



DESIGN & ACCESS STATEMENT

For The

**Relocation of
Cold Store & Freezer Store**

At

**Harbourside Buildings
St Mary's Quay
St Mary's Isles of Scilly**

On behalf of

Duchy of Cornwall & Isles of Scilly

January 2015

DESIGN AND ACCESS STATEMENT

OVERVIEW

This submission and the design should be read in conjunction with the extant Listed Building Consent and Planning Consent based on the Design & Access Statement submitted by Archial. Specifically item 6.2 of the Design & Access Statement relating to ancillary buildings and the new chiller freezer stores.

PROPOSAL

The proposal is for the alteration to the existing consent in order to move the chiller stores from their proposed location adjacent to the sea wall as permitted within the current extant consent to the rear wall of the harbour building.

The existing consent allowed for the creation of new chiller/freezer stores to the north of the freight yard along the sea wall. This was to include new roof, new slab, new supporting steel structure, ground floor drainage and threshold drainage.

This was to provide 4no chiller/freezer stores.

The rear wall of the freight store was to be tied to the existing sea wall with dowels and heavy duty wall ties and this wall structure was to be tanked. The sea wall required raising in order to facilitate the construction and a pitched slate roof was proposed.

In addition, the new structure is to be protected in part with Armco barriers to prevent damage by lorries and forklift trucks in the freight areas. Door widths are adapted to suit forklift widths.

REVISED DESIGN

During the course of the detailed design it became clear that the methodology for creating the new chiller stores was open to question. The manner with which the raising of the sea wall could be tied to the existing in a robust fashion to withstand storm conditions was deemed to be difficult from an engineering point of view and it was felt that the aesthetics of raising the sea wall as viewed generally from the garrison and town could be improved.

The ability of a new slate roof to withstand the over wash during heavy seas was also open to question and it was clear that the design would need to be undertaken in a robust fashion and concealed behind a fake roof in order to protect the contents of the freezer stores. It was noted that historically that the lean-to structure had been subject to severe damage from storms.

It was therefore suggested and discussed with the various stakeholders whether the chiller and freezer stores could be moved to the rear of the hotel. This would have the benefit:

- i) In removing the need to raise the sea wall and allow removal of the buildings adjacent to it.
- ii) Bring the stores into the toilet knuckle making it invisible from the town generally and from the historic quay with the exception of the quay end.
- iii) Tidy up what remains of an unsightly section of wall, conceal the pump housings for the quay showers and provide service void.
- iv) Remove the lean-to sheds and improve circulation between the freight shed. This will create a safe pedestrian route not to be crossed by forklifts.
- v) Enable the use of sliding door gear which will improve longevity in this environment. The existing design did not permit this.
- vi) Take the building further away from wave action thus reducing the likelihood of storm damage.

The use of the existing building on two walls of the extension greatly reduces the exposure of the structure, will increase its longevity and reduce requirement for repairs due to storm damage.

The footprint of the building is reduced, stakeholders have accepted that this area is sufficient and the larger individual spaces in fact provide better space.

CONCLUSION

The application is for a reduced building area on the historic quay, makes use of the existing building and is concealed within the knuckle of the toilet structure. It considerably reduces the impact on the quay environment and on the historic fabric of the structure.

The use of Armco barriers is an accepted way of protecting quay structures in this area.

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