

## **Design & Access Statement**

Extension to Seven Stones Inn & Change of Use of land to create more outside seating.

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

### **Proposal**

This proposal is primarily for a side extension to the existing Public House (Seven Stones Inn) to serve as a function space and dining room. The oak framed barn function room will be able to offer greater flexibility for events & a dry haven for visitors when the weather is not ideal.

This proposal is also for change of use of an area of land directly in front of the public house to be utilised as an amenity area & landscaped garden. The creation of a more prominent path leading to the Seven Stones Inn, with mixed herbaceous borders; leading up to a new terraced seating area.

### **Background**

The Seven Stones Inn Ltd has been trading for 3 years while continually improving the current facilities. It has now reached the point where areas for major improvement have been identified.

Currently the Seven Stones Inn can seat 50 visitors inside. In the summer months an average of 80-100 are fed at both lunch & dinner. The current seating facilities are not sufficient for the needs of the business to enable it to expand & reach its full potential. It has become increasingly apparent over the last 3 years that more seating is needed to facilitate our customers & improve their dining experience, not only inside but outside too. When it rains families are scrambling for seats inside & we become overwhelmed with soggy customers. During outside events visitors queue for tables & we find them sitting on walls, even our house front steps!

During our assessment on how the business could reach its potential while contributing to the sustainable future of the island, the business was approached in 2015 to host a wedding reception in 2016. Exclusive use of the pub was requested. We did not feel comfortable turning away visitors that had saved for their holiday on St Martin's, even for one evening. So we set about creating an area outside that would give the couple their private party space while ensuring normal service inside was not disturbed. A small marquee was purchased for their event which was a great success. Fortunately the weather was very kind that day, but a marquee is no match for a permanent building to offer protection from adverse weather throughout the year. Any storm would destroy the marquee. Subsequent bookings and enquiries have been received ever since, including being approached by the registrars who thought it would be a fabulous venue for the whole ceremony. The chance to offer the whole wedding package introduced the need for a room to licence.

The opportunity to expand our business into the wedding market is just one motivation for this extension. The proposed function room will be used for a multitude of purposes, not just weddings & extra dining space. Requests have been received by locals to host special events, & so the event doesn't monopolise the pub, the proposed function room will enable both the pub and the event to co-exist in harmony.

Any band night currently involves moving all the furniture either out of the pub or stacked in a corner to give the greatest floor space for dancing & safety. The new function room will enable us to have the band in the barn room and normal pub service in the existing building.

The Daymark Festival & The St Martin's Film Festival, both currently at the pub & growing every year will have the opportunity to expand and develop into the new space. The extension will create the opportunity to expand the winter film showing initiative at the pub, as it currently conflicts with locals that just come to drink & chat.

The room can be hired out for private functions by individuals, community groups & visiting organisations, create job opportunities for the island, increase the range of services for the community, provide shelter to visitors, diversify & develop our business & potentially increase visitor numbers out of the main season.

Part of the plan is to encourage weddings in the shoulder seasons, offer lower prices to marry in the months of March, April, May, September & October. This could then have a positive correlation with other island based businesses (accommodation providers, floral, jewellery, food& transport) during those months.

The winter opens up more opportunities for local activities, pub specific games that are not available at the island hall. Bringing the outside pool table inside, join in with the Darts league on other islands, bring craft skill workshops to the island, and more charity quizzes.

The business office is currently run from the house lounge, to enable the business to cope with expanding ventures a dedicated office space is greatly needed.

To compliment this proposed extension we would like to change the current approach to the pub with a sensitive and considered change to the fields directly below the current terrace, drawing the visitors' eye up to the new terrace and beyond. The increased seating space will aim to ensure all visitors to the pub can sit outside when they wish & enable us to offer the best experience we can to our visitors.

### **The Site**

The extension will be bordered by a field on its north and east sides, the pub on its west and the gravel terrace on its south. The field is over grown and has been unused since the property was purchased. It has no vehicular access and no easy pedestrian access. As can be seen from the photos the field is unused.



View from the east looking west towards the pub.



View from the west looking east up the path.



View from the south looking north at the site.



View from the north looking south down the slope.

The fields in front of the pub are rough and underutilised. The most southerly part of the field is the only part of the property border that has direct access to the main road.



View looking east on the road at bottom of field.



View looking north up the field towards the pub.



View from the dividing hedge looking up to terrace.



View from the dividing hedge looking down the field.

The public house is currently often dismissed as a domestic property by visitors walking along the road. Although there is currently a path it is only single file and often causes congestion with visitors.

### **Site Waste Management Plan**

The extension will require a section of the sloping field to be excavated for the ground floor, and a further smaller area to be levelled for the mezzanine area. The excavated soil and stone will be re-distributed in front of the current terrace to level up the land to create the additional terrace. Any granite excavated will be saved to be used either in this project or further landscaping.

The oak frame will be created off site, 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 proposed building will be simple in construction, using materials in character with the island, an oak frame, with granite faced walls and a slate roof to keep it in accordance with the neighbouring buildings. The roof ridge lies below the island skyline. The south facing wall will be primarily glazing making the most of the southerly sunny aspect. The dormer windows and mezzanine office access door on the north face will enable ventilation, ensuring the new building does not overheat. The dormer windows and back door also offer a natural light source to the rear of the building. The clean lines of the building offer flexibility for functions & the simple design of the extension gives opportunity for a versatile future. Dormers will provide improved head room on the mezzanine. The front face of the extension is stepped back from the pub so as not to create an imposing long side to the public house. The extension being nestled into the hill will give the extra natural protection from heat loss. The granite to face the exposed walls will be sourced from the hill extraction. The building will be sheltered by the existing *Metrosideros excelsa* (New Zealand Christmas Tree)



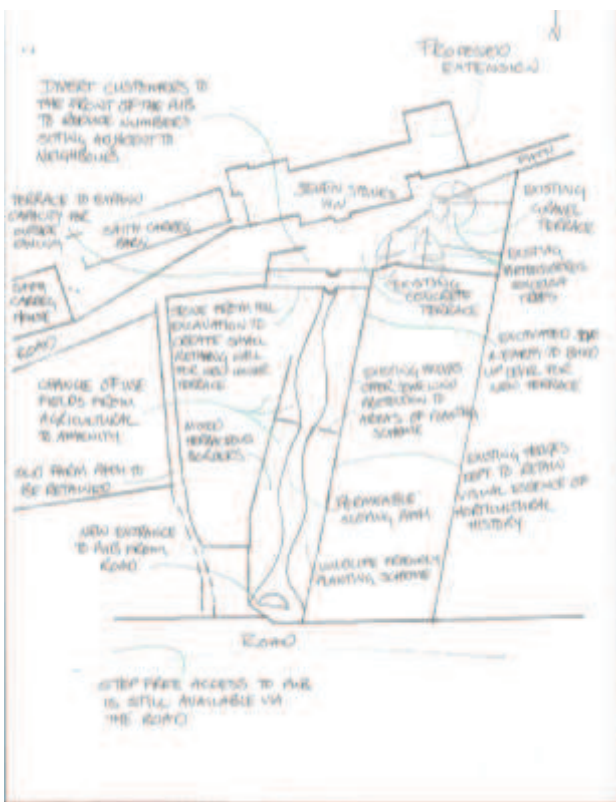
View from the road looking up at the gravel terrace showing how the existing trees soften the visual impact of the new building.



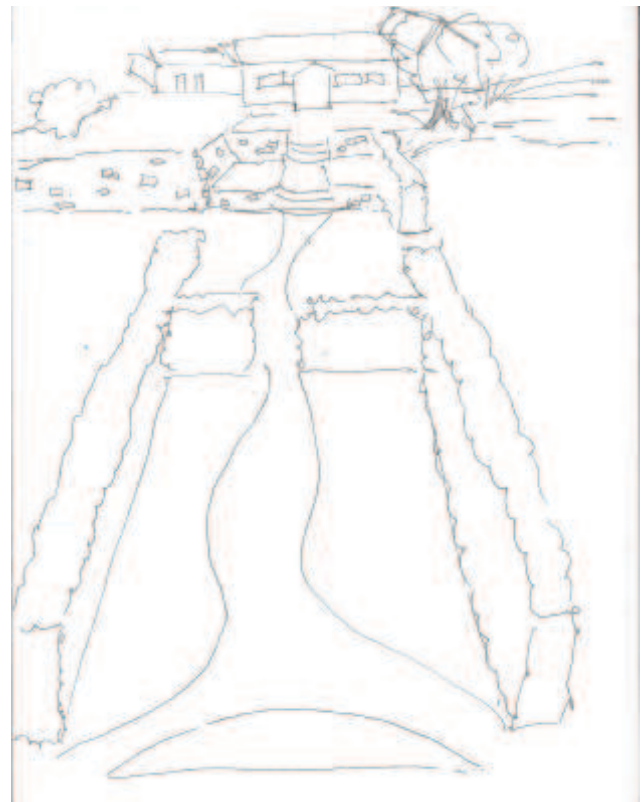
View of Lower Town with the new building superimposed over the trees to show how it will be hidden by the current vegetation and does not intrude on the visual landscape.

The extension will mainly be constructed using island skilled labour with specialist help for the construction of the oak frame.

The plan for the new path leading up to the public house will meander up the slope with a mixed herbaceous border either side. New borders will take inspiration from the islands and their vegetation, encouraging wildlife especially some of the island bees. A path will guide the visitor up to the Seven Stones Inn, steps will lead to the new terrace seating area then more steps will take visitors to the existing concrete terrace. The steps will be visually in-line with the main entrance to the pub. The new terrace will have a granite faced retaining wall & mirrors the existing terrace. Creating a safer area in front of the public house and terraces path provides a space for our younger visitors to play in full view of their parents. Solar lamps will line the new path so any evening guests can safely approach and leave. The new design will have no detrimental impact on pedestrian or vehicular access it will only improve the journey of the pedestrian.



Masterplan overview of site



Outline sketch view of new path

The Duchy of Cornwall has been consulted and given both the proposed extension and the new landscaping their full support. Our lovely neighbours on St Martin's have been positive & supportive regarding the plans.

Seven Stones Inn proposed extension.

Similar examples of the proposed design showing the exposed wood and glazing.

