rainwater will be collected off the roof for use in watering the plants within the landscape.

Secure vermin proof storage for waste has been provided externally in accordance with policy SS2 (1) k) V.



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Biodiversity

Construction of the proposed shop for Scilly Billy would involve the following:

- 1) Minor removal of pittosporum to create access from the road. This will be offset by new planting along the eastern boundary, which would increase overall woody vegetation cover, provide screening and boost landscape-scale connectivity through restoration of a currently fragmented hedgeline.
- 2) No buildings or trees would be impacted – so there is no requirement for a bat survey.
- 3) To avoid any potential harm to breeding birds, the hedgerow removal would be undertaken outside of the breeding season (March - September inclusive) or the individual shrubs to be directly or indirectly affected would be carefully inspected prior to removal to confirm the absence of nests.
- 4) Small loss of horse-grazed grassland to the footprint of the new development - the habitat

is ubiquitous in the local environs and would not significantly affect habitat availability or overall resource.

- 5) There would be an enhancement of the grassland adjacent to the shop through over-sowing and management as a wildflower meadow. This would offset the minor loss of physical area, with increased quality of grassland around the shop – mainly on the south side. We would use a seed mix suited to sandy soil, such as Emorsgate Seeds Meadow Mixture for Sandy Soils EM7. This covers lots of the species we get in Scilly.
- 6) Further ecological enhancement would be provided through the inclusion of bird boxes designed around the species most common to the area and happy with a bit of human presence - blackbirds, wrens, sparrows, robins etc.

We have been given advice on the above from James Faulconbridge, ecologist and owner of St Martin's Vineyard.



4.4 Infrastructure

Infrastructure Statement

Water will be provided from a private well that also provides water to Trethagan.

A toilet and hand washing facilities will be provided for staff use only. A toilet is required on the premises, as the closest public toilet is in the island community hall and it's use would require the shop to be left unattended.

A small Klargester Biodisc sewage treatment plant will be installed on the site in accordance with the General Binding Rules.

The outflow will be a soak away that will follow the fall of the land to the south.

Ventilation

General ventilation will be provided naturally via openable windows.

Extract ventilation will be provided locally in the WC via a simple bathroom extractor fan as indicated on the elevations.



East Elevation

* Refer to planning drawings for notes and key

Archaeology

We are aware of the areas of archaeological interest in sites close to Trethagan and the proposed location of the new Scilly Billy shop.

We would not wish to risk disturbing or damaging archaeology in the proposed construction location through undertaking works without due care and attention.

This statement is presented to provide information for confirmation that an archaeological condition is not needed in your considered opinion.

The land in question is wind-blown sand – as shown in the photo of the excavations for the foundations at the adjacent site of Trethagan approx. 35m from the proposed site of the proposed new shop.

The shop would only need concrete pad foundations with a relative shallow dig. The new dwelling at Trethagan had archaeological monitoring and found nothing.

If, upon consideration of this information, you would consider that a condition is appropriate to the risk of archaeology being present, then we would be happy to accept this as part of and permission granted.

However if this additional information would indicate that the risk of disturbing or damaging areas of archaeological interest is lower, then we would request that a formal condition is not placed upon any determination, though we would proceed with all works with due care and attention regardless and cease works if any suspicions were raised.

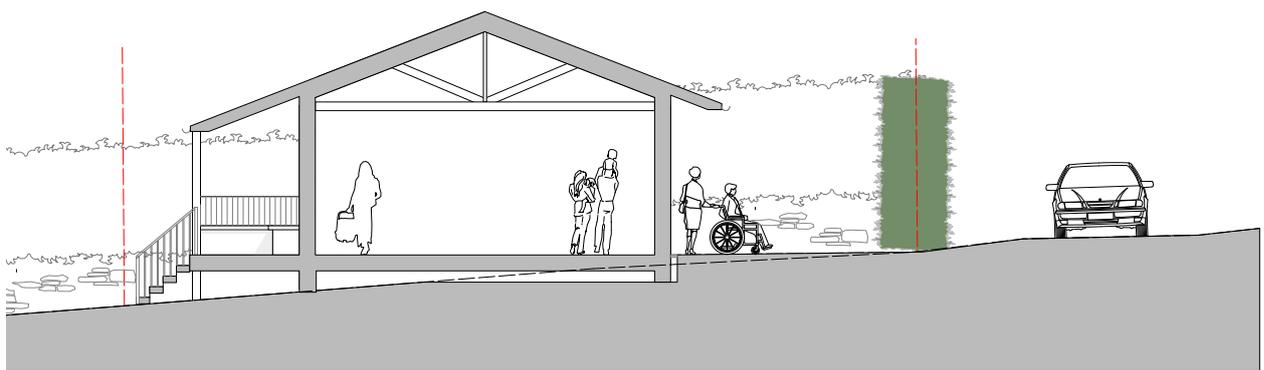


Digging for foundation of the new build at Trethagan, adjacent to proposed site, showing the soil profile of the area. Top layer is approx 6 ft of wind blown sand. This is approx. 35m from the proposed location of the proposed shop.



Proposed Plan

* Refer to planning drawings for notes and key



Proposed Section

* Refer to planning drawings for notes and key

5.1 Access Statement

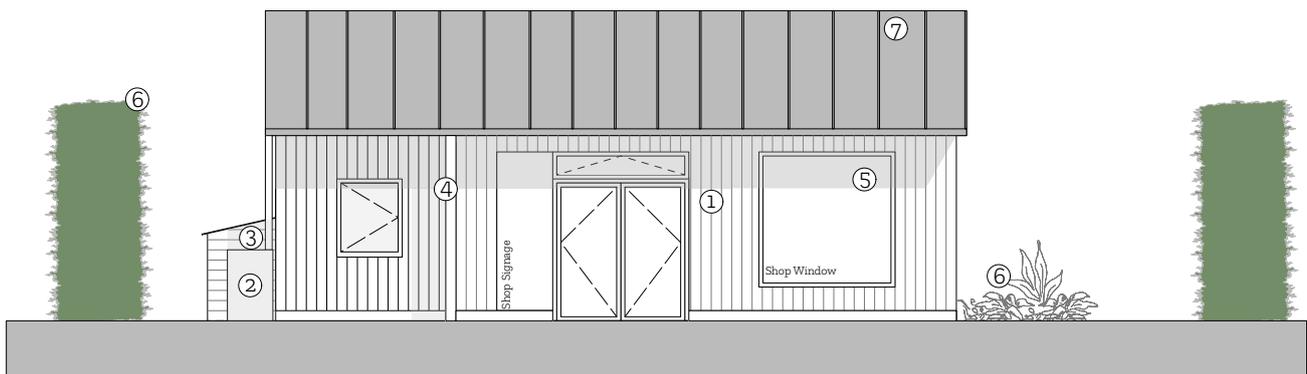
Access to the shop for pedestrians is provided directly off the main island road. There will be a level access to reach the public entrance across a level, compacted surface of stone chippings. This allows for wheelchair access.

An accessible toilet will be provided for staff on the entrance level.

External seating will be provided for guests on the rear decking.

Low level external lighting will light the areas immediately adjacent to the entrances to the building on movement sensors. These will be positioned to minimise any light pollution and help maintain the island's dark skies in accordance with advice in the Isles of Scilly Design Guide.

The nature of the proposed timber frame structure will lend itself to adaptation and alteration as the needs of the business change over time. Internal partitions can be introduced or removed to divide the spaces as required.



North Elevation

** Refer to planning drawings for notes and key*

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