

The Turk's Head Pub, St Agnes, Isles of Scilly, TR22 0PL
Planning application for a new agricultural barn.

Design and Access Statement

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Revisions:

A - 03.03.25 - Need and drainage sections updated.

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1. Overview

This document is part of a planning application for the proposed new agricultural barn on land adjacent to and belonging to The Turk's Head Pub on St Agnes.

2. Location

2.1 Site Location

The site is located on the north east side of St Agnes, along Old Lane, to the north of the pub. It is close to the harbour and its ferry port, leading to St Mary's. Adjacent to the pub in the immediate vicinity, are some



Image 1. Site location. Source: Google.

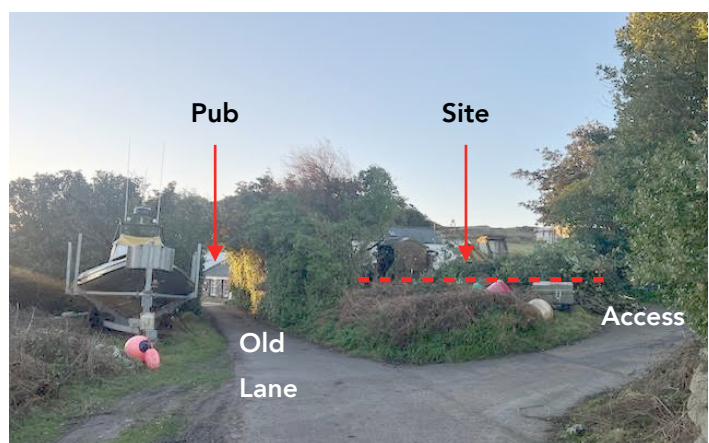


Image 2. Site location.

ancillary buildings and one dwelling. In the summer months, the harbour is busy with tourists and the pub is a popular destination, as well as an important facility for the local community.

2.2 Designated area

The whole islands are recognised as a Conservation Area, Area of Outstanding Natural Beauty and a Heritage Coast.

2.3 Local heritage

2.3.1 Scheduled Monuments

To the north and south of the site area two areas designated as Scheduled Monuments, labelled on the image right as SM 1 and SM 2. To the east, across Porth Congor bay is another, labelled SM 3.

SM 1: List entry number: 1014998.

Prehistoric settlement and field system at Porth Killier, St Agnes.

SM 2: List entry number: 1015003.

Prehistoric to Romano-British field system and settlement at Higher Town, St Agnes.

SM3: List entry number: 1014792.

Prehistoric cairns, entrance graves, field system and settlements and post-medieval kelp pits on Kittern Hill, Gugh.

2.3.2 Listed buildings

The pub is not listed. The closest listed building is located south of the site, approximately 250m along Old Lane, amongst a group of buildings. This is out of view from the site and are not affected by the proposals, but are shown on the map below:

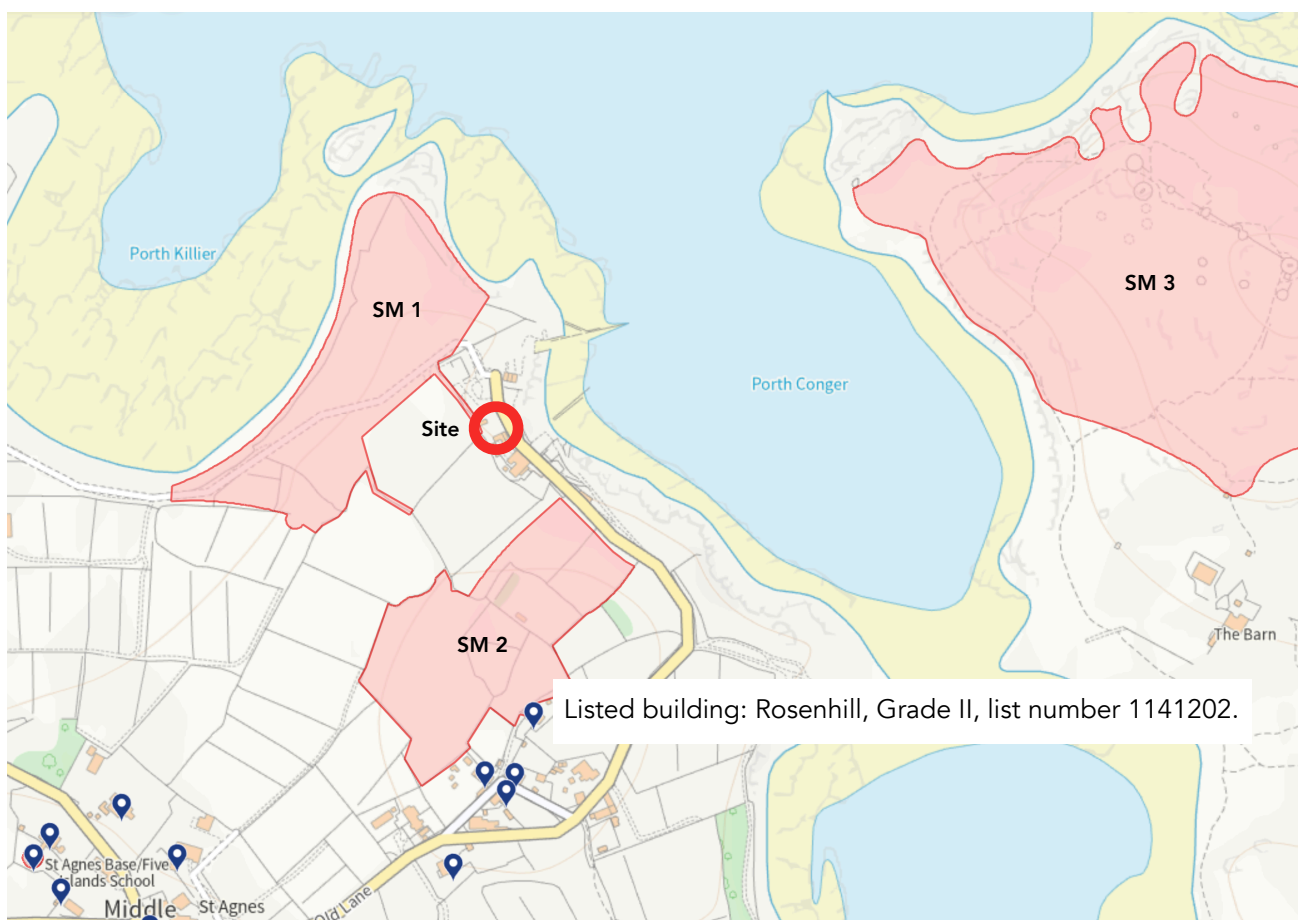


Image 3. Map showing the nearest listed building and scheduled monuments. Source: www.historicengland.org.uk.

3. Site

3.1: Use

The site is used as a service and storage area for the pub. Currently a shipping container and garden shed are used for the storing items.

3.2: The site's features

The site has an established hedge to its east side, along Old Lane, which provides good visual screening and weather protection. On the west side is a stone dry wall along its boundary with the neighbouring field. The surface is mainly grass with some hardcore where items are stored. The access surface is concrete.



Image 4. View of Old Lane, the site is behind the hedge on the left..



Image 5. View of the site looking east, from the neighbouring field.

4. Need

4.1 Secure Suitable Storage space

The pub currently lacks enough storage space to sufficiently and securely store expensive plant, vehicles and machinery needed for the running of the pub. The JCB forklift for example is essential to the running of the pub and is used in public spaces on the quay. As with all plant, it requires regular preventative maintenance and is legally required to have yearly inspections and safety checks to conform to safe working practices. Storing this vital business (and potentially dangerous) plant and equipment, outside of covered secure storage, this close to the sea and the public makes maintaining the equipment safely difficult and impractical.

5. Proposals

5.1 Barn design

The proposed barn is an agricultural style storage barn with large sliding doors to its front. Its external materials are:

- Roof: corrugated dark grey fibre cement boards
- Walls: vertical, lapped, timber boarding.

Its measurements are 5.5m deep, 8m long and 4m high at the ridge.

5.2 Barn positioning

The position on the site against the hedge provides good visual screening from Old Lane and further afield, having minimal visual impact on the landscape.

5.3 Construction and carbon footprint

The barn will be built using lightweight materials that have a small carbon footprint to transport. The timber cladding is a renewable material. The construction method is simple and can employ local tradespeople, supporting local employment.

6. Landscape visual impact

The barn's size, shape and external materials are of an agricultural aesthetic, and are in keeping with the local area.

7. Ecology

There are no trees on the site, only a mature hedge that is being retained.

8. Drainage

8.1 Flood zone

The site is within Flood Zone 1 (refer to flood zone map submitted with the application), giving a low risk of flooding.

8.2 Surface water

The barn's roof area is 44m². The surface water from this will be collected and transferred into the main pub's water harvesting tanks for use in the public toilet flush system, with the overflow discharging into the pub's existing drainage system.

9. Planning policy

The project supports the following policies of the Isles of Scilly Local Plan:

1. Promoting a Sustainable Scilly:

- SS2: Quality design and place making.
The barn maintains the rural appearance of the area.
- SS4: Protection of community facilities
By providing adequate storage, the barn helps to support the pub's viable future, as an important community facility.

10. Conclusion

The design of new barn is in keeping with the local agricultural buildings. The thick established hedge provides good visual screening from Old Lane and further afield, having minimal visual impact on the landscape. The storage space that it will provide is essential to the safe and efficient running of the pub.

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