

## **DESIGN & ACCESS STATEMENT**

### **MINOR ALTERATIONS TO THE QUAY & HARBOUR BUILDINGS**

Duchy of Cornwall

April 2015

## **OVER VIEW**

This submission should be read in conjunction with the Listed Building Consent P/14/005 and P/12/096.

During the course of the design of the Quay and to the Quay buildings, additional minor alterations have become necessary.

## **PROPOSALS**

A number of minor amendments have been made to various sections of the quay and freight store buildings:-

### 1. Quay Extension

- I. Fender spacing has been altered from the approved drawings, these are vertical black rubber. An additional fender has been provided to the Harbour elevation of the quay adjacent to the steps. This provides a greater level of protection to the base of the steps to the northern end of the quay.

In addition, horizontal fenders have been provided to the outside face of the steps to the north and eastern elevation.

These are only located on the new quay.

- II. To the western elevation, the recessed ladder located to the southern end of the elevation is to be surfaced mounted on the quay face. This will have no visual impact but will improve the ability to clean and maintain the ladders for health & safety purposes.
- III. The bollard locations have been adjusted on the new section of quay in accordance with the requirements of the Harbourmaster. 3 no bollards are still used but their position has been altered slightly.
- IV. The steps to the northern wall have been handed.

### 2. Minor Amendments to the Freight Store

- I. Provision of Armco barrier to the perimeter. This has been requested during the consultation process in order to protect the structure from impact damage from quay vehicles.
- II. The doors to the west elevation have been increased to 2m in width in accordance with requirements from the Steamship Company and the detailed design of the sliding doors has required amendment to the door track head detail.

### 3. Quay widening section

- I. The new section of quay, adjacent to Rat Island at the southern end of the quay has been modified. This has resulted from a detailed investigation undertaken following commencement of the contract which has changed the foundation arrangement. Consequently the base of the south facing elevation is to be covered and protected, utilising rock armour. This is to be rearranged from the existing beach boulders in this location.

The result of this will be a reduced visible elevation of the quay wall.

## **HERITAGE IMPACT ASSESMENT**

The changes are of no visual significance and will have no impact on the retained historic quay. The alterations relate to the new structures and are de minimis.

The minor alterations to the south facing sea wall of the quay widening section will reduce the visible impact of the sea wall and have a positive effect on the new structure when viewed from Hugh Town.

## **CONCLUSION**

The alterations are minor amendments and will have no impact on this listed structure. The amendments have resulted from the inevitable analysis of the new structures during the design process.