

DESIGN & ACCESS STATEMENT
FISHERMAN'S QUAY
BREAGESIDE
PORTHLEVEN TR13 9JD

Version 2.0

Date: March 5th, 2024

Applicant: Porthleven Harbour & Dock Company

Site Location & Context

Fisherman's Quay (West Wharf) on the west side of the Harbour known as Breageside that forms part of the Grade II listed Porthleven Harbour Walls. To the north lies the Harbour Head with the Harbour Road, and to the east Commercial Road that runs along to the outer Pier and to the south the outer harbour and sea.

List Entry Number: 1208936

Statutory Address: HARBOUR WALLS INCLUDING EAST AND WEST WHARFS, INNER JETTIES AND MAIN PIER, THE WHARF

Harbour walls and steps. 1811-1825. Extended 1855-1858. For Harveys of Hayle. Some rubble walls but mostly built of large granite blocks with large granite copings, some with original iron cramps, others rusted away or replaced with stainless steel cramps; several large granite bollards. Plan: inner and outer harbours with retaining slots and hoisting derrick of former barrier to protect inner harbour. Several flights of granite steps and one slipway. (Pascoe S N: The Early History of Porthleven: Redruth: 1989-: 8-20).

The wharf is of granite construction with concrete top and is currently used by fisherman to unload their catch and store their nets and baskets. The wharf also houses an ice house and store.

Proposal

The Application Proposal is for the siting of a 20ft shipping container to be located close to the entrance of the Quay for the sale of locally caught seafood along with some outdoor seating.

The purpose is to provide an outlet for the sale of Lobster and other seafood, caught locally by Daniel Gilbert and other local fishermen and for the catch to be purchased at a higher price direct from the Quayside to assist with the sustainability of the local fishing activities.

Impact Assessment:

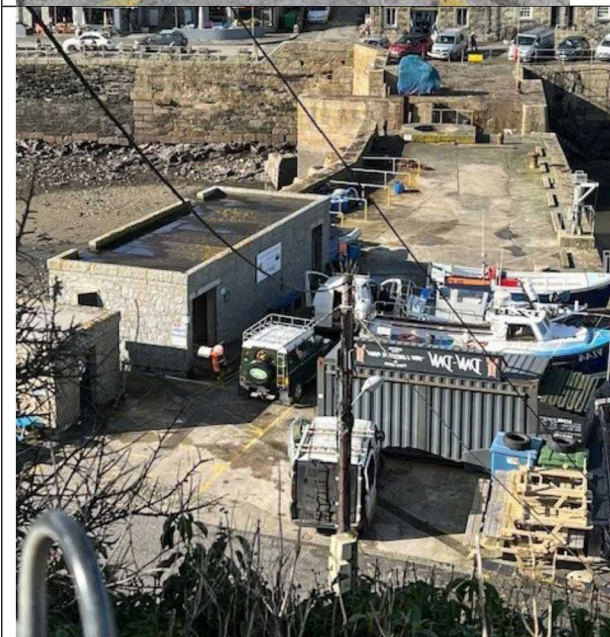
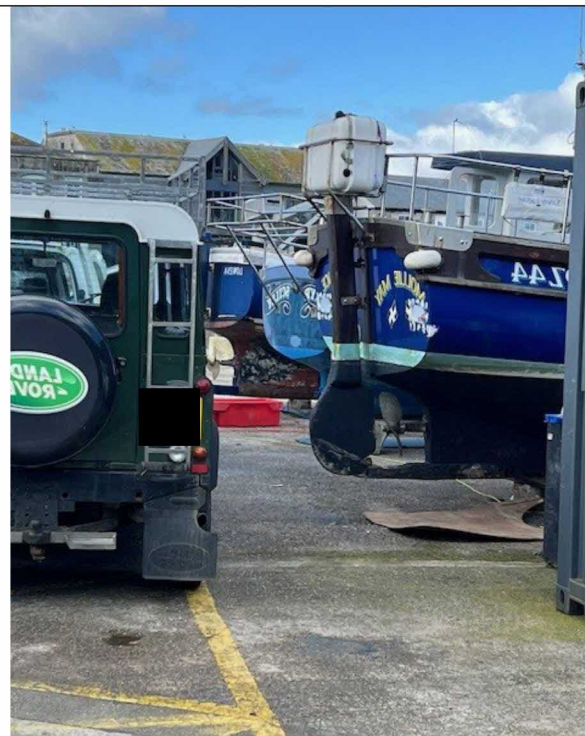
The appearance and impact that the container has on the Conservation Area is very minimal as seen from the photographs below. The container is recessive and of a colour that blends with the surroundings.



USE OF THE FISHERMAN'S QUAY

The Fisherman's quay is available for use by local fishermen, both commercial and non commercial. Access to the Quay is permitted 24/7 and includes a storage area with individual spaces allocated to those that fish part-time and full time. Access to the Quay, both on foot or vehicular, is not impeded by the container as shown in the photo's below, neither is storage of boats in the winter as shown.

There are a number of boat owners that have commercial licences to fish in and around Porthleven but only two individuals that make a full time living from the sea.



In the previous application that was withdrawn, we received a number of concerns from the Committee of the Porthleven Fisherman's & Boat Owners Association.

Porthleven Harbour & Dock Company responded via email in early January 2024 to the points raised and offered to call a meeting to discuss in more detail but at the time of this re-submission, we had not received a response from the Association.

In response to their points we commented as follows:

The Quay remains as a working space for the Fisherman who have their dedicated storage areas and the entire quayside for their activities.

Space is available for boat maintenance. The Shipyard is available for storage purposes and has always been the primary space for Boat storage.

The small number of members that do use the Quay were, seemingly, not limited in any way during 2023 when the container was operating. Cars are still able to drive on, storage areas are available, the Icehouse is accessible, boats can moor alongside, and all ladders are accessible.

Drinking on the harbourside dates back centuries. The public is expected to take responsibility for their actions (and many do) when drinking and neither Porthleven Harbour & Dock Company nor anybody else can control how people behave under the influence of alcohol. There are already a number of venues on and around the harbourside, The Ship Inn and The Harbour Inn being the two largest, that serve alcohol all year around.

We feel the shipping container is in keeping as this is typically the type of structure that is a regular fixture of Ports in the UK and around the world. The idea is to make the building as recessive as possible and would disagree with the idea of cladding as the idea is to not make it a notable feature on the landscape.

Vehicular access remains in place and whilst it is slightly reduced, it does not impede access.

FLOOD RISK

The revised FRA report responds to the points previously raised by the Environment agency.

The container has been sited on the Quay during a number of storms this winter (2023/2024) and has not moved from its location and typically containers in ports are not fixed.

We have not had any incidents in past years of structures or fixtures being displaced from the harbour areas in extreme weather.

If it was deemed necessary to mitigate concerns of the container being displaced in extreme weather conditions, the container could be bolted to the concrete base with appropriate fixings the design of which would need to be decided by all parties.