

Design & Heritage Statement

The Harbour Store

St Mary's Quay

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DUCHY *of* CORNWALL

Introduction

The proposal is to re-roof the damaged and decayed harbour store building.

The Harbour store is a vital building required to protect equipment and materials used for the quay operations from the elements. Over a series of storms, and due to normal degradation the roof coverings and subsequently the internal timber structure of the roof has degraded and needs renewing so the building can be used for its principle purpose. Man-made materials will be replaced with natural slate to the pitched roof whilst the flat roof section which is less visible will have a coating which is selected for performance first with aesthetics subsequently selected.

“Man-made materials will be replaced with natural slate...”

The Pitched Roof

The existing roof line will follow closely that of the existing roof covering.

There may be a variation of up 75mm from the existing roof line to incorporate the battens and counter battens and sarking board which is going to be added to give further robustness required to deal with overtopping waves and the loading of storm water. The proposed roof covering will be 400 x 250mm natural slates fixed with copper nails. Clay ridge tiles will be used and bedded in mortar. Flashings and valleys will be lead and renewed as required. Slate windspurs will be supported on timber backing boards to close of the rear gable end which is most subject to storm water from the sea whilst the front elevation will have a renewed but matching barge board to the gable end above the doors.

The internal roofing structure will be renewed and all rafters will be replaced with a cross tie that is lower and able to support further storage of goods.

The Flat Roof

A new waterproof coating and repairs will be carried out.

The concrete slab roof is in a poor state of repair. It has an existing metal inspection hatch which is corroded and fasten shut. It is proposed that the cement screed which has broken up will be re cast and laid to falls and then a synthetic wet pour waterproof coating or glass reinforced fibre layer be applied and detailed around the parapet walls in addition to the internal flat roof area. Rainwater will be channelled to the rear rocky outcrop, which lead out to sea.

The Walls

The rear wall gable will be rendered.

The original walls are around 600mm thick in places and are likely to be constructed of local granite stone with an inner and outer face of rough faced granite with a rubble and ram infill between the wall faces. The occasional through stone would connect the faces together as a modern wall tie might. The rear section is less traditional with either concrete blocks laid on their flats or dolly blocks used on a stretcher course. The concrete is eroding and it is proposed to give a render finish to give added protection to storm damage. This would be left unpainted.

Heritage

The proposed work will renew the more modern elements of the building.

The building is situated on St Mary's Harbour. St Mary's Harbour was given Grade II Listed Status 1975 with the title "The Pier". It is likely that the roof covering and manmade slates would have been considered a modern component at that time and is of no historic interest. Indeed there is no mention of the buildings which sit upon the quay in the listing. According to old maps there have been buildings in the location of the current store building since 1890 but it is unlikely this building has remained in its original form. The walls to the rear are constructed with modern concrete block materials and now incorporate water tanks with concrete flat roofs. The front elevation of the building does include historic stonework but there is likely to have been some reconstruction as the lintel above the large opening doors to the front uses a method of construction which was widespread in the latter half of the 20th century and therefore this is assumed to be a later addition.

The proposed works will not substantially change the character of the building and listed site. The proposed materials will be more sympathetic to the historic nature of the pier and harbour area whilst supporting the economic use of the building which should encourage more diligence with future repairs and maintenance which will assist in preserving the historic features of interest.