

Proposed Renovation of Moyhay Barn - Trewince

Design and Access Statement

Background

The barn (once a cow shed), adjacent cottage and surrounding land has been in the Mawer Family for many generations, and now forms part of the holding rented by David and Julie Mawer by way of a Farm Business Tenancy from the Duchy of Cornwall.

Mowhay is pronounced 'mooyey' and is a Scillonian term used for the courtyards around cow houses and hay ricks.

Despite being a typical Scillonian type barn, it is not believed to have been placed on the Scillonian Barns list compiled by G. Arbery.

The barn has been without a roof or any floor, and in a ruined state for at least fifty years. The barn has a complete south elevation, topped with a sloping concrete capping. It has two small window openings, one whose timber lintel has rotted away endangering the stone work above and the integrity of the entire structure. The east elevation is partially complete, with a doorway whose internal wooden lintel has rotted away compromising the stonework above. The west elevation does not match the east elevation in profile or style of stonework. The north elevation is least complete and does not match the south elevation. The building has clearly had many incarnations in the past, and viewed from the south is a striking feature along with the old Trewince Cottage.

Proposal

The proposal is to form a concrete slab floor, construct a timber frame to support a corrugated steel roof, construct hit and miss board walls to complete the enclosure, otherwise formed by the existing granite walls, replace the external timber lintel over the left hand window in the south elevation, and also the internal lintel above the existing doorway, and consolidate other stonework, particularly at wall ends. Timber single-glazed windows and a timber door will be fitted in the existing openings, and double timber doors for tractor access and through the internal partition.

Usage

In addition to protecting and safeguarding the existing structure, the renovated barn will be used for storing a tractor and implements, small quantities of cattle feed, agricultural tools and equipment. An internal partition will form a workshop area for carrying out repairs and maintenance etc. and further storage.

Design Considerations

The barn is prominent in the view from the west upstairs lounge window in Trewince House, and after close consultation with Terry and Jane Ward, an initial proposed design, already kept purposefully low in profile, has been modified by reducing the proposed ridge height and by siting the double doorway across the north east corner, greatly reducing the bulk of the east elevation from their vantage point, and minimising the impact on their view. The diagonal doorway also allows sufficient height for tractor access whilst maintaining adequate roof pitch. The choice of relatively light-weight powder coated galvanised corrugated steel minimises the depth of rafter required, which helps to keep the ridge as low as possible. Hit and miss timber cladding is in the vernacular

and will have minimal visual impact when weathered in. Rainwater will be harvested off the roof and used for watering plants and livestock, any excess water will be diverted into an existing soak away in the grass field immediately to the west. In consultation with The Duchy, slate grey powder coated roof sheets, ridges and barges will be used.

Materials

The only arisings will be thin topsoil and ram excavated in order to construct the 150mm deep concrete floor slab, these will be used around the farm to fill gateways and ruts etc. Sufficient aggregates for the slab are already on site and only cement will be shipped in, along with the timber (from sustainable sources) and roofing sheets, all from West Cornwall. The windows will be constructed by resizing and painting salvaged single-glazed windows. Recycled shuttering ply, already on site, will be used to form the internal partition.

Cavities within the granite walls provide valuable nesting sites for sparrows and starlings, and the intention is to leave the walls unpointed, and also to provide additional nest boxes. Should pointing be required in the future, white lime mortar would be used, to be in keeping with tradition and the adjacent Trewince Cottage, and provision for nesting birds also maintained.

Access

All access will be on one level with no steps. The doorway through the internal partition will be double.

David Mawer December 2015