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BARN ON LAWRENCE'S BROW, ST MARTINS

DESIGN AND ACCESS STATEMENT

BACKGROUND;

The barn is situated on the South side of St Martins, adjacent to Lawrence's Bay, and surrounded by well used tracks, accessible to both pedestrian and vehicular access.

I have leased this concrete shuttered barn, as part of my agricultural holding, for 27 years.

It has, in the past been used as both agricultural accommodation and store, erected in 1937 by F E Stevens, the largest land occupier and largest agricultural employer, on St Martins, at the time of erection of the building.

ISLAND ACCESS;

The leased land, marked in blue on the plan is serviced, on all sides by well maintained tracks, offering ease of access to all types of vehicles, waste and recycling collection vehicles, emergency service vehicles and well-worn tracks used by visitors and Islanders alike.

It is close to amenities, with the Post office, situated in Highertown, some 400 metres away, and also an array of bakeries, tea rooms, galleries and potteries.

The emergency station, housing fire appliances and ambulance facilities, is 200metres to the North, as indicated on the plan.

The track, marked on the plan passing the Island school leads to the Island Hall, Middletown, and lowertown, offering many other facilities. This track is traversed on a weekly basis, by the waste and recycling contractor, recycling from the barn is deposited en route, for weekly collection by the operator.

SITE ACCESS;

The concrete barn is marked in red on the plan.

The field the barn occupies is surrounded on all sides by Pittosporum hedging, and is barely visible from all trackways.

There is a track which dissects the leased land, this is used by my Neighbour, Jonathan Smith, on a daily basis, by tractor, to service his agricultural land and Yurt accommodation.

Entrance to the field occupied by the concrete barn is by gateway, which is 900mm wide for ease of Wheelchair access.

There is decking, which has been installed in front of the barn. This low decking is scaled by ramp, and again an access 900mm wide for wheelchair users. There is a short decking pier, to the solar shower shed, and compost toilet system. This has also been designed for wheelchair access.

DESIGN;

This is the repair and renovation of a concrete barn, for seasonal accommodation to support the currently thriving, and expanding agricultural business.

Essentially the dimensions of the original building have remained exactly as they were.

The roof pitch remains at the same degree.

The roof has been replaced like-for like with a corrugated metal roofing. This new roof now houses three large solar panels, which provide all electrical power for the building. The roof is not visible from the ground, from any angle (please see attached photo)

The roof, with a newly repaired and replaced guttering system, now harvests all water needs for building occupation. The building is independent and not connected to any Island water system.

The harvested water is collected into two, 2,000 gallon sealed tanks. The water is drawn into the concrete building, and shower shed by hand operated Bilge pumps.

Potable water is supplied in bottle form.

The separate wooden shower shed houses a roof mounted solar shower and contains a compost toilet, utilising sawdust as the composting agent. The lighting for the shower shed is derived from the solar panels, on the concrete barn roof.

Water for hand wash, is drawn to the shower shed, by a hand operated bilge pump.

The two, 2,000 gallon water harvesting tanks also act as a back up supply to the polytunnel, in field A on the plan, however the tunnel is generally self-sufficient, having plastic skirting and guttering, along its length, to harvest it's own water, for irrigation.

The barge boards under the roof have been replaced. I have created 14 nest boxes behind the barge boards, with varying sizes of pop-holes to accommodate many bird varieties. I have also left the end voids of the barge boards open to attract nesting birds.

This season I have had two sparrow families, one wren family and a nest of five swallow chicks, from returning parents, who had previously nested under the eaves before.

I did consider bat boxes, as I have them at my home, however in the 27 years I have leased the land, I have never seen a bat fly over, and the building is not of sufficient height to allow an alighting bat to consider roosting inside, or indeed, on the outside. (attached pictures of nest holes and swallows)

The exterior fabric of the concrete building remains exactly the same as when erected, in 1937, save some cosmetic repair, where small chunks have fallen off. The window and the door have been relaced, as before, with wooden windows and door/frame (see picture)

Internally, some of the original roof timbers that were not rotten, have been incorporated into the design, and visually the newly replaced, exposed ceiling beams, are exactly the same as originally found. The ceiling and boarded walls are insulated by natural wool insulation. The floor is also tanked out, studded, insulated and topped with plywood, which is then covered with laminate oak flooring, for ease of cleaning.

Whilst externally the building remains exactly the same, as when erected in 1937, internally it is now dry, warm and habitable.

It is independent and self-supportive in all aspects, providing its own power, water, and waste management systems. It is also connected by wi-fi to the internet, for educational and study purposes.

This is a beneficial and worthy low-impact improvement of an existing, under utilised structure.

It is an essential and vital part of this rapidly developing and diversifying business, which would struggle to survive, or progress, without its own dedicated accommodation facility.