

DESIGN & ACCESS STATEMENT  
THE TIDES BOATHOUSE  
ST MARY'S

DESIGN & FUNCTION

This application is for a new boathouse, to be sited alongside the Eastern elevation of 'The Tides' at the foot of Jackson's Hill, St. Mary's. The building will be of mixed construction, having block to the lower part and timber frame to the remainder. All elevations will have a rendered finish, colour matched to the existing building. A garage door will provide access from the front of the building, with a pedestrian door to the rear. The building will be surmounted with a mono pitch roof with tiled finish, matching the existing building.

A balcony, with glazed screens, will be provided on the Northern end of the building which will be accessed from the Spring Tide flat at first floor level. This will provide outside space for the flat and enhance the visitor experience.

The Boathouse will primarily be used for storage, but will also afford Ancillary space to both of the self catering apartments (wet suit drying, BBQ storage, garden furniture storage etc). The building will have no detrimental effect on the amenity of either flat and to the contrary, will improve the visitor experience in both (especially the provision of patio seating for the upper part).

ACCESS

The Tides has a vehicular driveway which affords access to Jackson's Hill via a set of timber gates. This access will remain and will be unaffected by the works.