

Design and Access Statement

Ventilation Discharge Stack – Harbour Restaurant

For the operation of the Restaurant Requires Extract Ventilation to be installed. This ideally will discharge 1m higher than any openable window and above a ridgeline. Given the exposure to the elements of the Quay location and the risk of damage it is planned to bring the extract discharge stack below the ridge line, and the sparse roofscape in the vicinity.

Habitable Accommodation in the area is tied to the restaurant operation. Measures to attenuate noise and smells however will be made.

The proposal will be a matt finished metal duct. The siting of discharge stack is at the rear and should not be visible from the principle front elevation of the building. The rear of the building is associated with the more industrious uses and character of the quay and the discharge stack will have less of an impact than if it were sited on other elevations.

Historic Impact Assessment

The Listed relevant is 1141209 which is a Grade II listing. The listing itself refers mostly to the pier however this building is on the pier.

“Quay and breakwater. Begun by Francis Godolphin soon after 1601, rebuilt 1740 and 1748; new pier extending north to Rat Island built 1835-8 for Augustus Smith, Lord Proprietor of the Islands; lengthened 1889 for the flower trade. Granite rubble to earlier arm into harbour partly in vertically-coursed dry stonewall technique, and shaped granite blockwork to later arms. Breakwater has canted wall on sea side. Two granite piers at south entrance and cast-iron upturned cannon reused as bollards. The construction of a pier for the new harbour, St. Mary's Port, was associated with the fortification of the Hugh begun by Godolphin which included Star Castle and the Garrison walls (q.v.). (B.H. St.J.O'Neil: Isles of Scilly: London (HMSO): 1950-: 26; Borlase, William: Observations on the Islands of Scilly: Oxford: 1754-: 14).”

The pier or quay is a significant structure and is central to the activities on the island community. It is of great historic interest and is part of the story of the development of Hugh Town. There are other quays or piers on St Mary's at Old and town Porthellick, however due to careful development this quay has been best preserved due to the economic significance its use has for the island. It is a massive and robust but simple granite rubble structure which whilst not particularly ornate in nature serves an aesthetic significance in the context of the coastline and islands as a whole.

The building housing the restaurant is the principle building on the quay. As history has demonstrated, it is through finding economic uses of structures and buildings that their futures can be secured by generating the income required to maintain them.

The building is predominantly two storey with accommodation with restricted head height to the 2nd floor over part of the building. The methods of construction and materials currently used suggest a building that has evolved over the last 70 years with recent remodelling occurring in the last 5 years.

It is thought the chronology of the building is as follows:

1830-1900 – Single storey stone buildings are constructed on the pier probably for storage
1914 – A cluster of single storey buildings in ranges parallel to the quay are evident by the time of

the First World War

1926 – The Pier Café opens and it is thought the first floor was added for this purpose, the remainder of the building remaining in storage use

1930-45 – The Pier Café is closed for the Second World War

1954 – Pier Café refurbished and reopened after the war

1954-1980 – Building extended to two storeys to the rear. The original single storey buildings are demolished.

c.1980 – The Sunset restaurant is replaced by the Harbourside Hotel

The listing dates to 1975 and much work has been carried out to extend and modernise the quay. The building fabric which is impacted is likely to have stood in a different form in 1975.

The part of the building altered by the proposals is in fact a relatively modern blockwork wall with recently installed cladding. No significant or historic materials are impacted.

What has been considered is the wider visual impact on the historic nature of the site. The modern components will sit alongside modern rain screen cladding, manmade cement slates and modern roofing membranes. There is industrial activity to the rear of the building. This has been a factor in locating the kitchen for the restaurant to enable such plant to be installed. The rear of the building is quite visible from the garrison and forms part of the vista over the archipelago therefore the use of matt materials is important as not to distract the eye.