

## **Design & Access Statement**

Boat Bothy – New WC, showers & laundry building at the Seven Stones Inn

Seven Stones Inn, Lower Town, St Martin's, TR25 0QW

### **Proposal**

This proposal is primarily for a new timber building adjacent to the Pubic House (Seven Stones Inn) to serve as a WC, shower room and laundry facility for visiting yachts and customers. The proposal is also to rebuild the retaining wall of the terrace after access required it to be dismantled to build Tinkler's Hill Barn. Reconfiguring the wall slightly to the south also helps with access to the existing water, waste and electric services that ran tightly against the old wall. The plan is to plant a more formal garden area in front of the proposed new building, focusing on a beautiful space for the hosted private events instead of general customer seating. Focusing customer seating onto the two terraces directly in front of the pub, and the construction of the proposed Boat Bothy, will ensure noise relating to the everyday activities of the pub are buffered and directed away from our neighbours' back garden which is a major consideration in the design of this proposal.

### **Background**

The Seven Stones Inn Ltd has been trading for 5 years while continually improving the current facilities including the recent addition of a Function / dining room to the East end of the pub (P/16/132/FUL) to cater for summer demand as well as providing a year round hub for the local island community.

It has been noticeable over the last few seasons that the number of visiting yachts to St Martin's has increased, bringing more custom to the pub. Frequent enquiries have been made regarding facilities available for the sailors, shower and laundry facilities specifically. Although the pub can currently offer toilet facilities, we are unable to offer anything else.

The new facilities will share the pressure on our relatively small toilets and reduce queuing at larger events such as weddings and band nights.

Visitors who require the use of a mobility scooter when visiting the pub, often struggle with the steps leading up into the pub. The new facilities will have a smooth, obstacle free path that leads from the terrace to the new facilities.

This Proposal is to provide a fit for purpose building to serve primarily as toilets, showers and washrooms with extended outdoor amenity area. The new building will also incorporate a room that doubles as a laundry room during the season and a room for outside furniture in the winter, with a log store on the southern elevation.

### **The Site**

The Seven Stones Inn sits on an elevated site in Lowertown, off the main spine road running west to east on the Southern side of St Martins. The proposed Boat Bothy will be sited on the eastern periphery of the pub grounds adjacent to the footpath running up towards Tinkler's Hill close to the boundary of the rear garden of the neighbouring property "Pine View". The amenity land in front of the proposed building was utilised as a beer garden before the construction of the new barn required access over it. It is proposed that this garden will be extended slightly to the south to accommodate landscaping and link to the terraces in front of the pub.

### **Site Waste Management Plan**

The proposed new building will require minimal excavation and spoil will be used to level the proposed new area of terrace. The building will be predominantly timber and prefabricated, flat packed and delivered to site, minimising any wood being wasted. Any tonne sacks that deliver foundation materials will be either re-used by the contractor or will assist us in part of our waste storage before correct disposal.

The re-landscaping will only create compostable material so can be added to our current system.

It is the aim of this project to produce as little waste as possible. Any that does arise will be separated on site and then treated according to council guidelines.

### **Design**

The Boat Bothy will be simple in construction, using materials in character with the recently completed extension including oak frame and timber cladding and a slate roof to keep it in accordance with the neighbouring buildings. It will be sheltered by the existing *Metrosideros excelsa* (New Zealand Christmas Tree) and recent extension to the North.

The new building will mainly be constructed using island skilled labour with specialist help for the construction of the prefabricated timber frame. New planting and landscaping to the extended terrace will take inspiration from the islands and their vegetation, encouraging wildlife especially some of the island bees. The extended terrace will have a granite faced retaining wall that mirrors the existing terrace, creating a safer area in and around the utilised grounds of the public house.

### **ACCESS**

The Seven Stones Inn is located at the end of a vehicular access road which in turn becomes a public footpath to Tinkler's Hill. The proposed new building is to serve as an ancillary building to the public house and will only require Access via foot which will be directly opposite the recently completed function room (P/16/132/FUL).