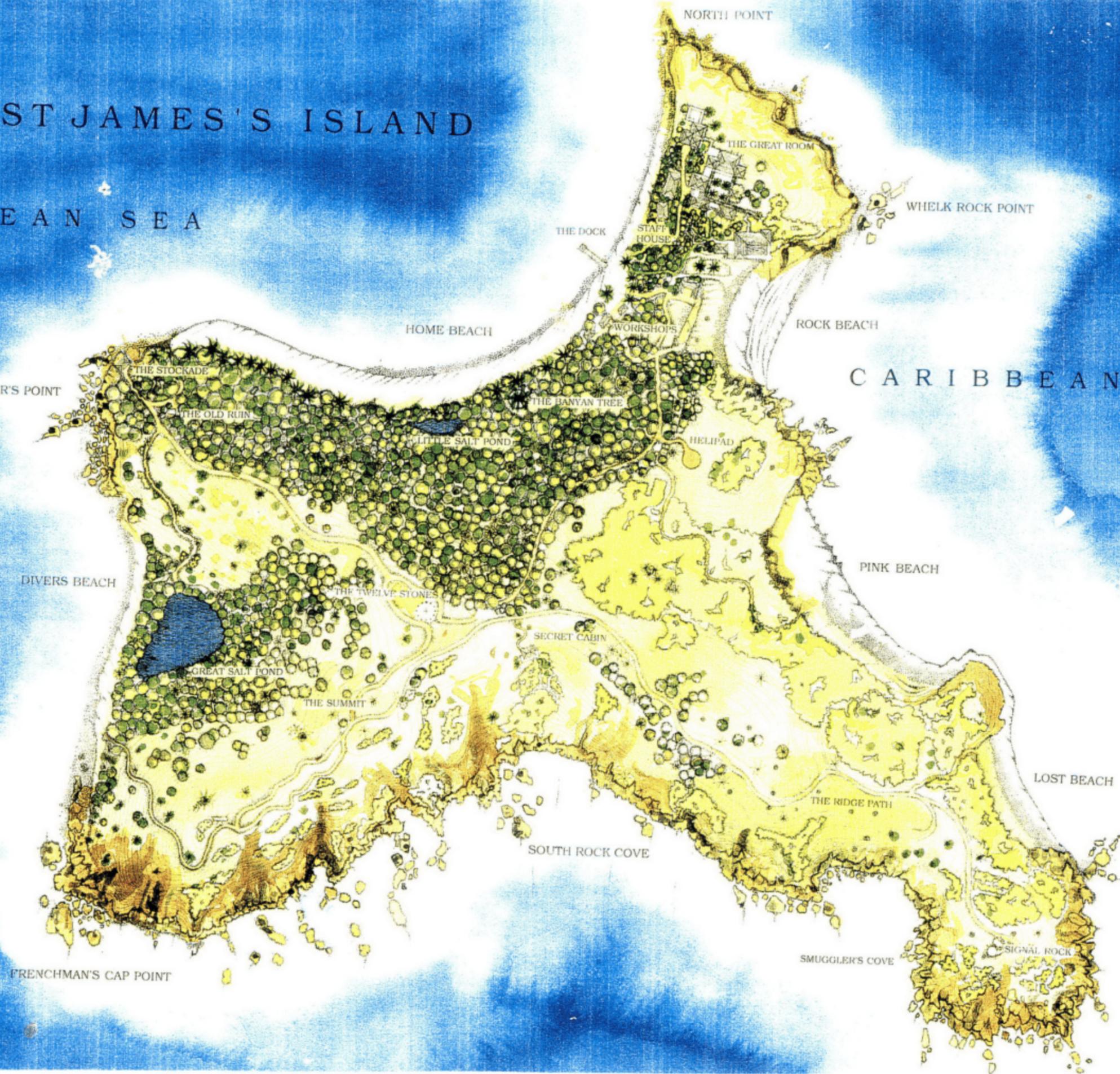


LITTLE ST JAMES'S ISLAND

CARIBBEAN SEA



SCHEME 2

7.0 Scheme 2 looks at the main complex of buildings only. It explores the same basic ideas as Scheme 1, but with more elaboration and greater emphasis on adventure and delight.

7.1 Objectives.

To respond to the brief and the existing buildings in an augmentative and complimentary manner:

- introducing new spaces,
- providing drama and tension to contrast and heighten the experience of the existing buildings,
- including linking elements to provide cohesion to the complex,
- and introducing a sense of adventure.

To create an east-west axis to balance the existing dominant north-south axis,

To introduce new platforms for views out, and to celebrate more fully the ritual of sunrise and sunset.

To enliven the main courtyard, establishing it as the heart of the complex.



DESCRIPTION

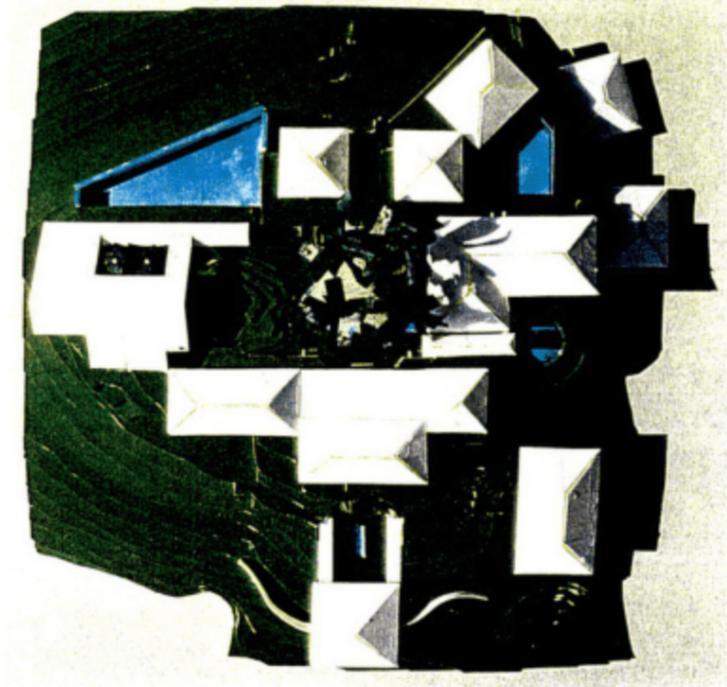
7.21 The Courtyard

The central raised part of the courtyard at the heart of the complex is lowered to the level of the surrounding walkways to eliminate the obstruction of the raised lawns. The palm trees sit in newly created walled planters with ornate copings. The perimeter of the courtyard is defined by a miniature moat, which eventually flows into the east pool. This introduces an element of adventure, and provides the opportunity to introduce water-related features, like miniature waterfalls, fountains and the little bridges over the moat. Additional shade is provided by a tented structure supported by a central stay. This can be raised and lowered to suit the season and the wind. The palm trees soar clear of the canopy.

7.22 New buildings are added to East and West of the courtyard to establish a strong east-west balance to the existing north-south axis. These new elements celebrate sunrise and sunset, and enjoy the splendid views.

7.3 East Building

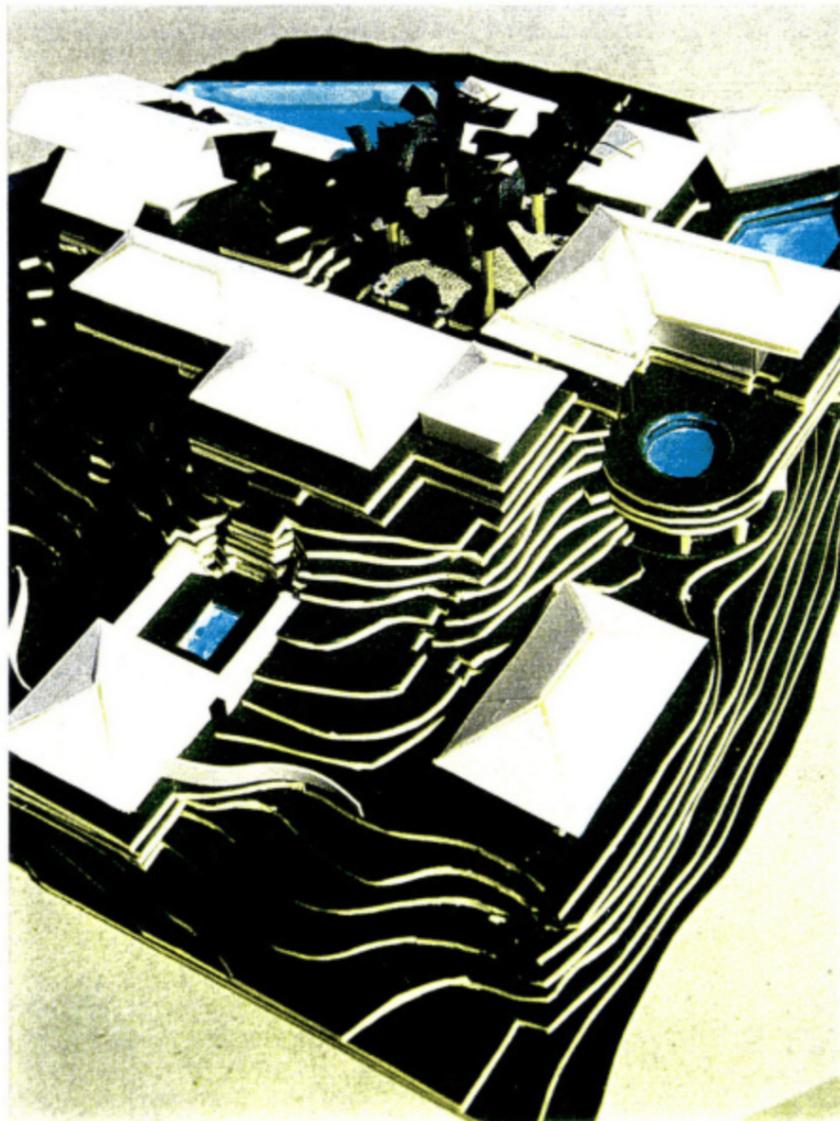
Morning activities are accommodated in the new building to the east. There is a gym at an upper floor level with views out, and a pool outside which is long enough for length swimming. The pool spills over a knife-edge on the south-east side, giving way to the magnificent view of the open sea. Breakfast can be taken on the terrace in the cool of the morning, before the wind gets up. To complete the building there are a kitchenette, WC, games room with north terrace, a sun terrace next to the pool, and a shaded and sheltered terrace.



7.31 Neaby to the north-east, and closely associated with the exercise and pool area, is the spa. The existing north-east accommodation is altered and the roof extended, all to enclose the cloaks, sauna, massage, showers, etc. Situated below the spa is the cinema. It is reached by a new staircase, and pathways leading from other buildings in the complex.

7.4 The main Drawing Room remains in its present guise, with existing kitchen converted into a bar overlooking the new circular pool, for general stop for refreshment, or for collecting drinks before a meal, or for a poolside picnic.

7.5 The two existing guest rooms on the south side of the courtyard have new roofs, extended to provide shelter to the north as part of a covered route to the east pool, and to the east and west, to provide cover from the sun. The roof on both buildings will enclose upgraded bathrooms.



SCHEME 2

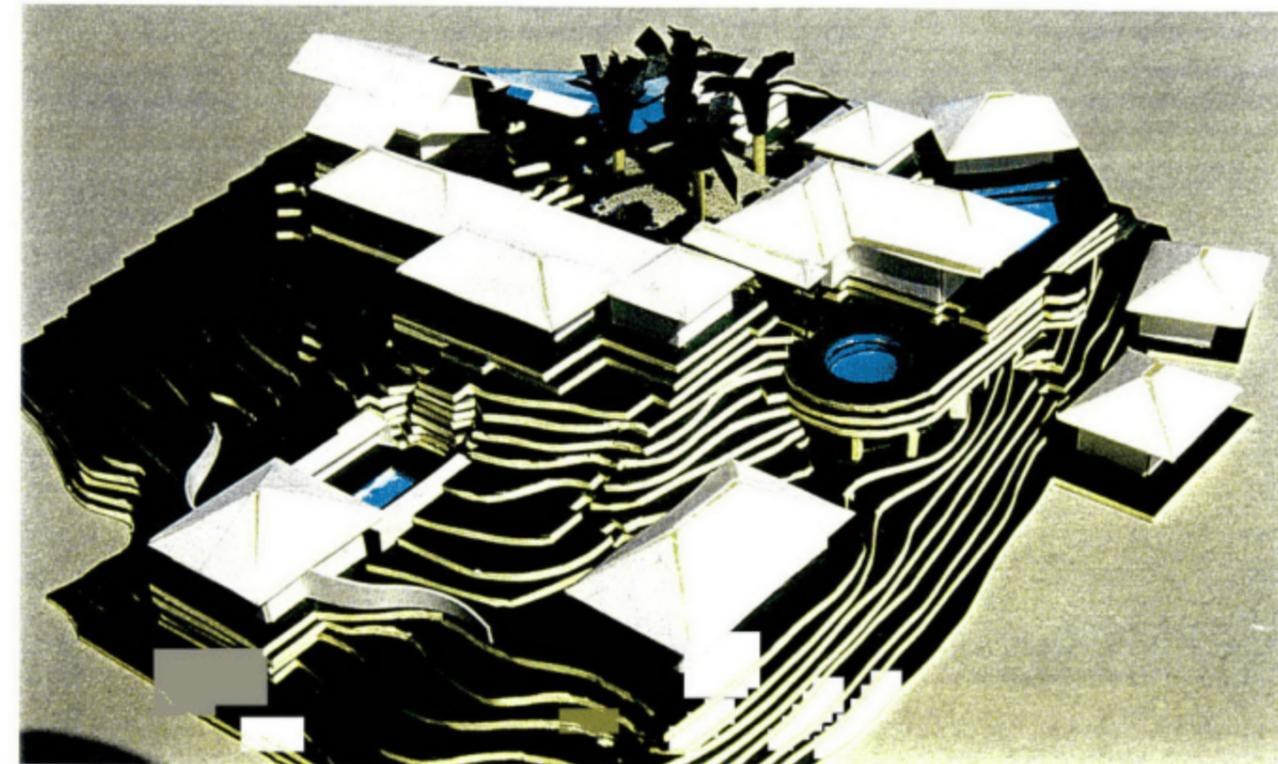
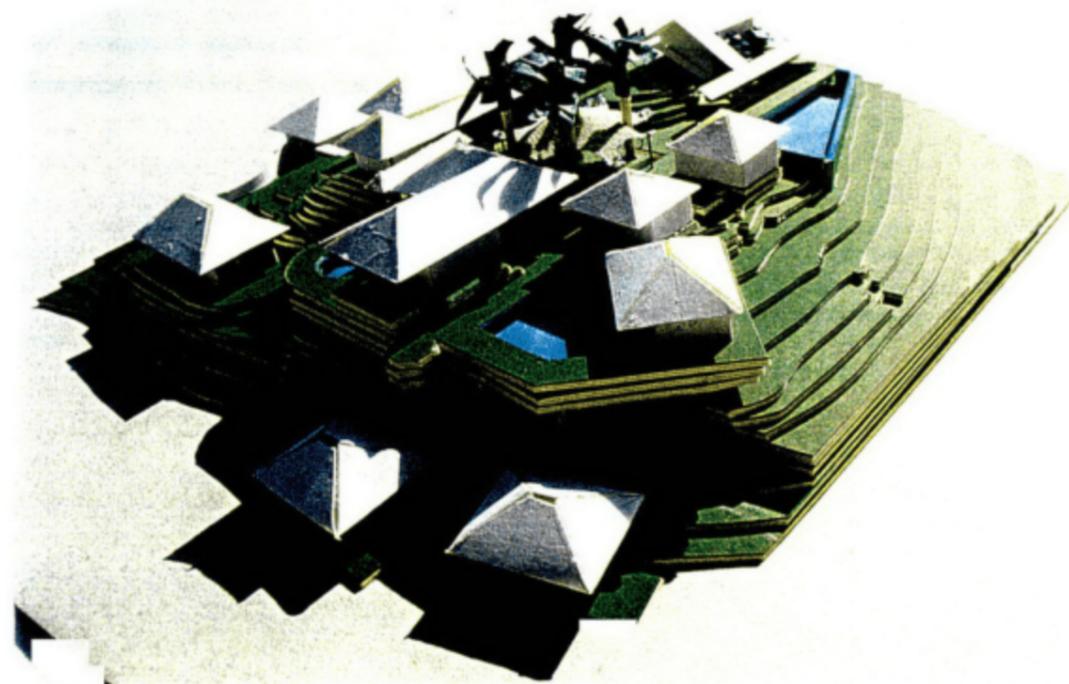
The West Buildings

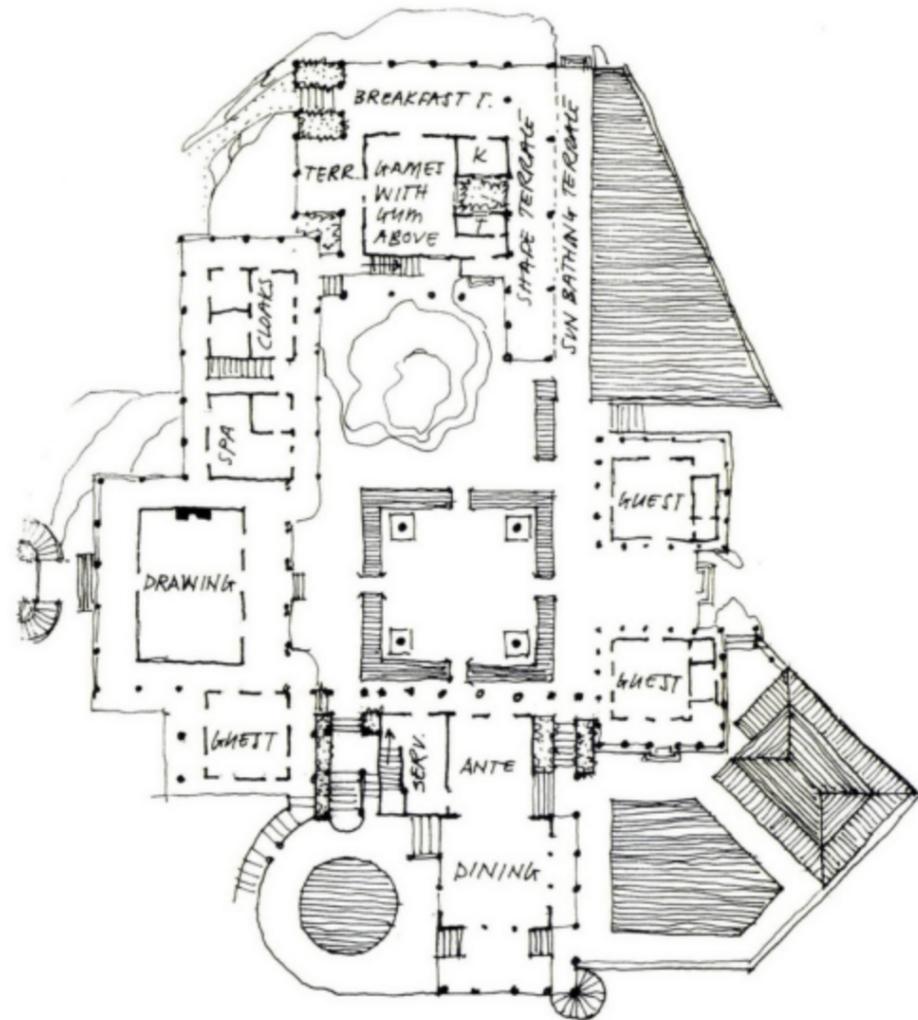
- 7.6 The west end of the courtyard is oriented to the west, and the sunset. A pool deck is cantilevered over the new approachway, and sitting centrally on the deck, a little proud, is the new dining room. The existing guest room is totally revamped to provide a kitchen below and a stair up to a servery. An ante room greets the diner before entering the dining room. From here endless views open up, to the horizon, the beaches, and the pool deck. A terrace off the west end of the dining room is only a couple of steps above the pool deck.
- 7.61 The existing south-west accommodation with new roof and verandah, a new guest house, and the dining room all serve to enclose another large swimming pool. This area has tremendous views west, and shade is available below the verandah of the new guest accommodation adjacent to the dining room.
- 7.62 To the north-west of the platform, a circular pool sits over the main entrance way. Glazed panels in its floor admit dappled light into the undercroft, evoking the atmosphere of a reef below the sea. This pool is the ideal setting for sundowners, as its shaded deck is near the kitchen and the bar.
- 7.7 The Entrance
The opportunity for drama and contrast is explored in the main entrance way. Elegant coral faced columns and walls carry the pool deck above, creating an exciting underworld, cool and verdant, with sharp coloured highlights, like one of the reefs off the coast. The visitor arrives into a world where the sense of enclosure, the intensity of light, and the types of flora are in stark contrast to the rest of the island. As the approach route rises toward the pool deck, the feeling of an underworld deepens, to the point where the canopied stairs upward to the



main level are lit by more intense light from above. The journey to the top is crowned by framed views through the palms trees to the sea beyond. And on departing, as the visitor descends the main stair, there is a last unforgettable view out to the west over the circular pool.

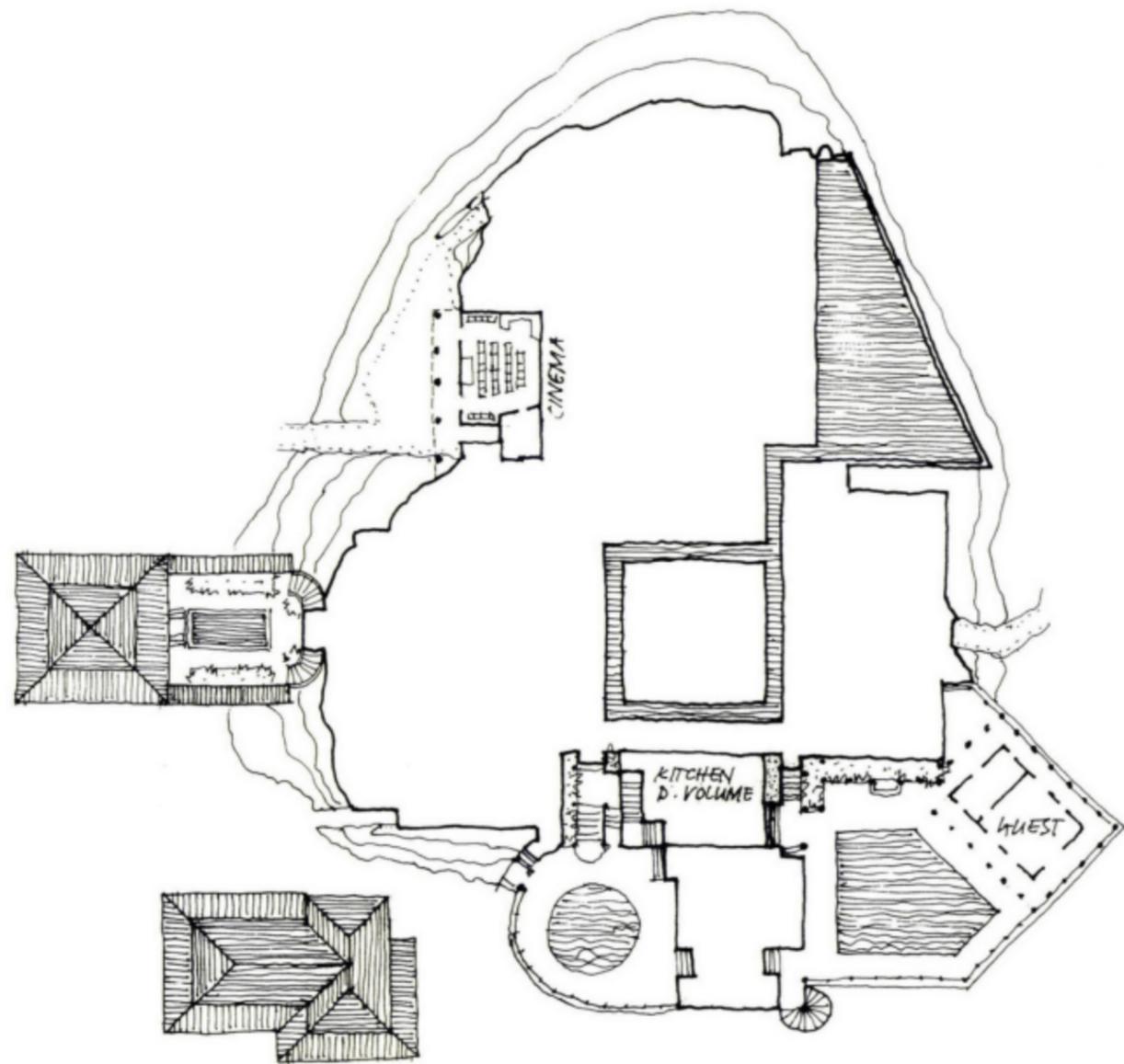
- 7.8 Master bedroom
From the underworld below the circular pool, a path leads to the master bedroom suite. To the right is a stair up to the pool deck. The existing MBR suite is altered to provide for more luxurious bathing and dressing facilities, an additional sitting room and increased shelter from new verandahs.
- 7.9 The study
A short journey eastwards from the main bedroom is a coral-faced wall rising from knee-height to above head-height, effectively blocking the view from the sea. The new study protrudes from this cliff face with nothing but a view of the sea ahead and the rocky shore below. A small kitchenette and WC are provided. To the south a pair of timber doors open into a secret cloistered garden, a world in complete contrast to the world of the study, for reading or contemplation. A small stairway leads up from the south end of the study garden back to the main drawing room.
- 7.91 Pathways lead away from the study to the master bedroom suite to the west, and to the east, the cinema gym complex and pool.
- 7.92 Below the pool deck to the west are further new guest rooms for family accommodation. Although remaining connected by pathways and a spiral stair up to the pool deck, this new building is isolated by walls of dense vegetation.



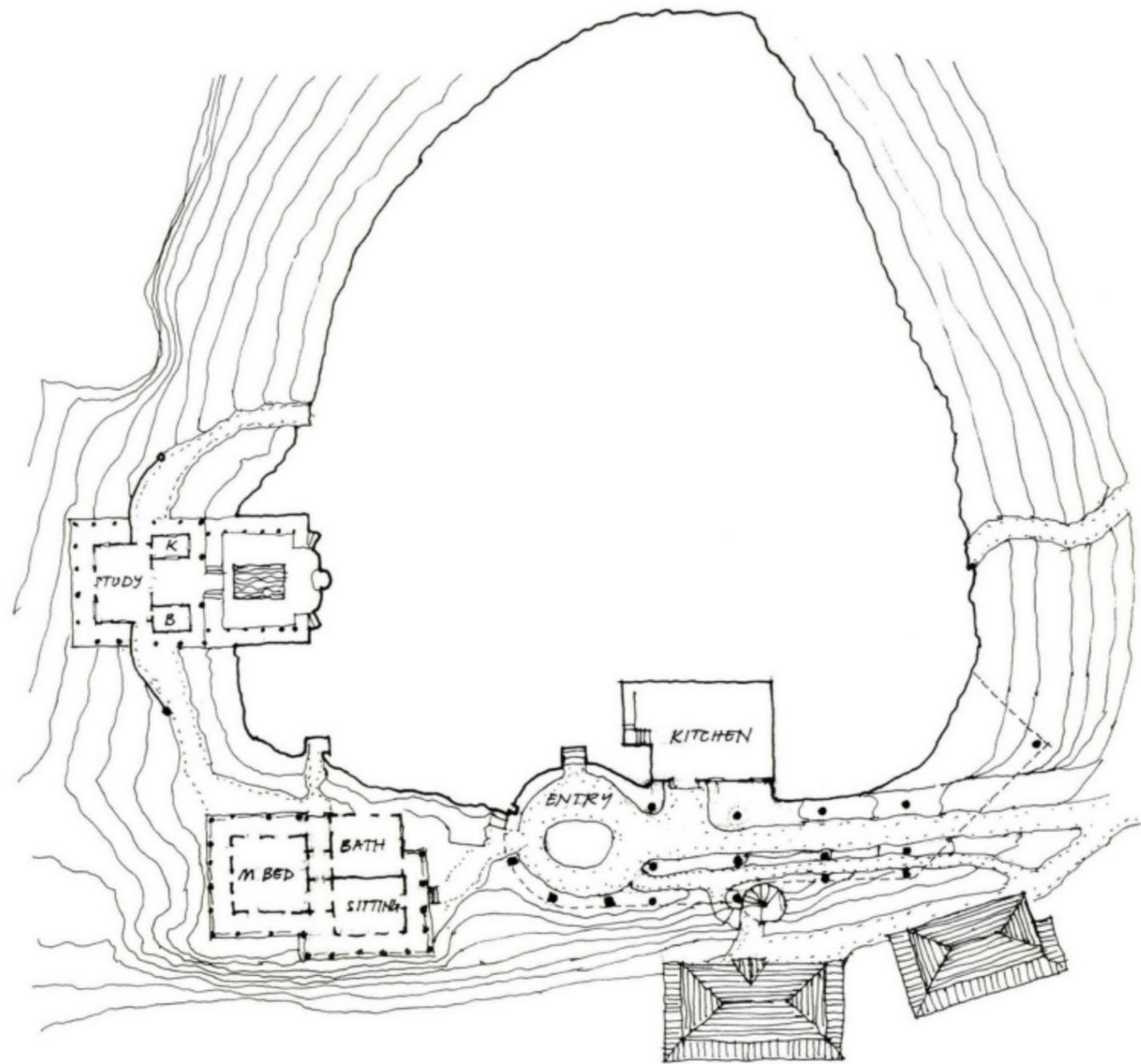


LEVEL 4

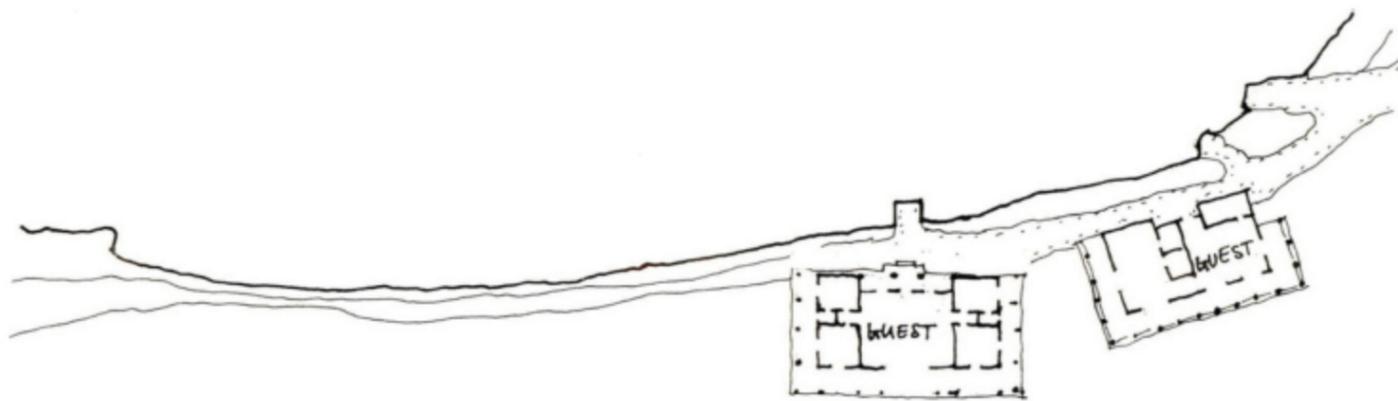
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LEVEL 3



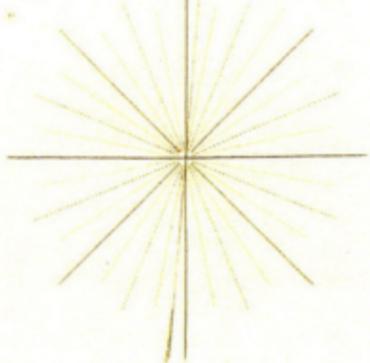
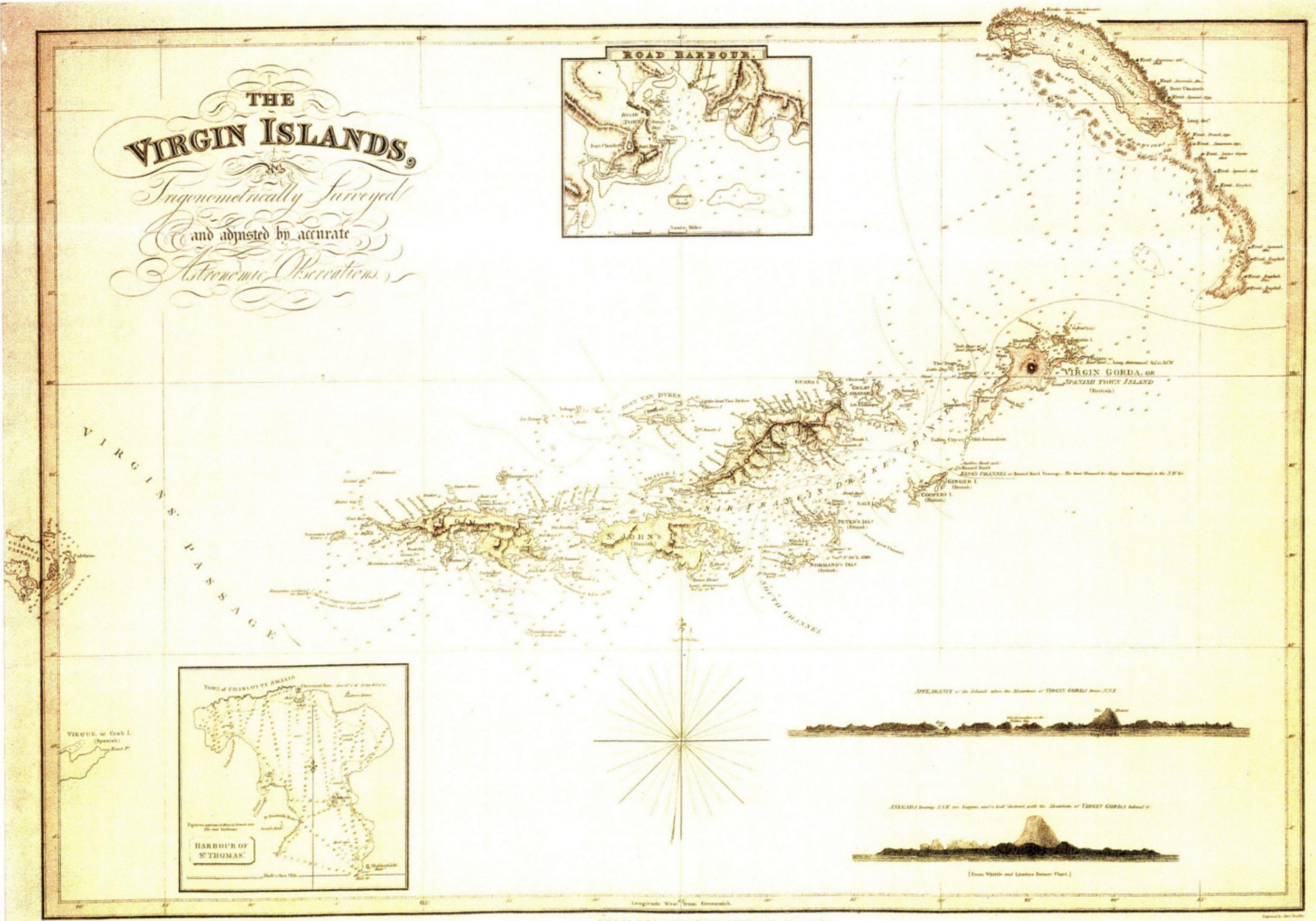
LEVEL 2



LEVEL 1

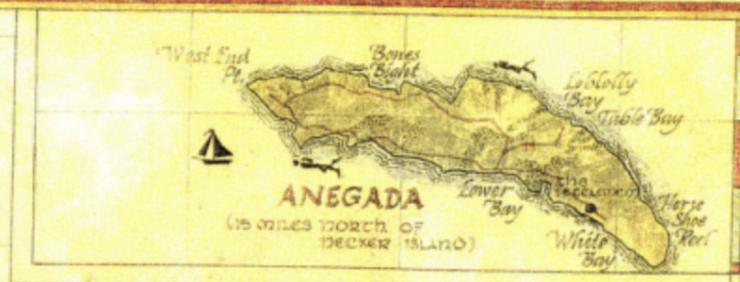
THE VIRGIN ISLANDS,

*Trigonometrically Surveyed
and adjusted by accurate
Astronomical Observations.*





Atlantic Ocean



- Legend
- SAILING
 - DIVING
 - FERRY
 - AIRPORT

J. Longacre
1990

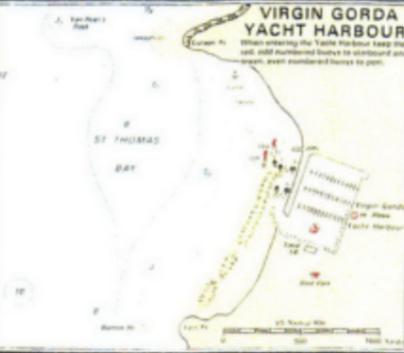
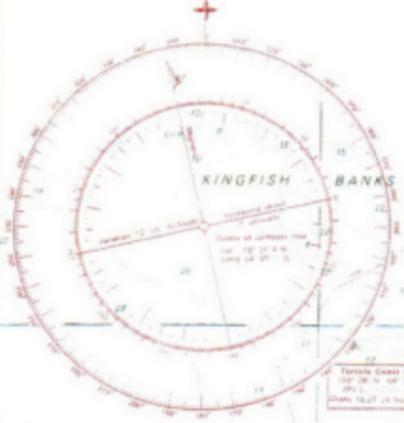
VIRGIN ISLANDS ST. THOMAS TO VIRGIN GORDA

Imray-lolaire

Yachting Charts for the Caribbean Sea
This chart is intended for use in conjunction with
Street's Cruising Guide to the Eastern Caribbean
Puerto Rico, Passage and Virgin Islands

The North Equatorial current carries the sea generally to the west at 2 to 3 knots (4 to 6 miles per hour) and the South Equatorial current carries the sea generally to the east at 2 to 3 knots (4 to 6 miles per hour).

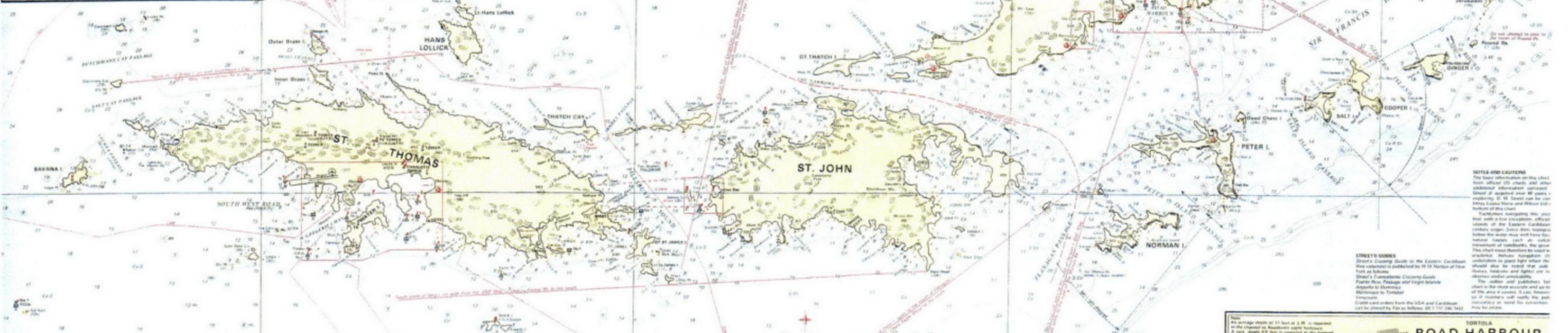
DEPTHS in FATHOMS and FEET
Heights in Feet above Mean High Water
Areas with depths of below 1 fathom colored yellow
Depth of between 1 and 3 fathoms shown white
Depth more than 3 fathoms colored blue
Net Scale at Lat. 18° 20' N. 100° 00' W.
Projection-Mercator



TIDAL INFORMATION

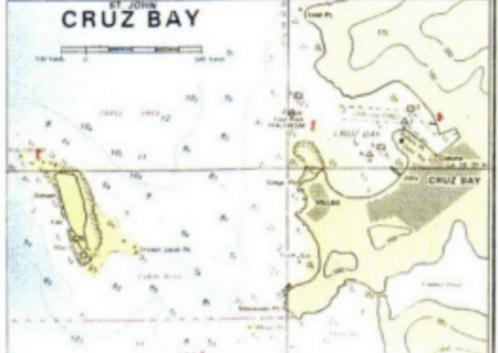
PLACE	Heights in Feet above datum of soundings		Spring Tides		HW/LS
	Mean High Water	Average Height	Mean High Water	Low Water	
Roadtown	10.0	3.4	12.0	1.0	12.0/1.0
St. John	12.0	3.0	13.0	1.0	13.0/1.0

For explanation of High Water, Full and Change, HW/LS, see Street's Cruising Guide, Chapter 6, page 252.



ISLAND CRAFT INFORMATION

ISLAND	ISLAND CRAFT INFORMATION
ST. THOMAS	St. Thomas Marina 1-1-800-774-8840/8740 VHF Ch 16 Cruz Bay Marina 1-1-800-774-8840/8740 VHF Ch 16 Cruz Bay Marina 1-1-800-774-8840/8740 VHF Ch 16 Cruz Bay Marina 1-1-800-774-8840/8740 VHF Ch 16
ST. JOHN	St. John Marina 1-1-800-425-2322 VHF Ch 16 St. John Marina 1-1-800-425-2322 VHF Ch 16
TORTOLA	Tortola Marina 1-1-800-425-2322 VHF Ch 16 Tortola Marina 1-1-800-425-2322 VHF Ch 16



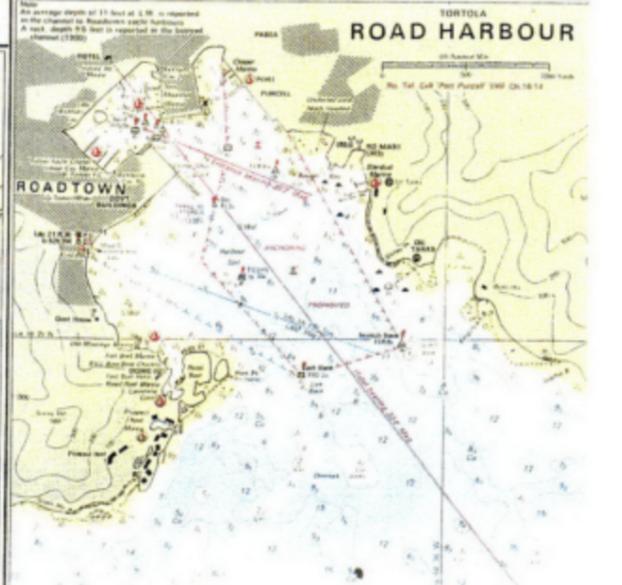
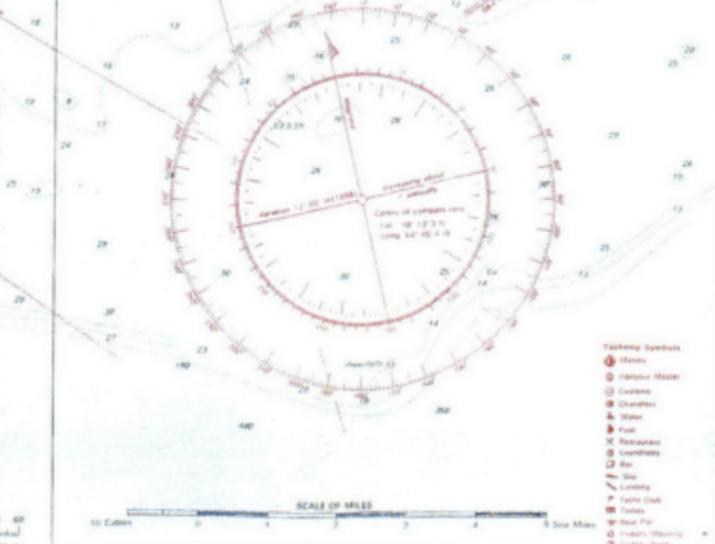
CAUTION - ELECTRONIC NAVIGATION
Although GPS is highly accurate, it is not infallible. For that reason, a prudent navigator should always have a backup method of navigation. GPS should not be relied upon as the sole means of navigation. It is recommended that you have a backup method of navigation, such as a compass and a chart. It is also recommended that you have a backup method of navigation, such as a compass and a chart.

SATELLITE DERIVED POSITIONS
Satellite derived positions are highly accurate, but they are not infallible. For that reason, a prudent navigator should always have a backup method of navigation. GPS should not be relied upon as the sole means of navigation. It is recommended that you have a backup method of navigation, such as a compass and a chart.

ISLAND CRAFT INFORMATION
The recommended VHF channels for local communication are listed in the table below. For a complete list of VHF channels, see the Cruising Guide, Chapter 6, page 252.

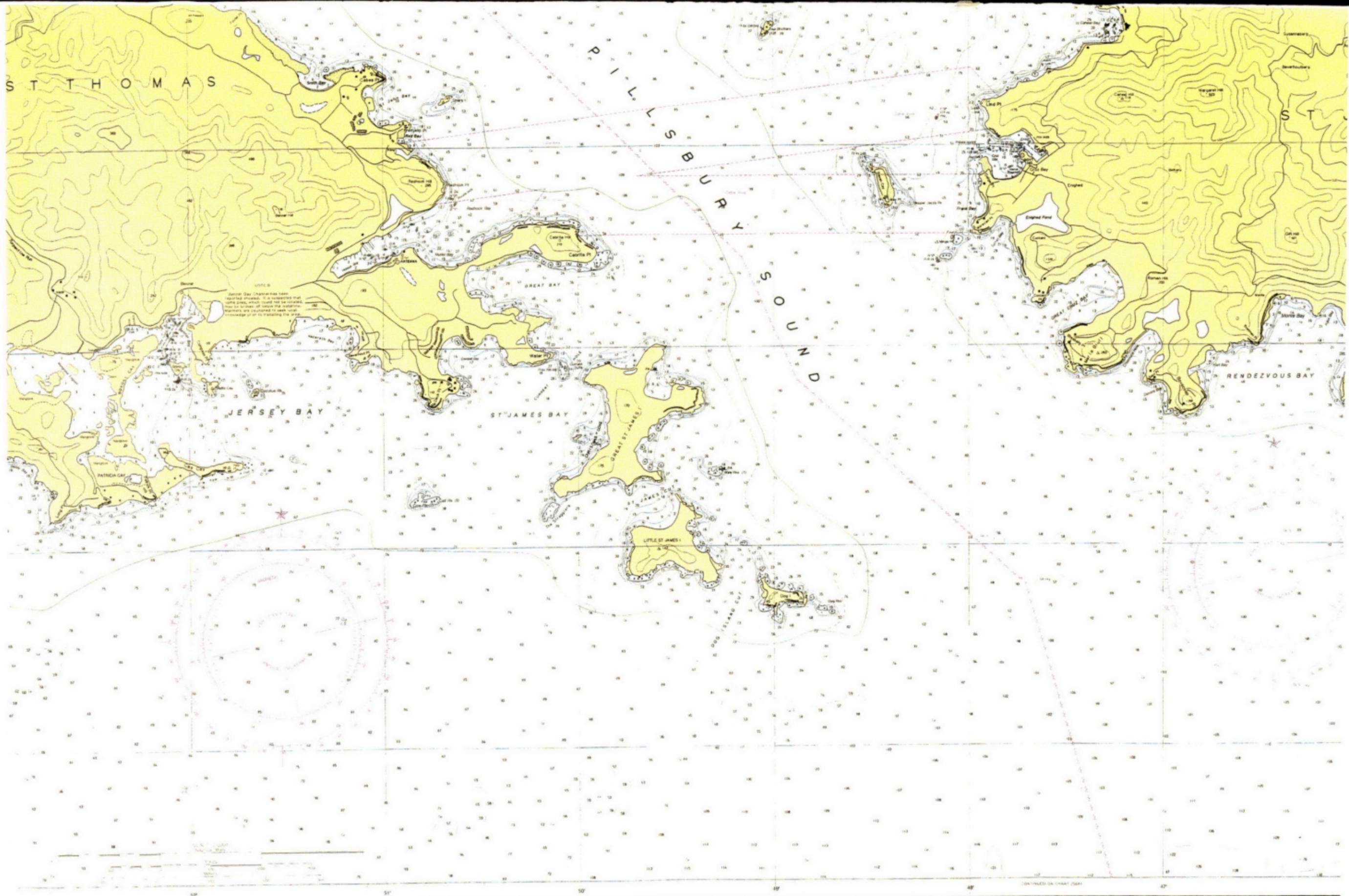
LOGARITHMIC SPEED SCALE
A logarithmic speed scale showing speeds from 1 to 50 knots.

SCALE OF MILES
A scale of miles from 0 to 10 miles.



NOTES AND CAUTIONS
This chart is intended for use in conjunction with Street's Cruising Guide to the Eastern Caribbean. It is not intended for use as a sole means of navigation. It is recommended that you have a backup method of navigation, such as a compass and a chart.

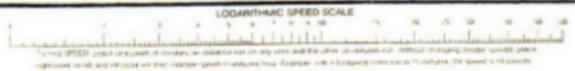
STREET'S GUIDE
Street's Cruising Guide to the Eastern Caribbean is the most comprehensive and up-to-date guide to the Eastern Caribbean. It includes information on the best routes, the best times to visit, and the best places to stay. It is available in paperback and hardcover.



This chart is a reproduction of the original chart. The original chart is published by the U.S. Coast and Geodetic Survey, U.S. Department of Commerce, Washington, D.C. The original chart is published in 1954. The original chart is published in 1954.

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 NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
 NATIONAL OCEAN SERVICE
 COAST SURVEY



SOUNDINGS IN FATHOMS

Little St James

The United States Virgin Islands

Outline Design Report

Prepared for

Jeffrey Epstein

JULIAN BICKNELL & ASSOCIATES
7a Langley Street, Covent Garden, London WC2H 9JA



Little St James

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181-940-3925

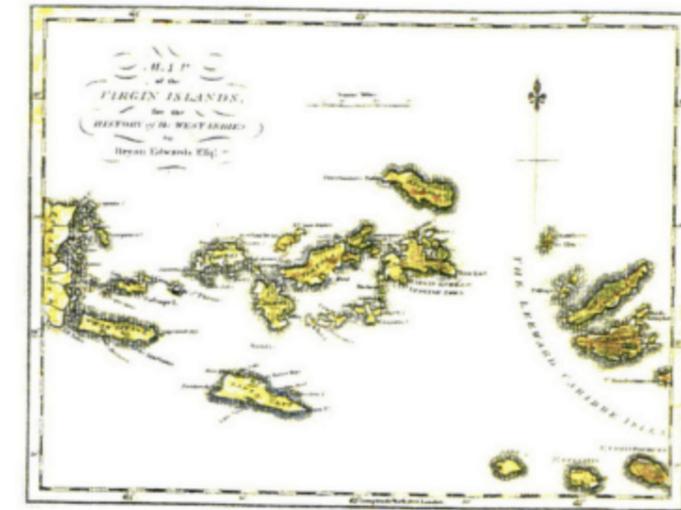
September 1999

1. BRIEF

- 1.0 JB visited the island on 29-31 July to get a feeling for the project in its entirety and to receive a full briefing. Following his visit, he wrote up the brief which falls into three separate but related parts, as follows:
- 1.1 First: the modifications and extensions to the existing buildings;
- to improve the facilities;
 - to make the complex more outward looking than at present;
 - to reconsider the sillier pomposities like the dinky columns and the twee stair to the south;
 - to simplify the details of the central court;
 - to provide further shaded areas in the court and around the guest pavilions;
 - to make a new dining space - probably overlooking the view to the west;
 - to relocate the kitchen, perhaps below the new dining space;
 - to rearrange the entrance from the vehicular path in a more stately and convenient way;
 - to look at the master bedroom suite (MBR)
 - a) to provide the missing facilities,
 - b) to devise a Library/Study for Jeffrey - related perhaps to the MBR more or less directly.
- 1.2 Second: to devise additional buildings associated with the present complex providing:
- a new swimming pool, of a suitable size and more suitably located, with sunning areas, shade and facilities for serving refreshments;
 - an exercise suite with gym, massage area, steam bath etc;
 - a private cinema for an audience up to 20;
 - a games room;
 - further guests suites devised particularly for:
 - couples needing more generous accommodation than that provided by the present cabanas;
 - family groups accompanied by children of various age groups.
- 1.3 And third: proposals for the landscape treatment including:
- Proposals to conceal or camouflage the generator building and its associated access and storage arrangements;
 - The generator is smelly and noisy and although the noise can be reduced and the smell dispersed by the wind, neither can be eliminated entirely.
 - repositioning the helicopter pad;
 - setting out roadways and paths both to the house and elsewhere on the island:
 - for oil and other deliveries;
 - for the larger golf buggies;
 - for ATVs;
 - and for pedestrians only.
 - identifying points on the island for secondary structures: rock-cut steps down to the beaches; flag poles; picnic pavilions, belvederes and grottoes; even complete cabanas for private overnight accommodation; and so-on.
 - Sites for secondary utilitarian structures - buggy garages, workshops, storage places, etc. and staff accommodation.

- 1.4 The different aspects of the brief have prompted an enormous range of responses, solutions and proposals. The report that follows and the drawings that accompany it set out proposals related to all aspects of the brief. In its very nature the island is both unique and diverse; the development of the island should not dilute this uniqueness nor limit this diversity. Every part of the development should respond to the particularities of location and context.

- 1.5 The buildings should offer a framework to patterns of life on the island, dealing not only with every day needs and the simple physical delights of the place, but also inviting a stretching of the imagination and a release of the subconscious. The buildings need to be beautiful and stimulating but do not themselves need to supply the imaginative dimension. The exotic situation, the exotic vegetation, the mythology of islands, and of the Caribbean in general, are far more intoxicating than any architectural tour-de-force. The Americas were after all the *'terra incognita'* that mediaeval Europe both dreaded and desired. Columbus named the Virgin Islands after the 11,000 companions of the much travelled and mystically revered St Ursula. The stories of the New World and the Indies stimulated adventurers like Pissaro and Cortez; and inspired writers, poets and artists. Take Prospero's island in Shakespeare's *Tempest*, Robinson Crusoe, *Treasure Island*, *Swiss Family Robinson*, the dreams of Gauguin and the stories of R L Stephenson and Conrad. Then there is the history of Spanish treasure ships, of the South Sea Bubble, of slavery and independence, and in our own day of illegal immigration and drug smuggling.



2 CONTEXT

2.0 The basis of the context is topography and climate.

2.1 The island is volcanic in origin. The rocky cliffs on the SE shore display the multicoloured layers of igneous rock folded and twisted by volcanic forces. The shapes of the island have been formed from these volcanic origins by the action of sun, wind and wave over many millennia.

2.2 Sun and Shade

Little St James is 18 deg N of the equator. The sun at midday is virtually overhead; at midsummer 4.5 deg N of the vertical; at midwinter 40.5 deg S - never lower than 49.5 deg from the horizon. Any roof will provide shade in the middle of the day. But the low sun at morning and evening will reach deeply under any but the lowest roofs. So they need to extend further and reach lower to east and west to provide the shade essential for comfort. It is to be noted that low sun is also reflected off the sea, shining up under roofs that might otherwise provide shade.

2.3 Wind and Shelter

The prevailing wind is from the E or SE and blows steadily from that direction virtually throughout the year. Hurricanes occur in the autumn from August to November that will destroy light furniture and buildings and wreck trees and other unprotected vegetation.

2.4 Rainfall

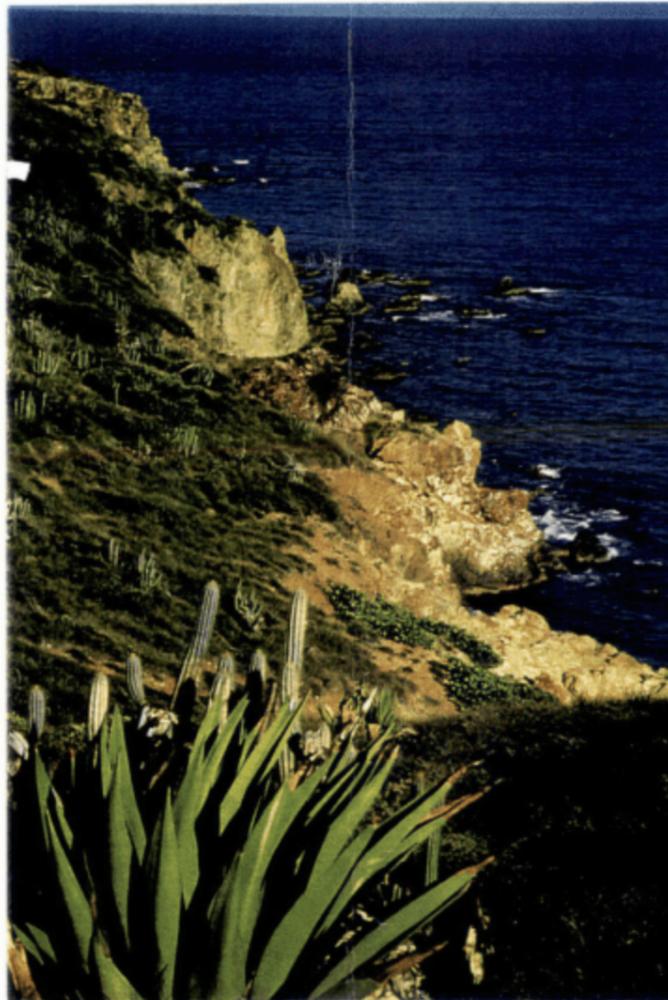
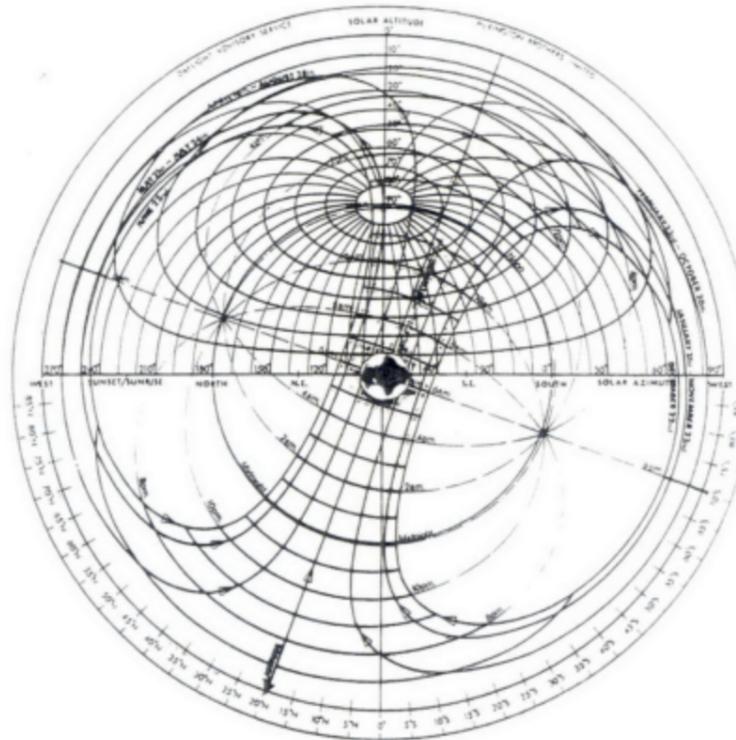
The rainfall is more or less uniform throughout the year at approx 20-25 ins per annum. The spring (Feb-Mar-Apr) is the dryer season. The island does not enjoy the climate of a full tropical rain forest that is found on island further to the west or on the mainland at similar latitudes.

2.5 Vegetation

The strong wind and the pattern of rainfall determine the nature of vegetation. On the windward side of the island, plants rarely grow more than a couple of feet from the ground. Thorn bushes, cacti and other low scrub plants predominate. However, in sheltered areas trees grow twenty feet and more. But because of the relatively slight rainfall and the lack of water-retaining soils, the natural indigenous vegetation is dominated by plants that require little water. Palm trees, hibiscus, bougainvillea and other rain-forest plants require more water than is naturally available. But with the increasing areas of artificial irrigation, a larger number of such plants has been established. In the course of time more water-retaining soils may be built up supporting even more rain-forest plants.

2.6 Salt pans.

Two salt pans have evolved on the west of the island, where the natural bowls have been separated from the sea by the build up of the beaches. In the wet season these fill with water, made slightly brackish by the percolating of sea water. In the dry season they dry out to sludgy mud-flats. A limited range of specially adapted vegetation survives in these areas.



3. STRATEGY

3.1 It is intended that the existing buildings be adapted as far as possible, rather than taking them down and starting again.

3.2 We envisage the development being undertaken in a number of modest stages so that the island can be used during the course of the development.

3.3 The new buildings should harmonise with the existing in form and detail.

3.4 New building will use the existing vocabulary of:

- White painted render
- Stone facing using 'blue bitch' and other local stones
- Timber framing - sometimes painted white
- White metal roofs

3.5 The buildings should generally be outward looking to get the best of the views of the sea and across the rest of the island.

3.6 The new buildings should be sited at different levels so that views are not obstructed:

- The podium of the main building is 55-60 ft above sea level
- The podium of the MBR suite is about 40-45 ft above sea level
- The caretakers house is 25-30 ft above sea level.

These three levels, each separated by about 15ft, allow views over the lower level roofs.

3.7 Buildings on the hillside are generally raised on basements partly built into the slope. These provide secondary accommodation for service areas, water cisterns and general storage. Basements on this pattern can be extended to make external terraces to the pavilions they support. The new buildings can step down the slope in this way with a series of pavilions overlooking terraces which are themselves the roofs of accommodation further down the slope.

3.8 Both the new buildings and the modifications to the existing are designed with careful regard to the prevailing east wind and the need for shade. Buildings facing east are designed to provide shelter where required. Where appropriate the buildings themselves are used as wind breaks providing shelter for the more abundant types of vegetation that thrive on the lea of the island.

3.9 In the course of developing the design we have evolved two distinct plans for the development of the main group of buildings on the crown of the north point. They are similar in general intent but differ in their scope and degree of complexity. The first scheme is the simpler and is set out in full, with a full set of explanatory drawings related to all aspects of the development of the island. The second, more elaborate scheme is presented with more diagrammatic drawings in section 7 of this report. In determining a design for implementation, creating features may be selected from either scheme.

SCHEME 1

4 MODIFICATIONS & EXTENSIONS TO EXISTING BUILDINGS

- 4.1 The Main Courtyard lacks shade, and the edges of the raised lawns obstruct traffic round the edges. We therefore propose to:
- Provide a pergola round three sides of the central court, hung with vines and vegetation, making a shaded cloister connecting the pavilions. The pergola may be provided with canvas tenting for shade if the vegetation doesn't do the job;
 - Reduce the areas of lawn and move the dwarf walls inward to make generous walkways under the pergolas;
 - Unify the levels by extending the podium along the south side of the great room and providing continuous steps along the edge to the lawn;
 - Provide continuous shallow steps at the various level changes, so the parts of the court flow into each other;
 - Remove the pool and fountain in the centre which interrupt the flow of the central pathways.



4.2 The Great Room

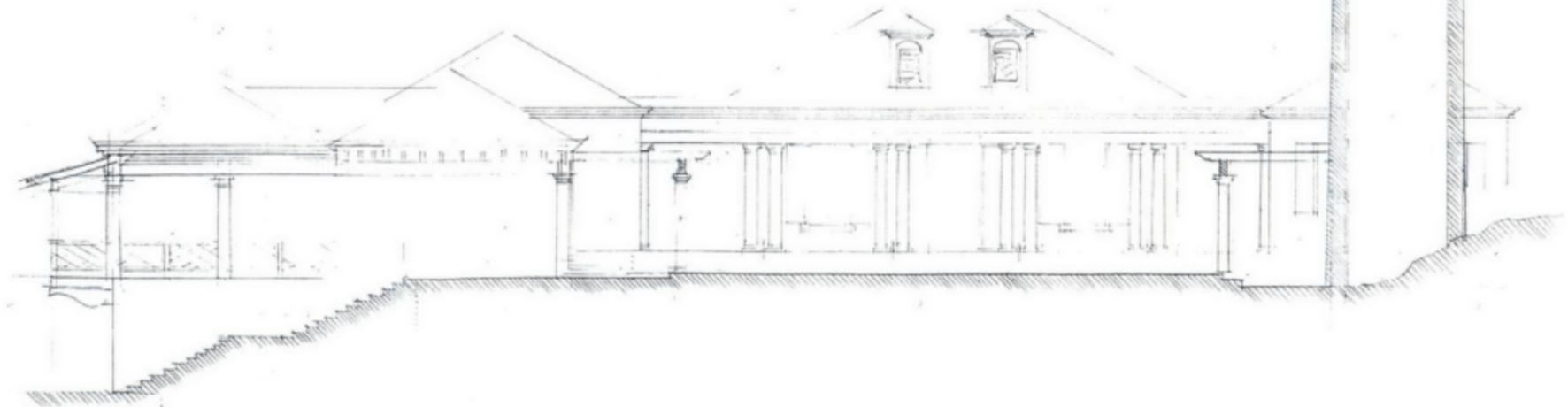
- 4.21 The Great Room is the formal heart of the complex. Being formal however, it's every-day uses are limited. Nevertheless it does serve as a symbolic centre and also to mark the transition from that part of the complex open to guests and visitors, as against that part to the north which, with the MBR suite, is more for the private use of the owners.
- 4.22 We propose no significant changes to the Great Room itself - except perhaps the enlargement of the doors and windows to the north give a greater sense of the views there.



4.23 The adjacent pavilions to east and west, would be modified. That to the east becomes the entertainment centre or cinema. The bathroom in the corner is removed; an 8 x 12 screen is installed with an overhead TV/video projector for the presentation of films or TV transmissions.

4.24 The pavilion to the west (currently the kitchen) is refurbished as an office or private sitting room for Miss Maxwell. (The kitchen is rehoused elsewhere, adjacent to the new dining room).

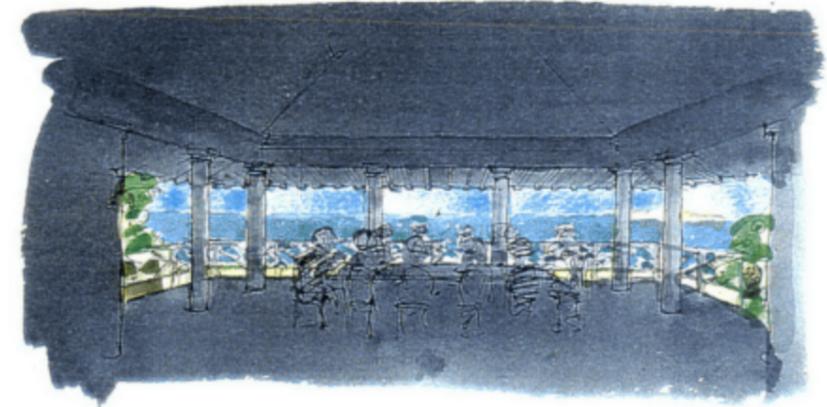
4.3 Modification to the Great Room Verandah
The present 6ft columns and the oval arches they support are uncomfortably proportioned. The Columns are short and over decorated; the arches uncomfortably heavy in relation to the column. All the colonnades would look better with much higher (9ft) columns with less elaborate details supporting straight beams. Since most of these colonnades face north and south this modification would have no noticeable effect on the amount of shade provided.



4.31 This modification would undoubtedly be complex and costly since the columns and arches are part of the structure and include rain water down pipes. The benefit is almost entirely aesthetic, and may be regarded as unnecessary.

4.4 New Dining Area

4.41 We propose that the west pavilion be converted to a dining complex. A large balconied verandah is extended to the west, sheltered from the east wind and large enough to provide an outdoor dining room with spectacular views over Home Beach and of the evening sunsets. The present pavilion would become an alternative indoor, air-conditioned dining room and provide some shelter from the east wind. Or, it could be fitted out as a servery. The kitchen is housed below in the basement to the new verandah. It is conveniently related to the other service rooms already housed there.



SCHEME 1

- 4.42 The terrace to the north of the new Dining room is already equipped with a barbecue. It should be provided with shade either by extending the pergola or by means of a tented roof slung between the buildings.
- 4.43 The terrace to the south of the new Dining Room is provided with a broad stair leading down to the approach road on the west side, so that those arriving that way, whether by buggy or on foot, have a more fitting approach to the complex. The bottom of this stair is conveniently next to the kitchen and service area. The roadway continues on further to the turn-around area, for deliveries and vehicle parking, as at present.

Harina



- 4.5 Guest pavilions
The present pavilions are oddly introverted. The windows are narrow and heavily shuttered. We propose the guest pavilions be enlarged and modified by adding a sitting room to each with large windows facing outward though shady verandahs to the views - south, east and west.

The existing rooms would remain as bedrooms with the bathrooms slightly enlarged to make space for an interior shower or bath-tub.

- 4.6 The south stair
The present arrangement of stairs at the east end of the main complex is quite out of keeping with the ease and stateliness of the rest of the building. We propose they be replaced by a much simpler stair of circular plan that leads naturally down into the informality of the surrounding landscape.



- 4.7 The present swimming pool is removed. It is small; it lacks shade; and is uncomfortably exposed to the prevailing easterly winds. Two new pools are proposed of very different characters - one a 50ft recreational pool in the new recreation building overlooking the ocean to the south east; the other a small dip pool buried in the greenery on the SW slopes of the complex.

In place of the present pool, the pergola colonnade continues out to a shady belvedere with views over the ocean to the east. The pool itself may be replaced by a small fresh water pond with water plants and fish, running up to the natural rock that appears above the general courtyard level on that side.

- 4.8 The east side of the courtyard is completed with a look-out tower, marking the highest point of this part of the island. It houses a spiral stair to a gallery about 30ft above the courtyard providing views over the roofs of the adjacent buildings in all directions.

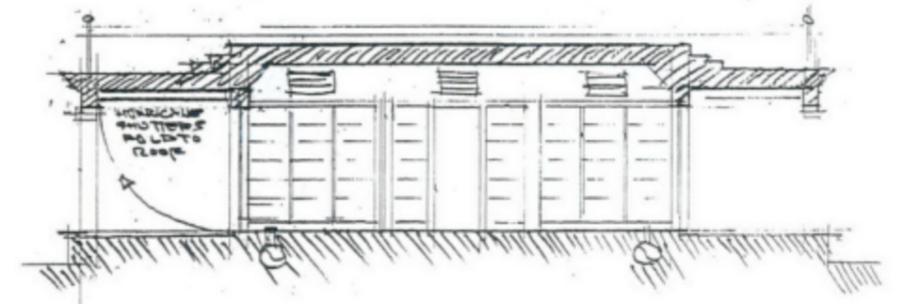


- 4.9 Master Bedroom suite

The master bedroom suffers, like the guest suites, from a feeling of confinement or introversion, despite the sheltering colonnade. The small shuttered windows have to be kept closed to keep the room cool, cutting off the views. As with the guest suites, we propose the addition of a sitting room with much larger windows and sheltered balconies hanging out over the landscape with views to the south and west.

The bedroom itself, and the adjacent bathroom and dressing room, may be rearranged to provide more suitable facilities.

- 4.91 To the north of the MBR, and linked to it, is the new study - a flat roofed structure one floor down, such that its roof forms an extension to the terrace around the bedroom. It is approached by a narrow stair down from the MBR suite, almost hidden by vegetation. A small lobby is flanked by a WC and a small room for storage and service plant. The study itself is a single room, walled on one side with book cases and on the other three with glass, unbroken from floor to ceiling. The low roof extends 8ft beyond the glass line to provide shade on all sides, framing the distant views of the ocean and housing the storm shutters that fold away automatically under the roof. The room is air-conditioned by means of ducts under the floor. With its vast views and controlled environment, this room is envisaged as a perfect place for work and thought.



SCHEME 1

5. THE NEW BUILDINGS

5.01 The new buildings are placed with the following considerations:

- They should not obstruct the views from the existing buildings. They are sited in stepped terraces below them.
- They should complement as far as possible the present pattern of planting, roads and pathways.
- They should respond to the prevailing wind: either by lying in the lea of the island; or by forming their own wind-breaks.

5.02 They use a similar vocabulary of building materials and forms, complementing the existing building rather than contrasting raucously with them. Buildings are generally single-storey, pitched-roof structures, raised where appropriate, on basements to accommodate the slope of the terrain. Masonry walls are clad in local stone ('blue-bitch' or coral stone) or finished in white-painted stucco. Roof structures are generally of timber and finished in white-painted metal sheeting. Secondary timber structures are of white-painted, or occasionally natural, timber.

5.03 Buildings are generally integrated with the landscape and the vegetation.

5.04 The first and most significant group of new buildings is sited one level (approx 15ft) below the main courtyard complex. A path follows the 40ft contour around from the main arrival point next to the new kitchen on the west side, to the new swimming Pool and recreation complex to the SE.

5.1 The Recreation Complex

5.11 This, the largest single building, is sited on the steep slope leading down toward the east beach we have labelled Rock Beach. It can be reached either by the new path at the 40ft contour or by a stepped path leading down from the new Belvedere that terminates the extension to the courtyard pergola.



5.12 The pool is 50ft long, sheltered on the north and west by an L-shaped range of buildings. A shady canopied colonnade hangs out to the pool edge. To the south and east the pool edge is at water level, so that the water surface appears to run to the horizon. The walkway beyond is stepped down some 3ft below the water level and extends to a sun deck cantilevered out over the steepest section of the shoreline on the SE corner.

5.13 The buildings round the pool accommodate:

- a games room at the NE corner, big enough for table tennis and a pool table with views out to the ocean
- an open air lounge on the N side of the pool with a small bar where drinks and other refreshments can be served;
- a sauna a massage area;
- changing rooms, showers and WCs;
- and on the SW corner a gymnasium with views across Rock Beach to the south.

5.14 The SW corner of the building rises some 25-30 ft above the natural ground level, providing a substantial windbreak on this exposed side of the island. The intention is to provide shelter for the more verdant type of vegetation that can be established out of the wind.

5.15 Further along the slope, in the shelter of the Recreation Complex, is a small, single-roomed guest house. The room is entered from the main path on the north side and opens to the south onto a shaded, private balcony raised some 10 ft above the slope of the hill. There is a lobby with storage closets and a self-contained bathroom.

5.16 Further west still, on the other side of the garden approach to the main courtyard, set in the thickest vegetation, is a small timber-built pavilion, that conceals a second, quite different style of pool - small, with a timber deck on one side and completely surrounded by jungle greenery. It is intended for a quick, private, cooling dip rather than the more exposed, sunbaked plunge-and-swim in the recreation pool.

5.19 Then there is a group of service buildings. The largest is a garage court for the accommodation of the buggies and ATV's, and for the storage of other large items. This building has been deliberately placed on the saddle between the east and west beaches, firstly to provide a foil for the ugly lines of the generator house and partly to provide an additional windbreak to shelter the richer vegetation on the lea side. The buildings have low stone-faced walls which are extended out to north and south to provide additional wind shelter to the planting. The low-pitched roofs will conceal the top of the generator house with its vents and exhaust cowls, especially when seen from the terrace of the main complex. The roadway from the landing stage to the various entrances to the generator and water plant, traverses the garage court through gated openings.

5.2 Finally there are the workshops and storage places next to the Home Beach. The topography of the beach edge is such that small single-storey buildings can be almost completely concealed behind the greenery that borders in the beach. There are currently three of these used for:

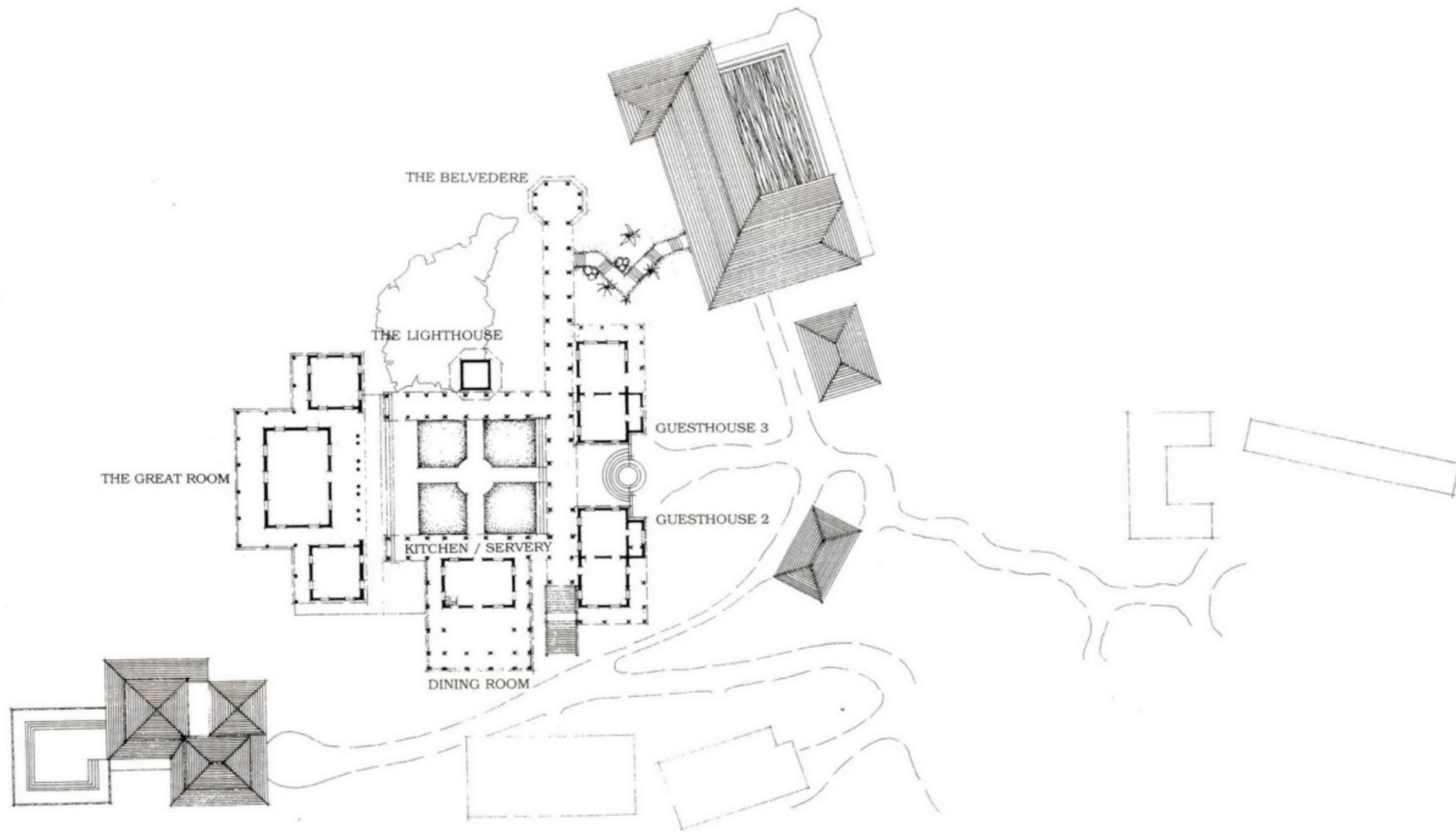
- the storage of storage of beach and boat equipment;
- an open air workshop for carpentry, building works etc;
- and a workers rest room.

All of these are likely to be useful on a more-or-less permanent basis and might be rebuilt more robustly in due course. A further building could be added for the use of staff staying overnight.

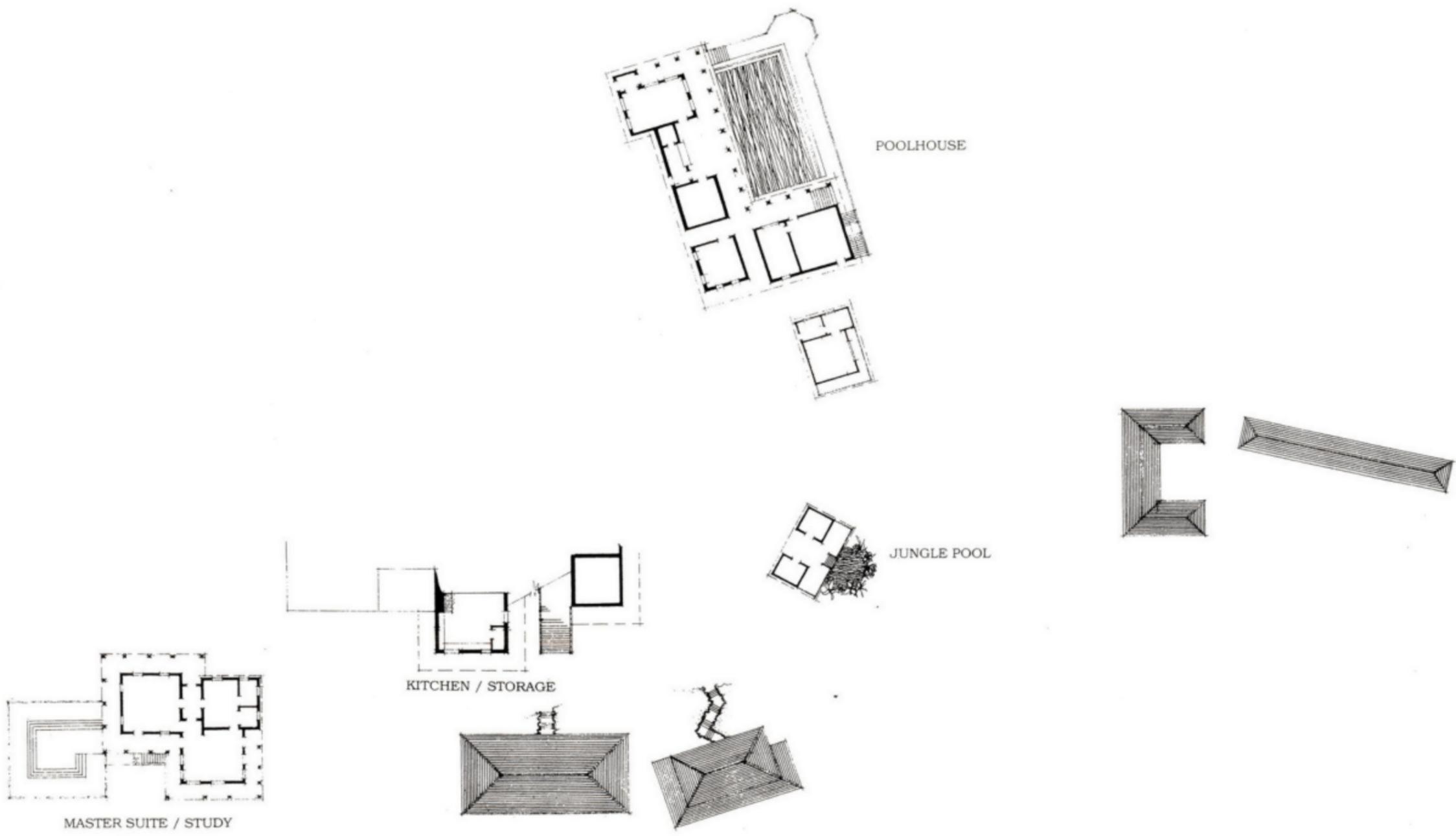
5.17 The other new buildings are set lower still, around the level of the present staff house - about 20-35 ft above sea level.

5.18 The first is a guest cabin set between the staff house and the MBR suite just below the track to the MBR. It is suitable for a family, with its two bedroom suites and a shared sitting room. Like several other buildings, the entrance is on the up-hill side and the principal rooms face out the other way with shaded, airy balconies raised above the falling ground level, framing views of the ocean.

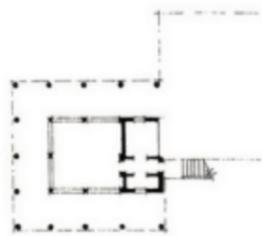




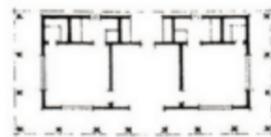
PROPOSED FLOOR PLANS
AT GROUND LEVELS +55' - +60'



PROPOSED FLOOR PLANS
AT GROUND LEVELS +30' - +55'



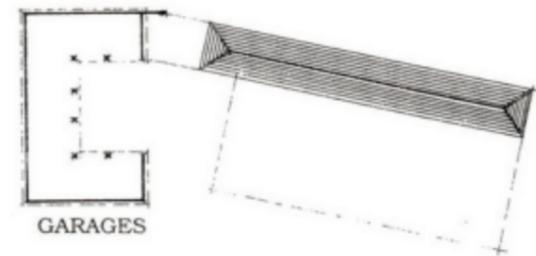
STUDY



GUESTHOUSE 1



STAFF QUARTERS



GARAGES

PROPOSED FLOOR PLANS
AT GROUND LEVELS +20' - +30'

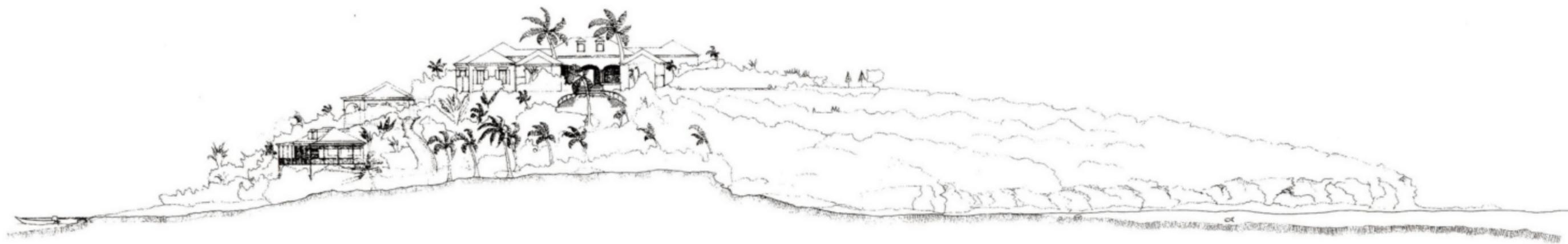




PROPOSED ELEVATION LOOKING NORTH



PROPOSED SECTION LOOKING NORTH



EXISTING



EXISTING



EXISTING



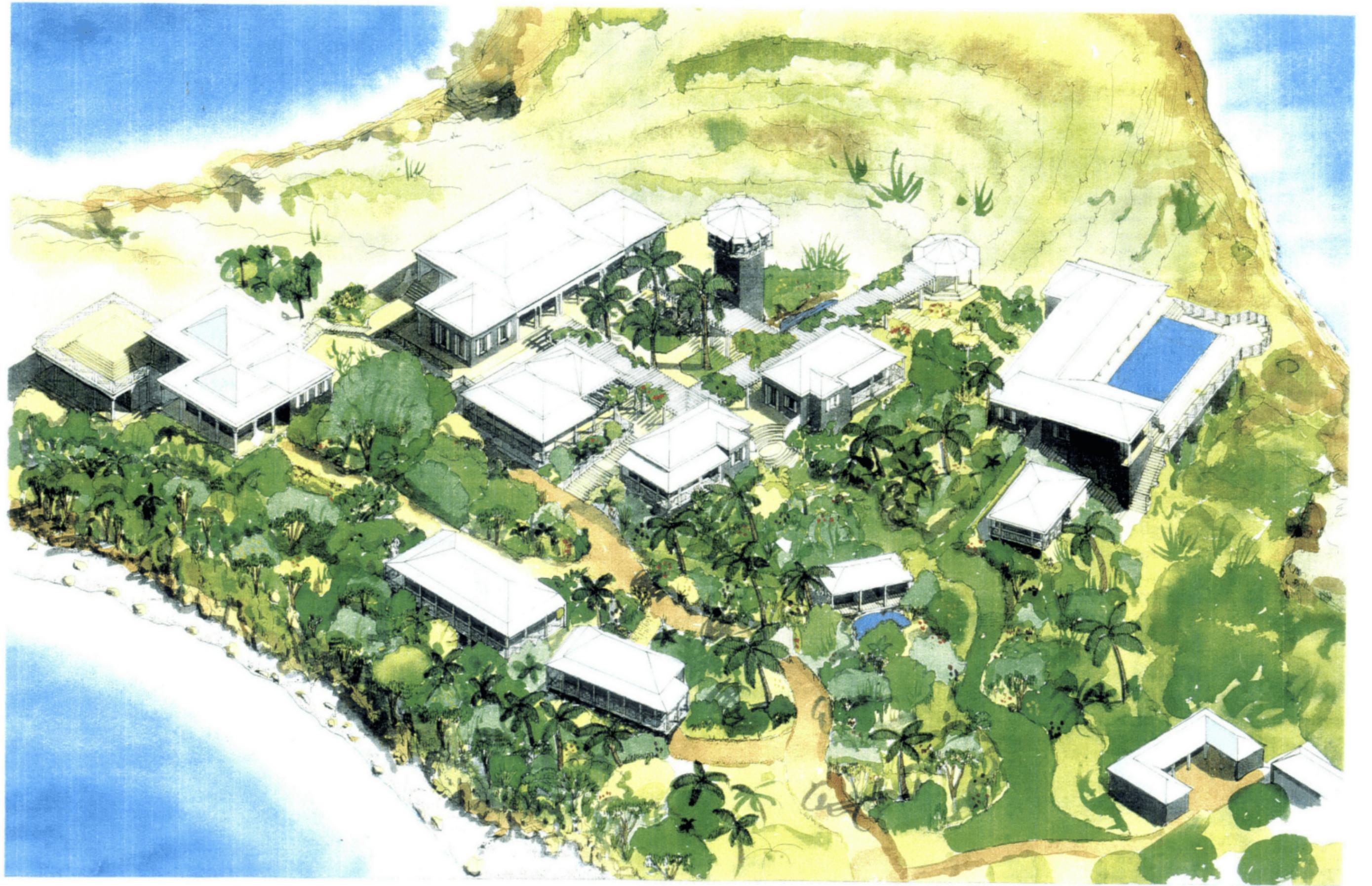
EXISTING



PROPOSED ELEVATION LOOKING EAST

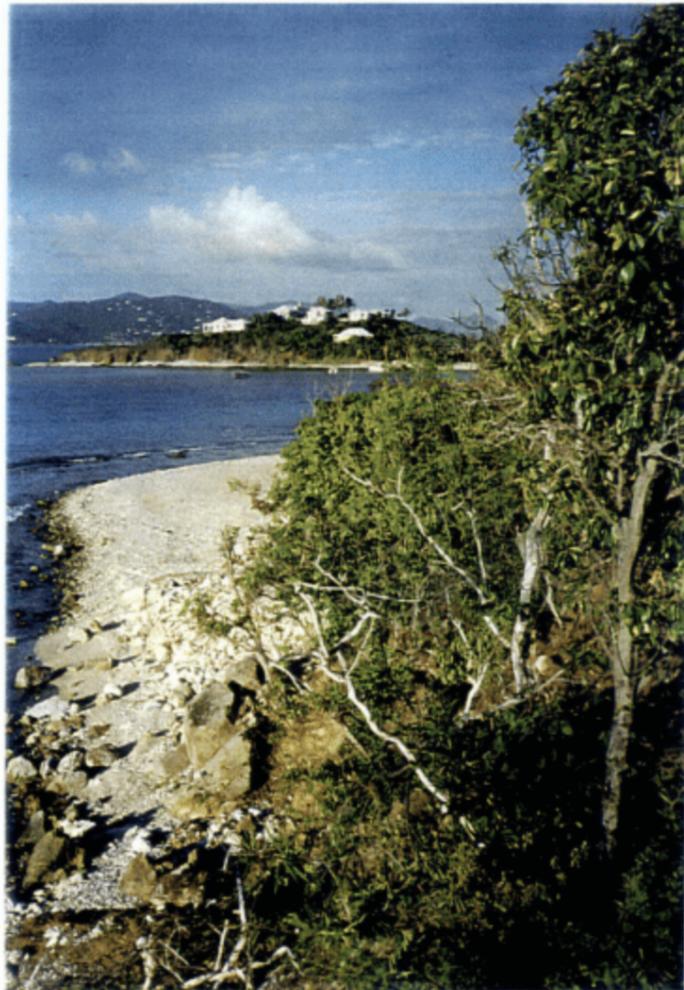


PROPOSED SECTION LOOKING EAST

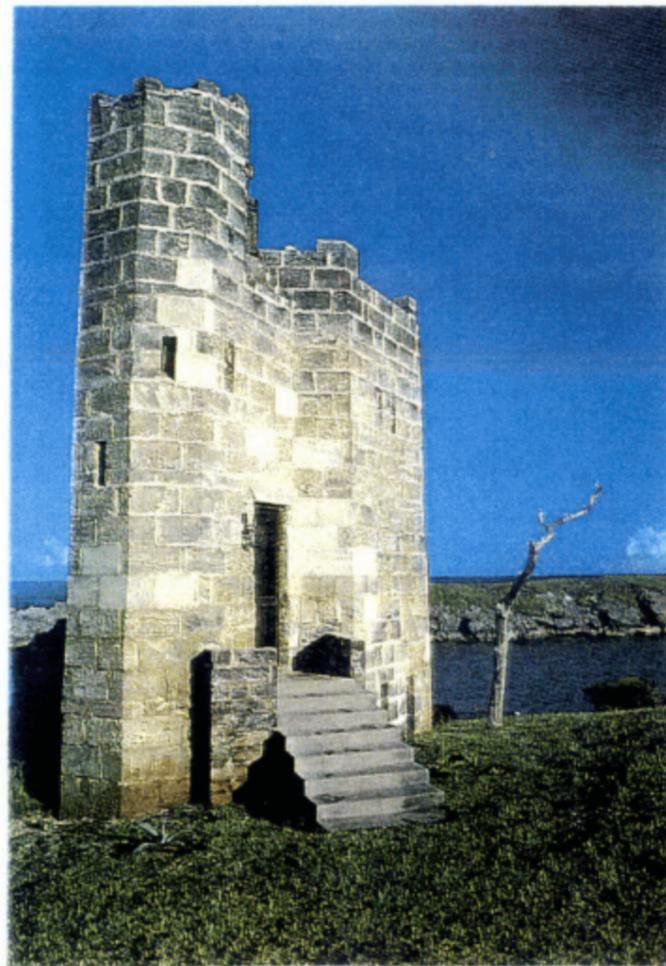


6 THE WIDER LANDSCAPE

- 6.1 Most of the island is a natural wilderness. That is its beauty and attraction. In the main, that is the way it should stay and any man-made insertions should be designed merely to highlight its essential features and invite exploration and understanding of its complexity.
- 6.2 The principal charm of exploration is the unknown and unpredictable. Destinations may be only hazily understood; routes may be hidden or indirect; certain features may only be discovered by accident.
- 6.3 Many interesting features can be identified on the map of the island: special vantage points; remarkable geological features; particular botanical marvels; locations with special atmosphere - whether sheltered and secret, or wild and exposed; and so-on.
- 6.4 Some of these should be marked with structures that identify them from a far, or enhance, in some way, the special character of the spot, with shade, shelter or whatever. Some should be left to speak for themselves, to be discovered, as if by accident, at a turn of the path.
- 6.5 We have identified a few of these points and suggested structures to mark or enhance them. A number of points can be seen from the house and could be marked with 'eye-catchers'.



- 6.52 The central summit of the island is visible from the sea on all sides and from most parts of the island itself. We suggest this be marked by a ring of twelve standing stones, ideally found on the island itself, hopefully 8 -10ft high. These would mark this unique point in a way that is both natural and mysterious - as if created by a very remote indigenous people for a meeting place, a place of ceremony and perhaps to mark the events of the celestial calendar.
- 6.53 The summits of the east and south Points are similarly visible from the sea and from other points on the island. They too could be marked with monumental objects: a tower, a sculpture or a single standing stone. That on the east point could be accompanied by a sheltered seat formed in the rocky outcrop that faces the seaward view.



- 6.55 The west point ends in a single outcrop of rock, visible from the Main House, that drops some 20ft to the rocky shore, poking out of the scrubby vegetation - which on this, the sheltered side of the island, is fairly thick. We propose a verandahed pavilion on its outcrop, emerging from the trees overlooking the point. Steps would be formed in the flank of the rock so that one can climb up there from the end of the beach. Concealed in the scrub behind is the track that climbs from the end of Home Beach to the summit, so the pavilion can be served from the back by buggy, so that guests can climb up from the beach to find an unexpected picnic lunch laid out ready for them.



6.56 Along the beach itself there is already a small blue-painted cabin, providing a little shade and some comfortable furniture, a perfect base for a few hours on the beach



6.57 A little closer to the main house is a splendid tree a few yards back from the edge of the beach. There are already plans to clear the undergrowth around it and provide a deck for sitting in the shade within sight of the sea



6.58 We have identified a position for a 'Secret Cabin' in the gulch overlooking the rocky south coastline. A single roomed cabin could be placed fairly well down the slope, sheltered from the wind with an unbroken view toward St Croix. The cabin would be primitively serviced with a oil lamps and candles, a hand-pump for water stored in the cistern built below it (unsuitable for drinking) and an earth or chemical closet at some distance from the cabin.

6.59 A number of other elements could be introduced that depend on finding exactly the right location.

- A secret pathway should be made to one of the rocky coves on the south shore, with precipitous steps down the flank of the cliffs to a cave or hideaway near the water's edge.
- A tiny hut might be built on the vegetation line of the SW beach (the Diver's Beach) from which visitors can go goggling without the need for a boat.



6.60 It may be possible to make a stream in the area above the small salt pond. This hillside is already fairly well covered with vegetation suggesting that there is a fair build up of soil that can retain a proportion of the rainfall. A channel formed across the face of the hill could bring the water to a holding pond from which the water would tickle constantly down a channel which in time would sustain mosses, ferns and other water-loving plants that don't at the moment thrive on the island. This might have to be augmented at certain seasons with fresh water from the desalination plant, but the system could be arranged to be self-sustaining in the medium and long term



6.6 Paths and roads

- 6.61 A network of paths already exists. The temptation to increase and elaborate them should be resisted.
- 6.62 A certain number of pathways have been opened up to make them accessible to wheeled vehicles. This development should be limited to the minimum and the roadways edged with large stones to discourage drivers from going off track and destroying the delicate vegetation.
- 6.63 The planning of new paths is best done on the spot, so that they can be fine tuned to the general shape and detail of the landscape, circling a special tree here and certain rock there.
- 6.64 Paths should not be too obvious or direct. They should have unexpected twists and turns, bring the traveller to unexpected views. The principles of the European Landscape Garden apply: *'The foot should not walk where the eye has gone before'*.



- 6.7 There remain proposals for dealing with a number of outstanding utilitarian issues.
- the repositioning the helicopter pad;
 - the camouflaging of the generator and water desalination plant
 - the access arrangements for oil and other deliveries;
 - the garaging of golf buggies, ATVs etc.;
 - the siting of workshops, storage places, etc. and staff accommodation.
- 6.71 The saddle between the east and west beaches (that we have labelled Home Beach and Rock Beach) is a critical part of the island lying as it does between the accommodation and the rest of the island. At present, the helicopter pad and the partly-concealed building for the generator and desalination plant are unsightly interruptions to the flow of the landscape and the general character of the place.



- 6.72 It is proposed that the helicopter pad be moved to the S, to the top of the spur that separates the first two beaches on the east side (that we have labelled Rock Beach and Pink Beach). This removes it from the critical position on the saddle to a location that is almost level with the main buildings - and is therefore virtually invisible from there. In the course of time the natural vegetation will cover the scar of the present helipad.
- 6.73 It is tempting to move the plant room, but it would be very costly and disruptive and there are very few suitable alternative locations. We propose therefore to camouflage it. However, efforts to do so with vegetation are not likely to be successful since the location is particularly exposed to the easterly winds and the various vents and exhaust cannot be satisfactorily concealed.
- 6.74 We propose instead that the plant room be camouflaged with other buildings as described above. We propose a group of buildings for the garaging of vehicles, workshop and incidental storage. A three sided Garage Court is laid out to the north end of the plant rooms. It stands on the 19ft contour with its roofs rising about 15 ft above that, i.e. well above the level of the plant room roof. A store or workshop is built on the NE corner of the plant room with a roof rising about 12 ft. The roadway to the east side of the plant room runs through the court. The diesel exhaust is taken up through the roof of the storage building. The walls of both the garage buildings and the workshop are extended into the landscape to N and south.
- 6.75 This arrangement has the advantage that the additional buildings and walls will serve as wind-breaks, providing additional shelter for the vegetation to the west side of the saddle. We propose also that the berm of coral stone that is being built up on the east side of the plant room be brought up as high as possible and given an irregular plan and profile so as to appear natural. It too will serve as a wind break and in the course of time vegetation on the west side of the berm will conceal the doors to the plant rooms as seen from the sea.

LSJ ISLAND SCHEME
PROPOSAL UNDATED

