

DESIGN & ACCESS STATEMENT – BOAT SHED, NEW GRIMSBY

INTRODUCTION

Our proposals show a new boat shed and slipway adjacent to Palace Row, New Grimsby on Tresco. The building will create a covered storage and maintenance building for the Island's Jet Boats which provide the island's principal passenger link to St. Marys. This is an amendment to the scheme already approved (P/15/052/FUL.) The only change is an increase in the length of the slipway to 14m for operational reasons. The site lies outside of the Castle Down SSSI area.

NEED

There is currently no dedicated covered area on the island for the winter maintenance of the boats. This is clearly key to their safe and efficient operation and for the wider economic health of the island.

AMOUNT

The building has been kept as small as practicable (roughly 8m x 18.5m on plan) whilst providing sufficient space to remove the engines, work on other parts of the boat and store the boat undercover. In addition sufficient space if needed for the winch which will be used to pull the boats up the slipway and into the shed. The overall height of the building is dictated by the height of the boat's cabin when it is on the trailer. A small slot over the centre of the doors has been introduced to accommodate the mast whilst keeping the eaves height as low as possible. The building will be steel framed with concrete pad foundations and a concrete floor. All soil from the excavations will be saved for re-use.

The slipway will be 5m wide and some 14m long to suit the relative levels and the boat trailer. An opening in the low sea wall at the head of the beach will be formed. This will be provided with a removable flood barrier. The barrier will remain in place at all times except when it is necessary to bring boats up to the new building. Stone removed from the wall will be reused elsewhere on the island. Sand will be excavated to accept the shuttering for the reinforced concrete ramp. Arisings will be spread on the adjacent beach.

LAYOUT

The proposed building is set back from the foreshore and perpendicular to it. The doors open into the building to provide clear access for the boats. The site is immediately to the east of the current small boat storage area and will share the hardstanding to the west of it.

SCALE

The building is no larger than it needs to be and of and around the same size as other similar storage buildings on the island.

APPEARANCE

The building will have a corrugated fibre cement roof in dark green. The walls will be finished externally in un-decorated, vertical timber boards with batten cover strips cloaking the joints between the boards. The external face of the doors will have the same treatment.

ACCESS

There will be level access into the building.