

Heritage, Design and Access Statement

Address Development: Harbourside Hotel, St Mary's Quay, Isles of Scilly, TR210HU.

Development: Installation of a new awning on first floor balcony.

Date: September 2023

Introduction

1. This Design & Access Statement (DAS) has been prepared in support of a Full Planning Application and Listed Building Consent Application on Harbour side Hotel at St Mary's Quay, Isles of Scilly to install a new awning on the existing first floor balcony.
2. The level of detailing on this DAS reflects the scale and nature of the works subject of the application, relative to the scale and nature of the building, the location and planning history.

Site and Context

The site is situated at the Harbour side on the east of the Scilly island, next to St Mary's of Isles Ferry Terminal.

The building is part of a cluster of industrial buildings associated with the Harbour and it sits more than 100 m away from the nearest building.

The building and the area is listed grade II by association to the Pier which list entry number is 1141209. The building in itself is not listed.



Photo 1. Harbour Aerial View

Use and Amount

1. No change is proposed to the size and amount of floor space of the premises. The floor area and use will remain the same.
2. No change is proposed to the existing planning use.
3. The only proposed alteration is the addition of an external light weight pergola frame to the existing first floor balcony to sustain a retractable canopy. The dimensions of this frame are 21.5 m (L) x 2.40 m (W).
4. This awning system will not have any lettering, advertising or lighting on the roof or on the frame. It will not be used to advertise the premises.



Photo 2. On the Quay. Building Photo.

Design and Layout

The use of the existing balcony of the building as a tourist attraction has become very popular as the ideal destination to enjoy unique views of the harbour, the beach and the town.

The proposed development intends to provide weather proof canopy for this balcony in case of rain or extreme heat conditions, so visitors can continue using the balcony and extend the season and the capacity of the restaurant with additional 40 covers.

The main design features for this development are:

1. A pergola like awning made of extruded aluminium will be installed, the selected product is Weino Pergo Tex II, a pergola like awning system that is capable of collecting rain water and offer rain cover and shading protection.
2. The installation and position of this pergola frame has been carefully designed in elevation to avoid blocking any direct views from each of the windows or doors in the first floor. Please refer to planning drawings P02.
3. To minimize the impact on the local scene the frame will be painted light grey, as the current balcony balustrade, doors and roof features. Light Grey RAL 7035.



Photo 3. Weinor Pergo Tex II Awning System.

Appearance, Heritage and Design

The existing building on the quay has very little historical value or heritage significance as it has been altered several times and it is only listed by association with the quay and the pier. Heritage England does not mention the building in their listing and there's no substantial records of the original architectural design. The building has gone over several renovations and refurbishments over the decades to accommodate the different demands for commerce in the islands so it holds a very eclectic architectural character.

Regardless of the current building condition the development intends to minimise the impact on the building to maintain the current view and character of the harbour.

To be able to achieve that, the awnings have been meticulously designed to be in keeping with the character of the building. The pergola frame is proportionate and in rhythm with the current building frame supporting the balcony and it will be painted light grey to match existing features as much as possible.

The impact of the canopy roof will be minimal as it is retractable and when not in use it will be pulled back leaving a light weight frame visible. The remaining frame will merge into the populated harbour landscape made of seals and masts.



Photo 4. On the Quay. Masts Landscape. Marina View.

Conclusion

The proposed development will: enhance the visual appearance of the property, enhance the comfort of visitors on the premises, enhance the vitality and viability of the business on this location. The proposal is therefore considered a sustainable development and complies with planning policy and guidance.

Based on these reasons we would like to suggest this planning application to be considered for approval.