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Design & access statement

For the land change of use from agricultural to camping and sighting of a cabin/pod/hut with installation of Solar PV panels on existing barn roof.

Construction & design

Timber construction with natural finish timber cladding and a grass roof to reduce visual impact from above. It would rest on concrete sleepers to reduce height to almost all below the top of the Marram grass when viewed from the quay. Some of the grass roof may be visible but blending in fairly well. The timber would weather to silver grey in time (like the chip shop)

The site is shielded from the west by pittosporum hedges on neighbouring land and largely from the south by sand dunes & more pittosporum shrubs. Photos provided shows a digger parked on the site which gives an approximate height of the proposal and allows photos to be taken from different angles to assess visual impact. It cannot be seen from the quay. Just the tips of the roofs from the top of the beach directly outside the field. It can be seen from certain points on chapel down and from the road at the eastern end of higher town. We opted for a grass roof as it would be the most visible bit from higher ground.

The field is what might be termed "very rough grazing" and has been used primarily for boat & gear storage before the barn was built last year. It is pure blown sand so of no agricultural use. It has a flat area requiring no excavation for the project.

There is fresh water on site from the Fish & Chip shop & Little Arthur farm. There is also an electricity supply to the barn but we would look to install solar PV on the roof of the barn pictured, to supply the hut. We would install a conventional WC which would drain into the septic tank & soak away already in place & serving our home (Par cottage) & a toilet in the new barn. It would be flushed with rainwater also harvested from the barn roof similar to what we already do at the fish & chip shop.

There is already a gateway in the field to the main track which serves as access to the barn as well. It will provide easy fire or ambulance access also.

We would position the hut 7 m from our boundary with the dunes for fire safety.

The main point of this project is that it is a non permanent structure and so is not adding to the built on land of the island. It is constructed mainly from wood and will be supplied from renewable energy which should give it good environmental characteristics.