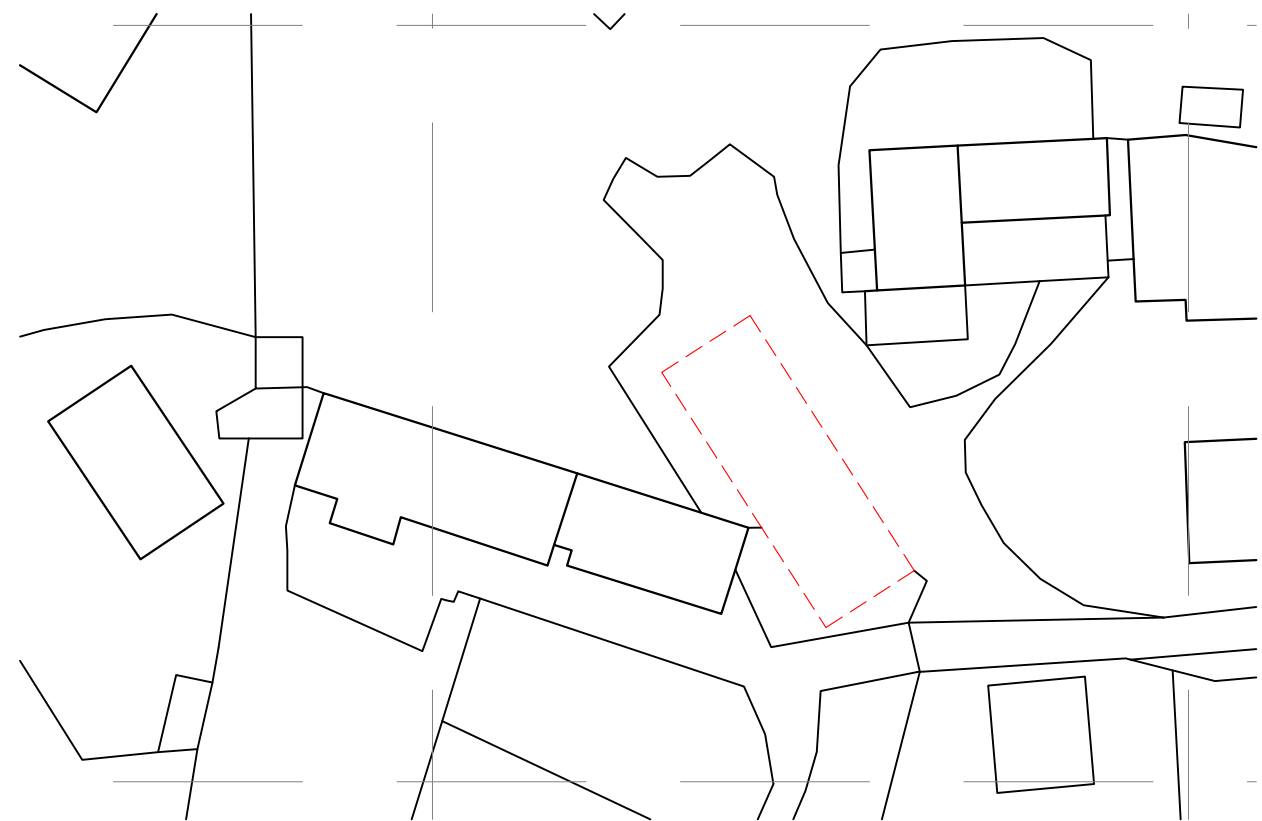
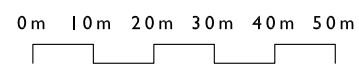



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**Location Plan as Existing**  
1:1250

 Application Site

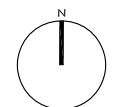


**Block Plan as Proposed**  
1:500

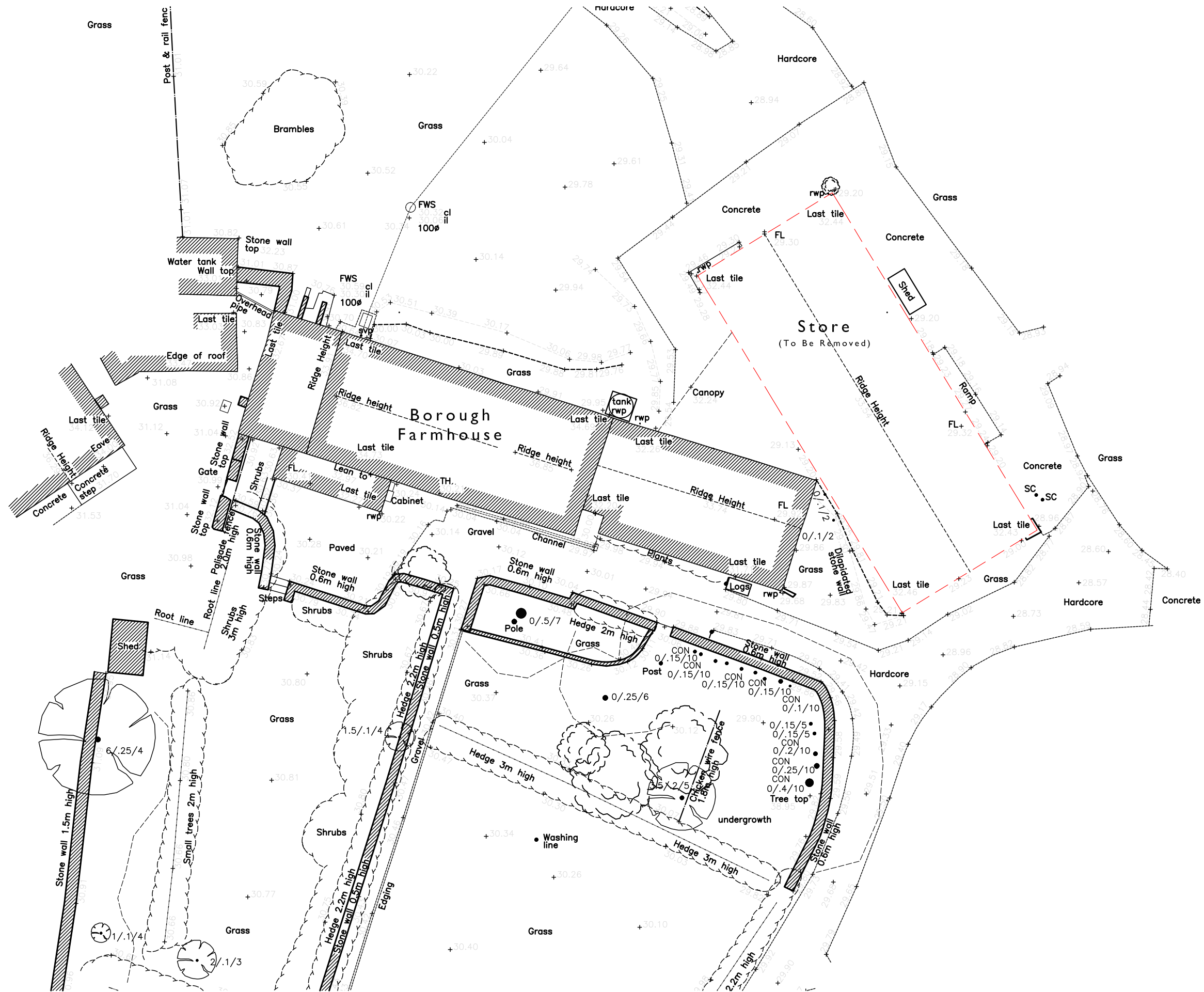
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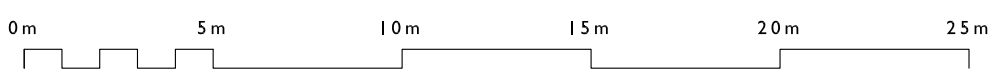
Rev.	SC	ML	17-11-17	First Issue
DR.	CH.	Date	Notes	
PROJECT <b>Service Store</b>				
DRAWING <b>Borough Farm Location &amp; Block Plan</b>				
DRAWING No. <b>3994-BF-01</b>				
SCALE <b>1:1250 &amp; 1:500 @ A3</b> DATE <b>Nov 2017</b>				



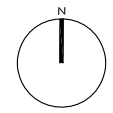
**llewellyn  
harker  
lowe**



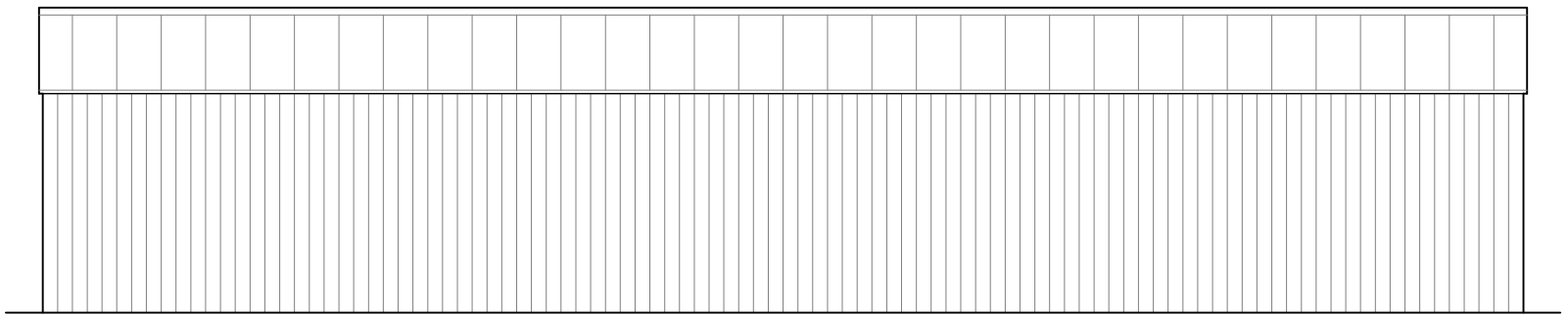
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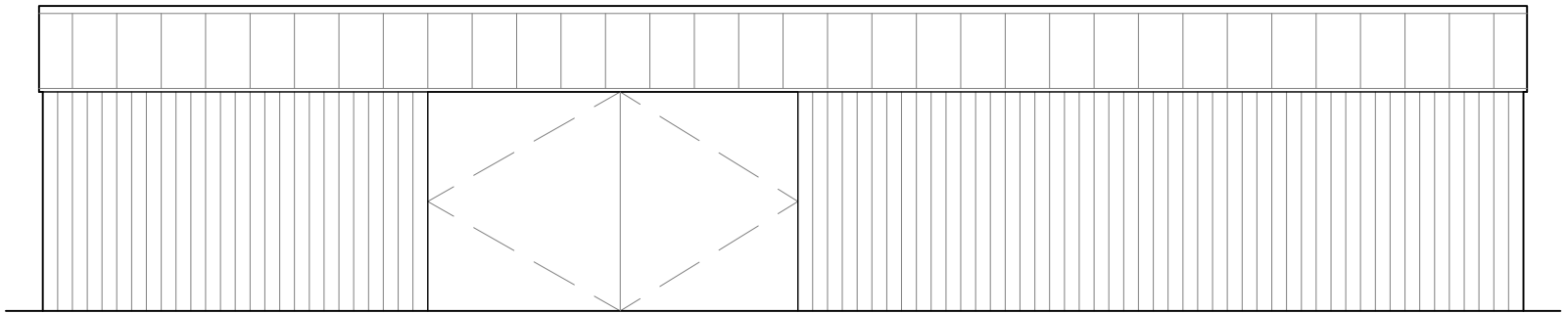
Rev.	SC	ML	17-11-17	First Issue
DR.	CH.	Date	Notes	
PROJECT Service Store				
DRAWING Borough Farm Site Plan as Proposed				
DRAWING No. 3994-BF-02				
SCALE 1:200 @ A3			DATE Nov 2017	



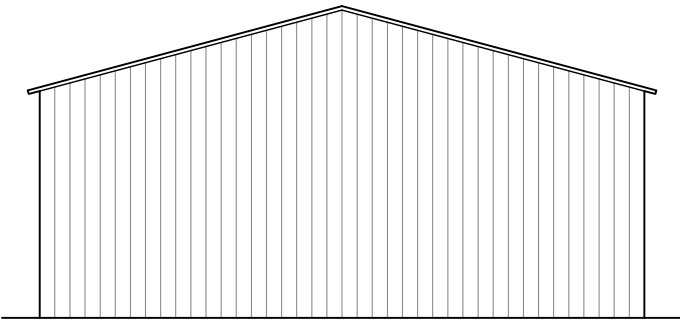
**llewellyn harker lowe**



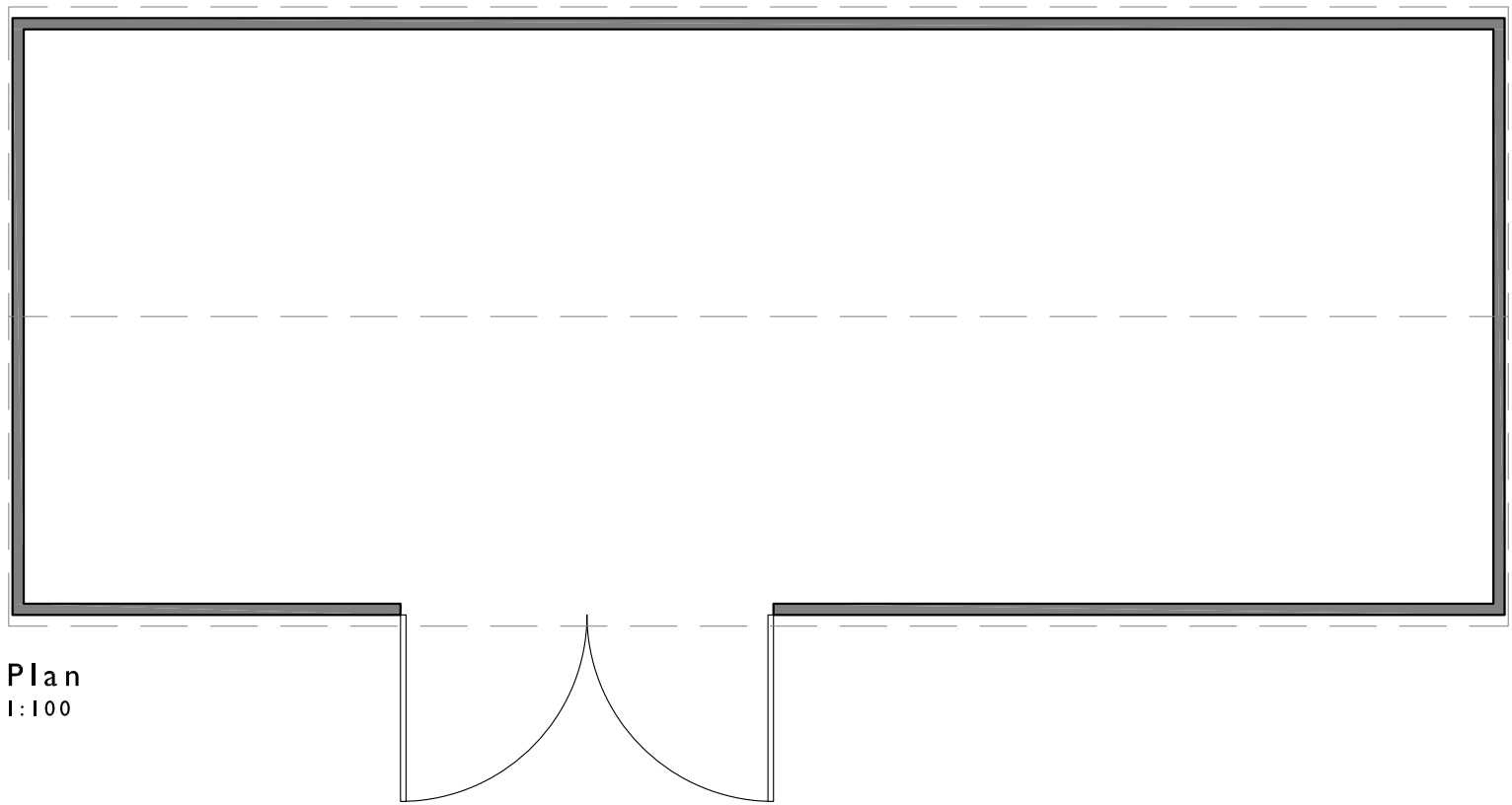
**West Elevation**  
1:100



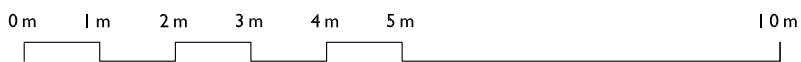
**East Elevation**  
1:100



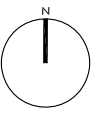
**North & South Elevation**  
1:100



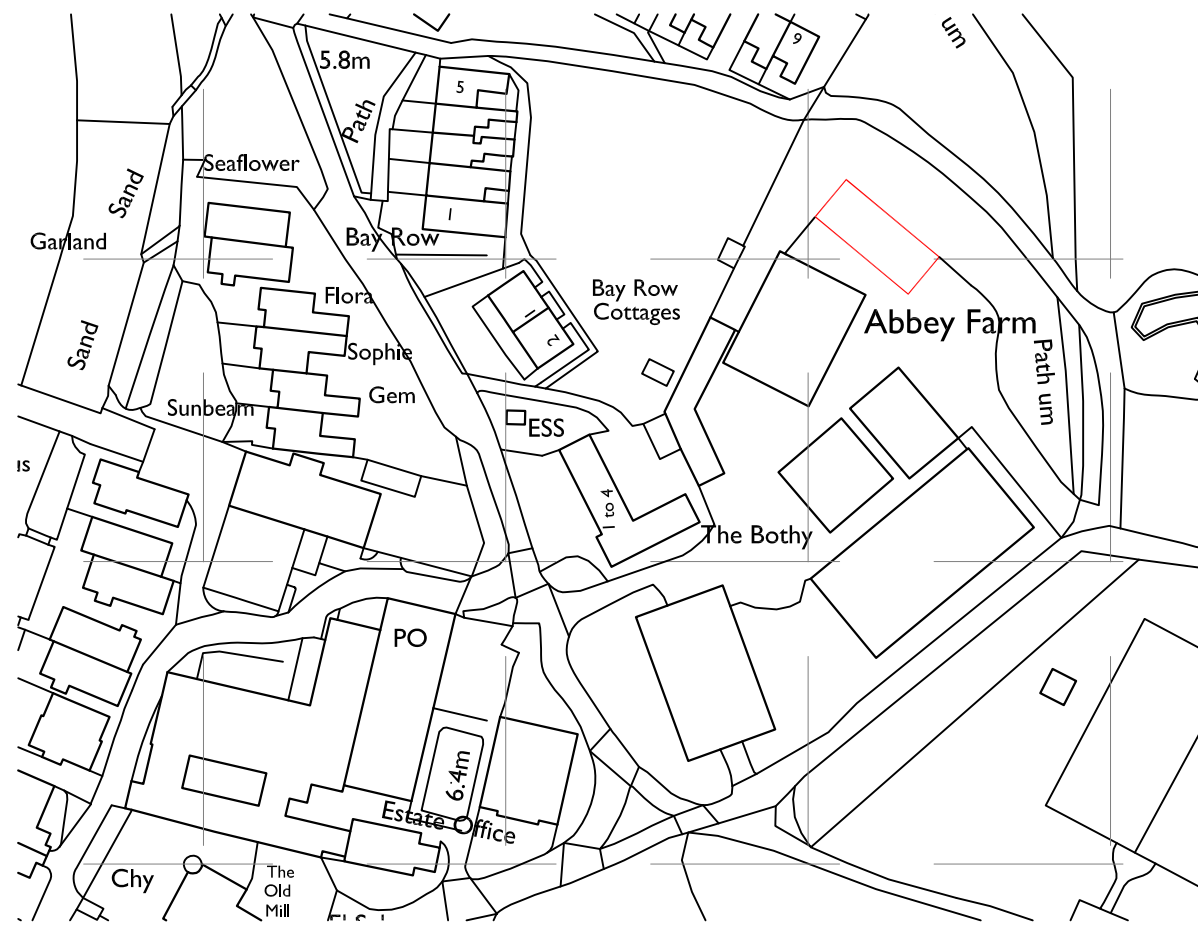
**Plan**  
1:100



Rev.	SC	ML	13-11-17	First Issue
DR.	CH.	Date	Notes	
PROJECT <b>Service Store</b>				
DRAWING <b>Borough Farm Plans &amp; Elevations as Existing</b>				
DRAWING No. <b>3994-BF-03</b>				
SCALE <b>1:100 @ A3</b>			DATE <b>Nov 2017</b>	



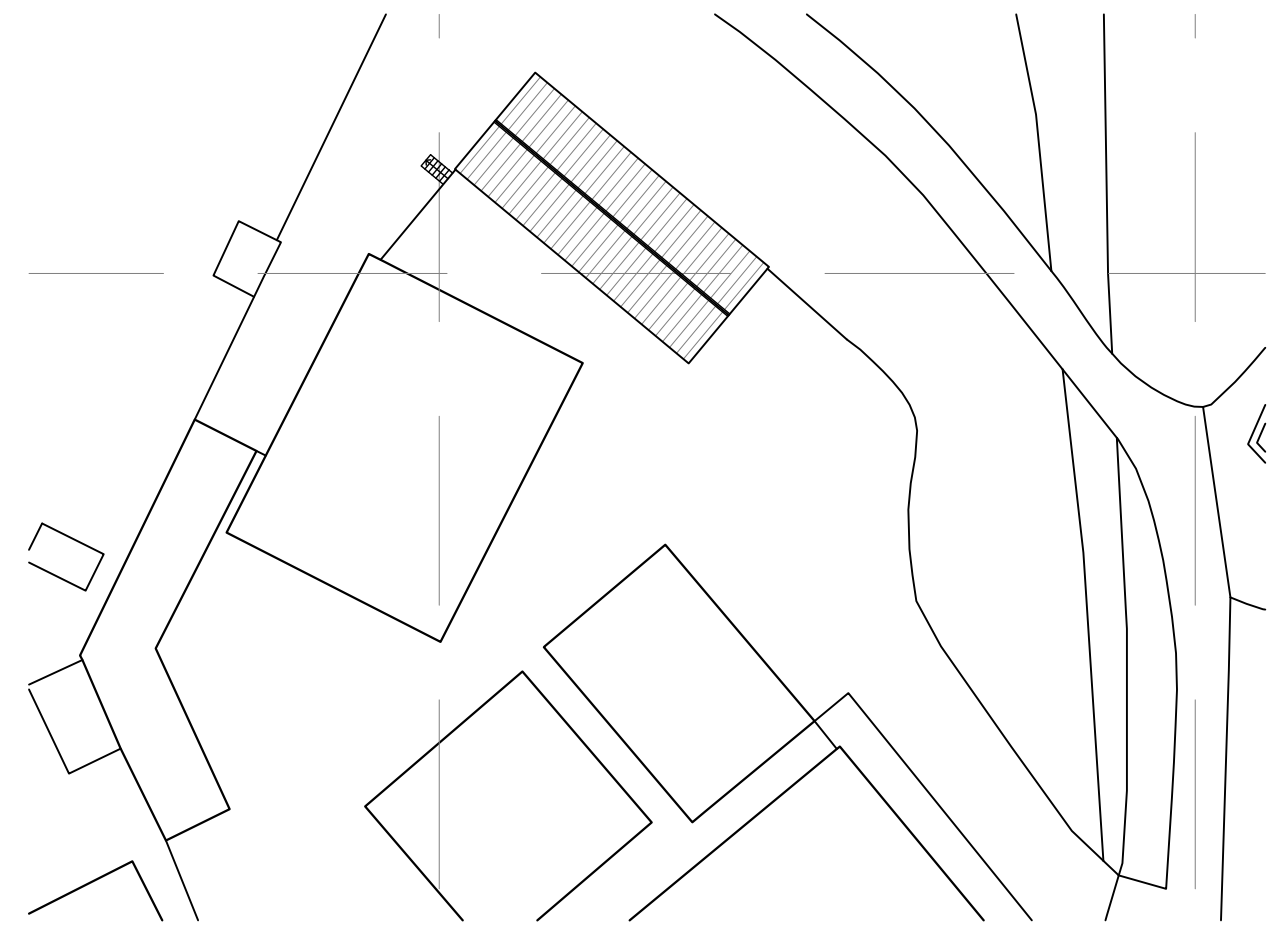
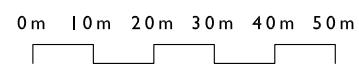
**llewellyn  
harker  
lowe**



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**Location Plan as Existing**  
1:1250

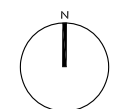
 Application Site



**Block Plan as Proposed**  
1:500



Rev.	SC	ML	17-11-17	First Issue
DR.	CH.	Date	Notes	
PROJECT				
Service Store				
DRAWING				
Service Yard				
Location & Block Plan				
DRAWING No.				
3994-SY-01				
SCALE				
1:1250 & 1:500 @ A3				
DATE				
Nov 2017				



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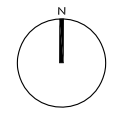
Service Store

Workshop

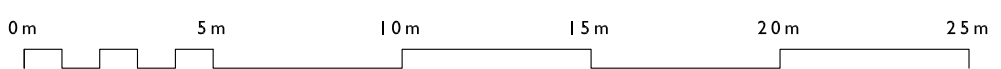
Barn

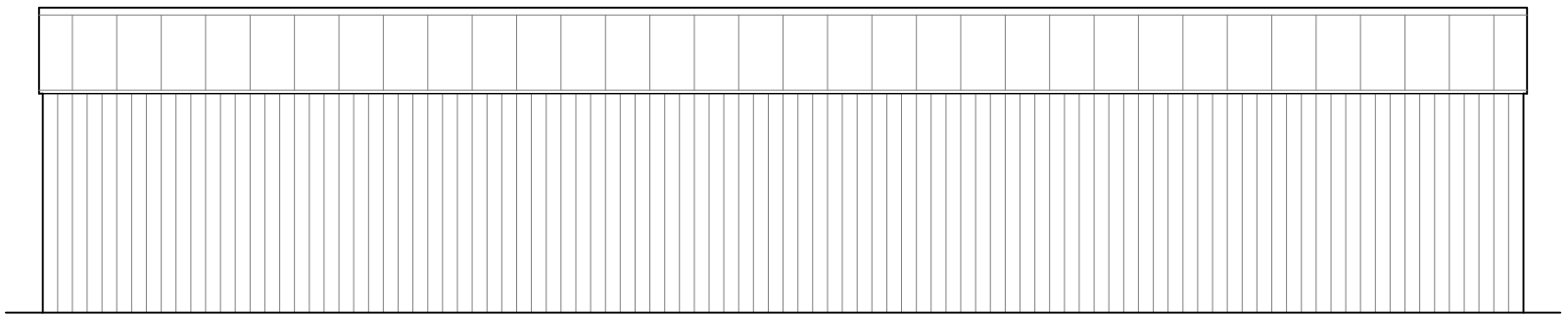
Shed

Rev.	SC DR.	ML CH.	Date	Notes
-	SC	ML	17-11-17	First Issue
PROJECT				
Service Store				
DRAWING				
Service Yard				
Site Plan as Proposed				
DRAWING No.				
3994-SY-02				
SCALE				
1:200 @ A3				
DATE				
Nov 2017				

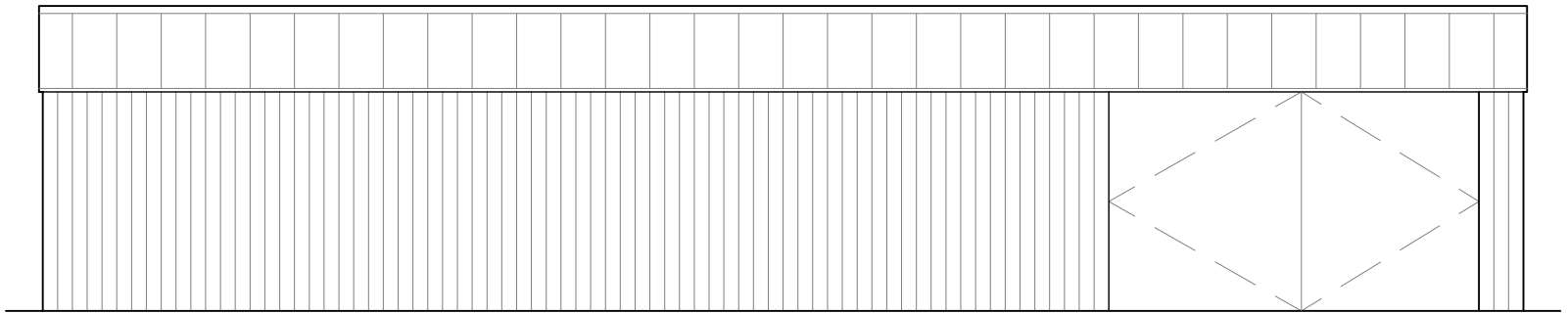


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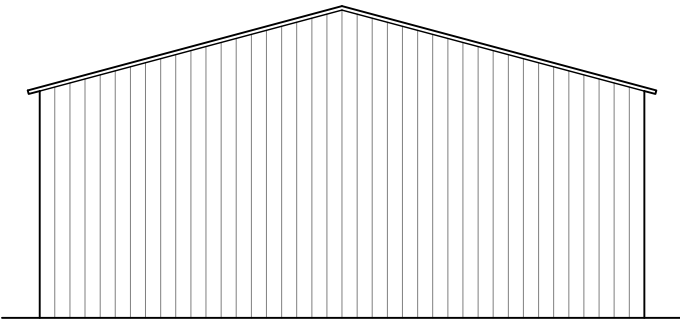




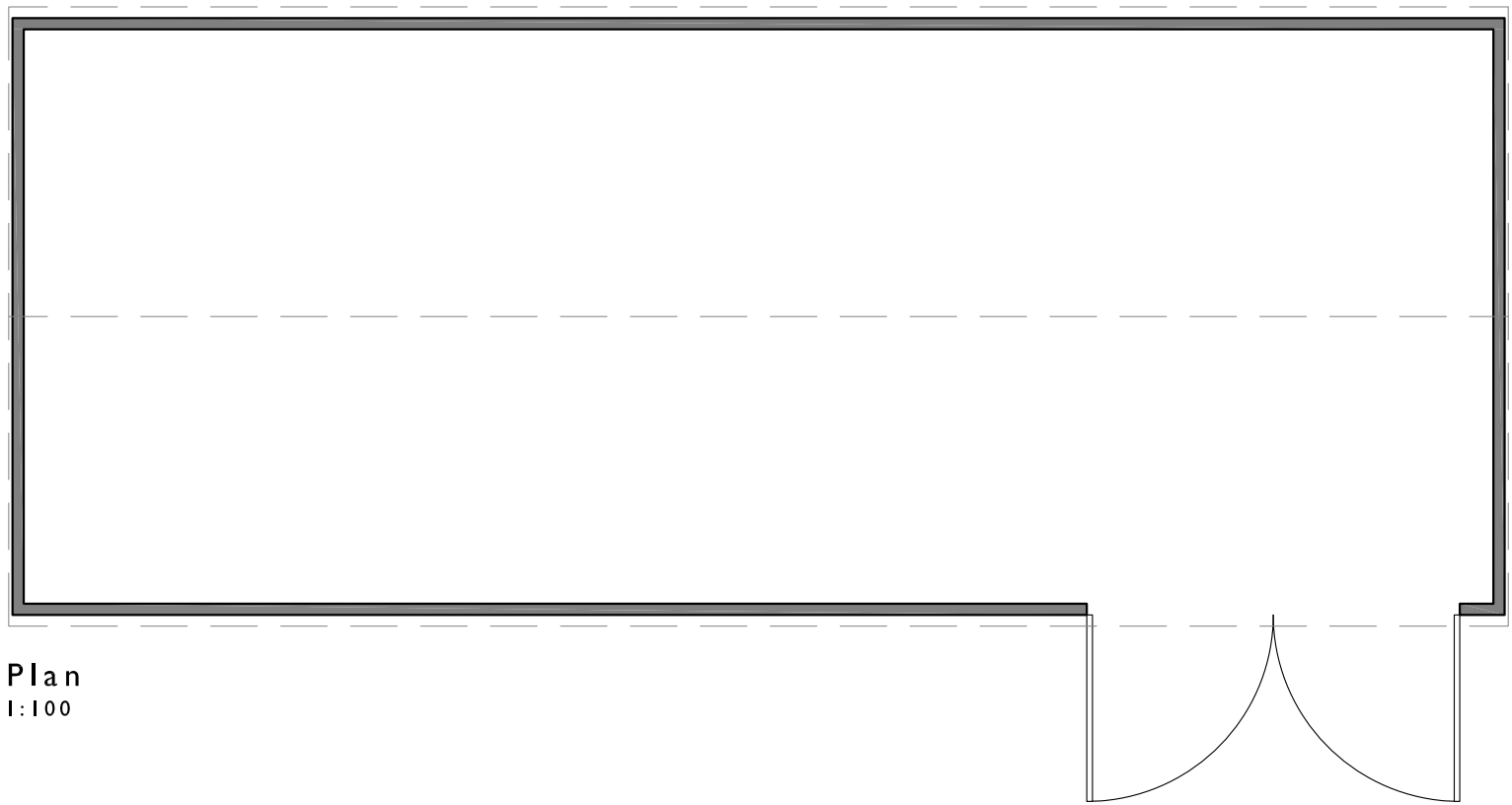
North East Elevation  
1:100



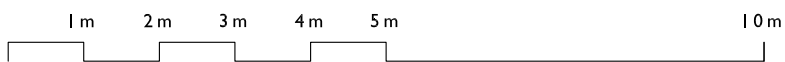
South West Elevation  
1:100



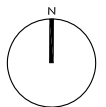
South East & North West Elevations  
1:100



Plan  
1:100



Rev.	SC	ML	17-11-17	First Issue
DR.	CH.	Date	Notes	
PROJECT		Service Store Machinery Store		
DRAWING		Service Yard Plans & Elevations as Proposed		
DRAWING No.		3994-SY-03		
SCALE		1:100 @ A3		DATE Nov 2017



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lowe**

3994/D&A/SC

16<sup>th</sup> November 2017

## **NEW SERVICE STORE, TRESCO, ISLES OF SCILLY DESIGN AND ACCESS STATEMENT**

It is proposed to erect a relocated 160m<sup>2</sup> steel framed structure with a corrugated fibre cement roof and timber cladding in the north-east corner of the existing service yard.

### **ASSESSMENT**

#### **Physical**

The proposed location of the building is to the north-east of an existing group of steel framed, timber clad structures, all within the boundary of the service yard. The yard boundary is defined by the extent of the existing concrete hardstanding with steep vegetated banks to the north-east and north-west and Racket Town Road to the south-west.

#### **Economic**

There is a need for additional secure storage in the yard to maintain the condition of service materials and equipment. Existing covered areas within the yard are in use or unsuitable.

#### **Social**

The site under consideration is visible from Racket Town Road, along with the majority of the service yard, but is enclosed on three sides by an existing building and steep vegetated banks. The new store will have minimal impact on the occupants of the houses in Bay Row. Adequate space will be left between buildings to allow for existing access and future maintenance.

#### **Planning policy**

The yard is used for the repair, maintenance and storage of materials and equipment related to the upkeep of Tresco's infrastructure.

### **INVOLVEMENT**

The Tresco Estate has approached the planning department informally and it would appear that there is no presumption against the erection of a new service store.

### **DESIGN**

#### **Use**

Secure store for service materials and equipment.

#### **Amount**

Single storey steel framed structure, approximately 8 metres in width, 20 metres in length and a ridge height of 4.4m.

**Appearance**

The relocated frame, corrugated fibre cement roof and timber cladding will be recycled from the dismantling of an existing building at Borough Farm. A separate application has been submitted for the removal of this building. Replacement or additional materials will match the existing.

The recycled materials are weathered and will be harmonious with the existing buildings in the yard.

**Landscape**

The site is secluded due to the considered location within the service yard, the physical relationship with the existing buildings and the steep vegetated banks to the north-east and north-west.

The gable of the new store will be visible from Racket Town Road but will be read in conjunction with the existing buildings, which are similar in scale, design and materials.

**ACCESS**

Vehicle access will remain from Racket Town Road to the south-west of the service yard. A new stepped pedestrian access is proposed to the north from the existing concrete hardstanding to the existing pathway on top of the bank.