

Ref 24004 – Harbour Hotel & Spa, St Ives

## DESIGN AND ACCESS STATEMENT

**ON:** RETAINING WALL TO EAST OF HARBOUR HOTEL, ST IVES, TR26 2BN

**FOR:** THE HARBOUR HOTEL & SPA (T/A THE PORTHMINSTER HOTEL COMPANY)

**DATE:** FEBRUARY 2024

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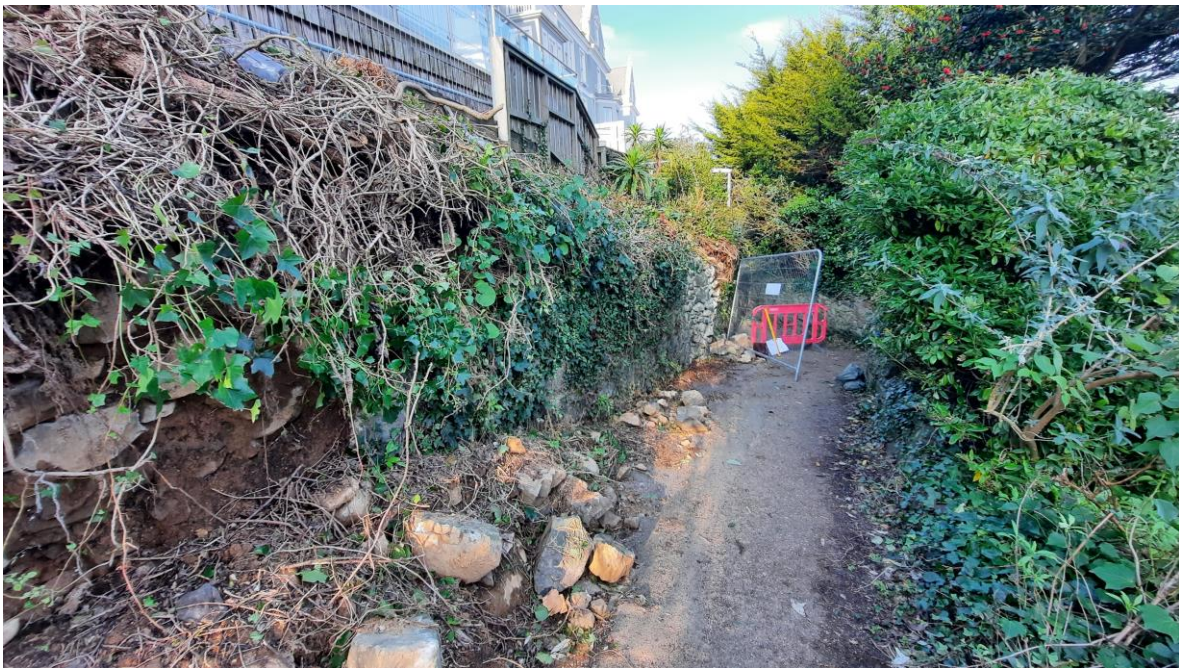


Figure 1 - Photograph showing section of collapsed boundary retaining wall.

## 1.0 INTRODUCTION

1.1 The purpose of this Design and Access Statement is to explain the principles and concepts applied to reconstruct a failed section of retaining wall to the East of Harbour Hotel & Spa.

1.2 This statement will explain the following:

- Proposed use of the building.
- Amount of development.
- Proposed layout.
- Scale of the development.
- Proposed landscaping.
- Appearance of the building.
- Access to the building.

## 2.0 DESIGN PRINCIPALS AND CONCEPTS

### 2.1 PROPOSED USE.

The use of the site will not be altered by the proposals.

### 2.2 AMOUNT OF DEVELOPMENT.

To ensure continued safe access along the public pathway to the East of Harbour Hotel, it is proposed to reconstruct a section of the boundary retaining wall. Existing stone on site will be sorted and cleaned for re-use and will face the proposed retaining structure. In order to maintain a safe working site, it will be necessary to close the public path throughout the duration of the works.

### 2.3 LAYOUT.

The proposed retaining wall position will match that of the original.

### 2.4 SCALE.

The height of the retaining wall will closely match that of the original.

### 2.5 LANDSCAPING.

In order to safely construct the retaining wall, it will be necessary to temporarily prop or excavate existing retained ground to a 45° angle. Landscaping items, such as planting or fences will be replaced on a like-for-like basis.

### 2.6 APPEARANCE.

The retaining wall will be finished with existing stone using a lime-based mortar. The top of the retaining wall will be finished with a stone coping to closely match existing, where formerly present. The glass balustrade close to the failed section of the retaining wall will be temporarily removed and re-installed following remedial works.

### 2.7 ACCESS.

Access along the public pathway will not change following reinstatement.

# APPENDIX A

## PHOTOGRAPHS





Figure 2 – Photograph of the North Elevation.



Figure 3 – Photograph showing existing retaining wall to the south end of the footpath.





Figure 4 - Photograph showing existing coping stones and glass balustrade.