

Eyemouth Fishmarket

Outset

- Removal of the old fishmarket on Harbour Road and its replacement with flexible multi-use facilities to regenerate the Harbour Road waterfront.
- Funding secured from Scottish Government (SG) – Regeneration Capital Grant Fund (RCGF), £545k and Scottish Borders Council (SBC) and Eyemouth Regeneration Fund, £300k.
- Design Team was advertised via Public Contracts Scotland (PCS) in July 2020 with 100 expressions of interest, and 20 tender submissions received by closing date (17th August).
- 5 practices interviewed on Wed 30th Sept, Galmstrup Architects with James F. Stephen appointed in October.
- Early site visits and key stakeholder discussions was held early November 2020 to assist and inform the development of ideas, the flow and allocation of space. What the space could be used for and the of needs and requirements of harbour users, stakeholders & community.
- Linking the redevelopment to the Vision4Eyemouth core strands & themes.

Key Dates

January 2021:

- Demolition of existing structure
- Planning application submitted

Spring 2021:

- Tender and appointment of build contractor.

Summer 2021:

- Construction commences

Early 2022:

Completion and Handover, Phase 1

Project Team

Wider project team working on delivering this project and the redevelopment are:

- Eyemouth Harbour Trust Team
- Architects: Galmstrup Architects & James F. Stephen Architects
- Quantity Surveyors: CBA
- Engineering: ARUP Civils & Structural
- Engineering: ARUP Mechanical & Electrical

A Vision for Eyemouth **V4E**

1 Centre of Excellence for Marine Economy

2 First Port of Call from Land and Sea

3 Carbon Positive Sustainability best practice (Live in and eco town)

4 **LIVE** in a Healthy Town

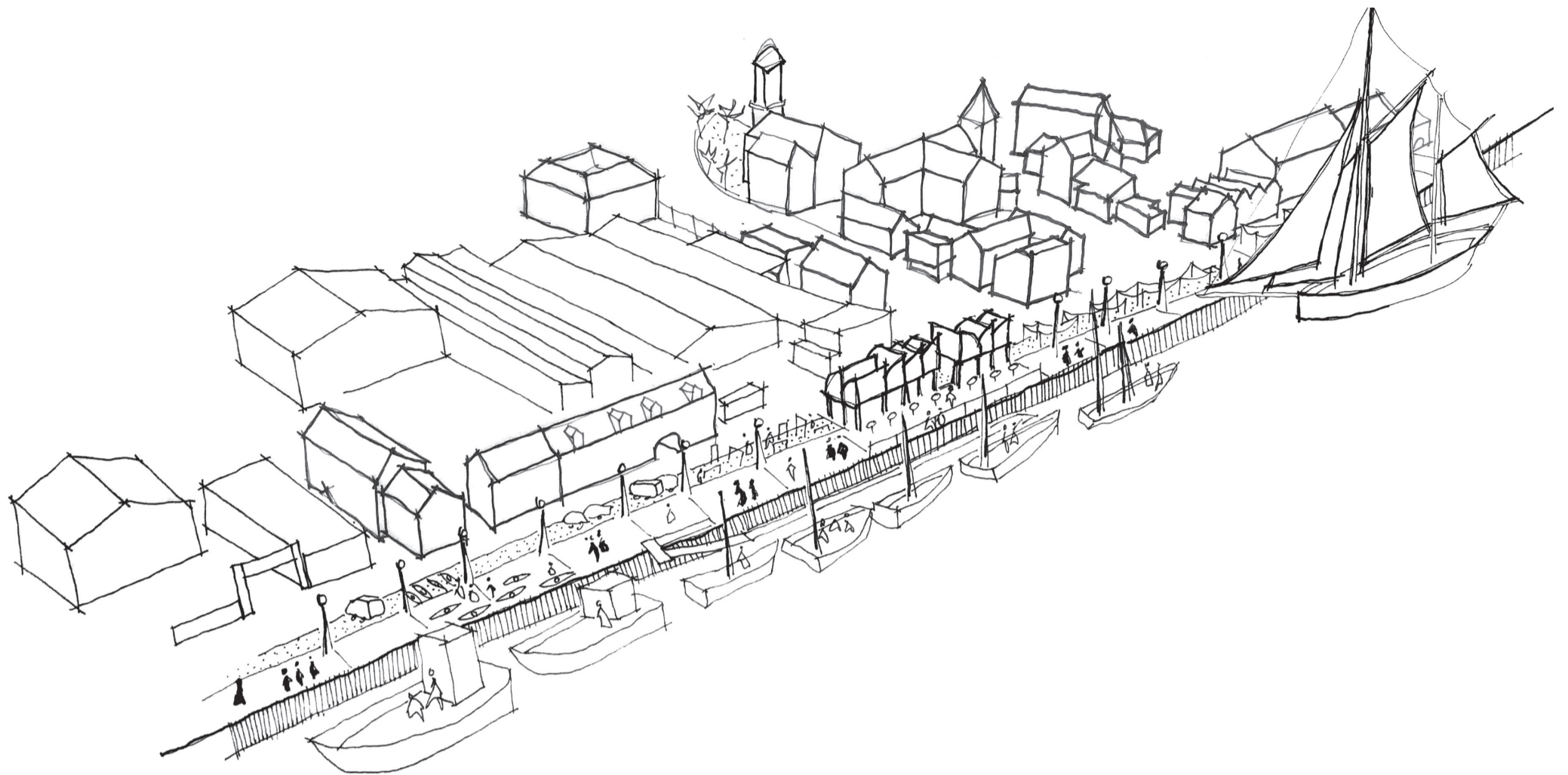
5 **LIVE** in a Beautiful Town

6 **LIVE** in a Friendly Town



! A magnet for visitors, where local people of all ages prosper from growing opportunities in the tourism, marine and green economies and, enjoy active, healthy and fulfilled lives

People and Place



The Fishmarket

The new Fishmarket project is much more than brick and mortar. Locating a new public anchor at the heart of Eyemouth's history is an opportunity to reinvent the wider harbour area and open the town towards the harbour.

We are intrigued by the strong heritage of the harbour and how this authenticity together with a new community space can add value to the urban realm on a wider level. The site offers the opportunity to become a new destination for the region, which should grow a synergy between the community, visitors and the working harbour. We have worked with the character of the ever-changing and active harbour, proposing a phased masterplan development for the harbour front. The nearby phased proposal will provide a robust and flexible design which can grow with the community as the area regenerates in the future.

The new Fishmarket is suggested as a series of wintergardens on the ground floor accommodating different community uses and extending the season for residents and visitors. The open ground floor will allow informal everyday strolls along the harbour as well as more formal festive activities to unfold between the buildings.

Sheltered away above the wintergardens are a series of rental pods placed. These are small work units for rent or perhaps holiday lets in the future potentially attracting new residents to Eyemouth.

Winter Garden



Historic map of Eyemouth Gardens



Glyptotek Winter Garden in Copenhagen, Denmark.

Harbour Road



Context

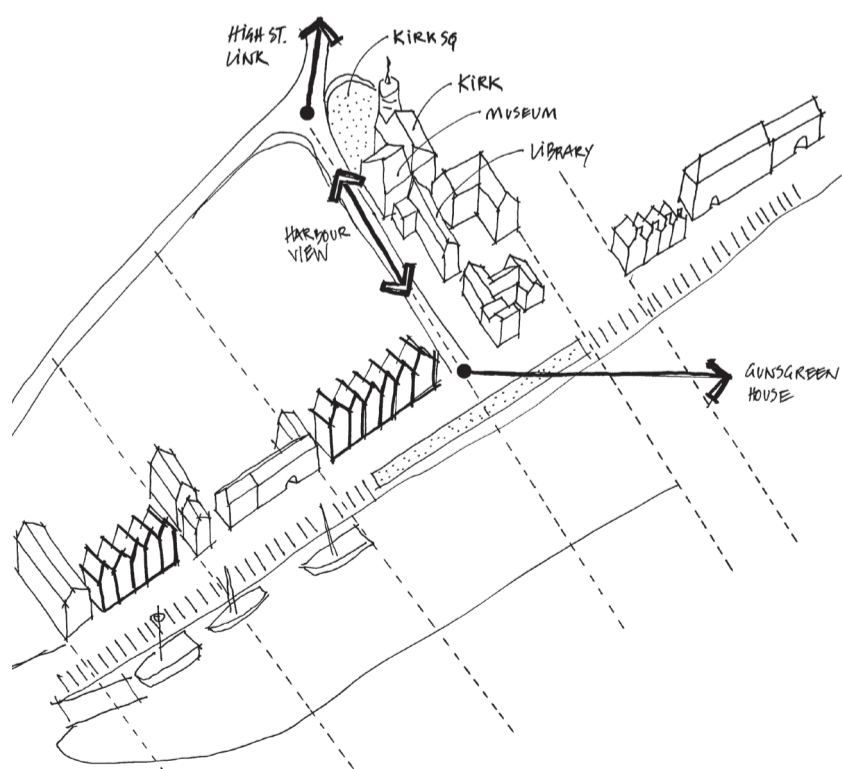
The volume of the buildings has been carefully planned and placed within the conservation area.

The proposal offers a series of smaller pavilions along the harbour instead of one continuous large building. Each pavilion is placed so that they do not block the elevations of the listed buildings along Harbour Road. By offering a series of pavilions with a smaller footprint and an upper floor instead, more open public space is provided and the important viewpoint across the harbour to Gunsreen House strengthened.

The pavilions are suggested set-back from the harbour front allowing a new safe and wider promenade for pedestrians. Sufficient parking is maintained and the southern part excluded from development retaining this important functional space and the enjoyment of watching and visiting a working harbour.

Opening up the view

The existing fishmarket currently blocks the view to Gunsreen House at the end of Manse Road. The proposal will make sure this view is free, reinstating the important link between the two sides of the harbour.



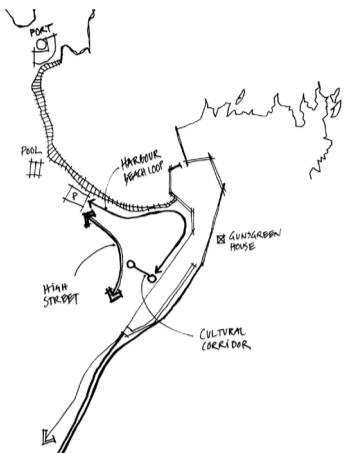
Existing Fishmarket Building.



View of the existing Fishmarket Building from Gunsreen House.

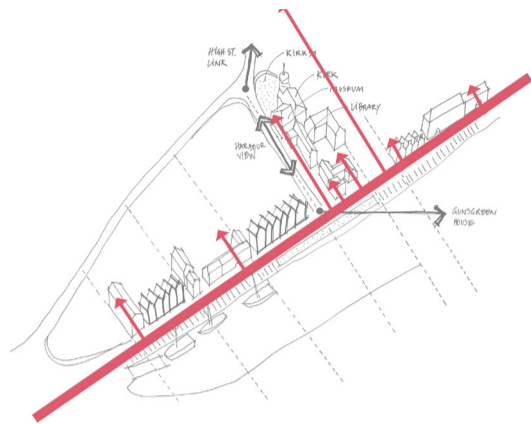
For more information please visit <https://www.eyemouth-harbour.co.uk/where-you-will-also-find-details-on-how-to-contact-us>.

Concept



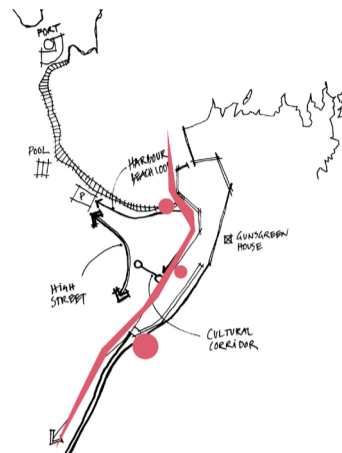
Urban Loop

- Connect High Street, Beach and Harbour.
- Strengthen Manse Road with open view.



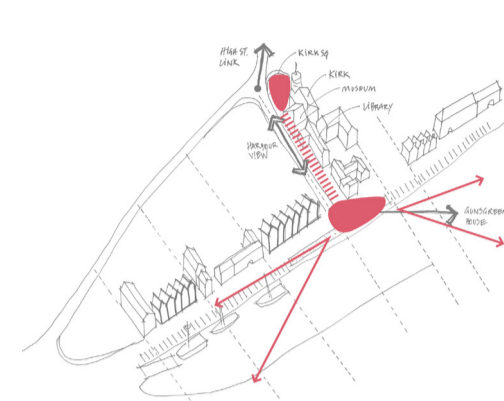
Promenade

- Set back the buildings and introduce safe access.
- Build operation around local businesses.
- Use the Fishmarket as a catalyst for regeneration.



Pavilions

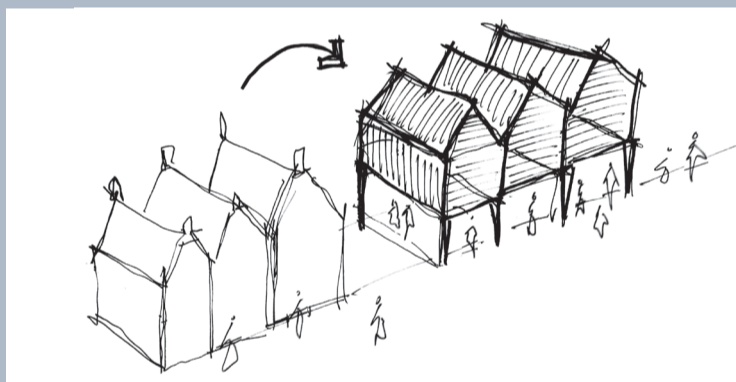
- Introduce a series of pavilions.
- Allow for a phased development.
- Strengthen interpretation along River Eye.



Festival Square

- Introduce open space for the town festivals.
- Connect Kirk Square with a new Harbour Square.
- Open the view to Guns Green House.
- Open the view to Boat Yard/River Eye.

Re-interpret



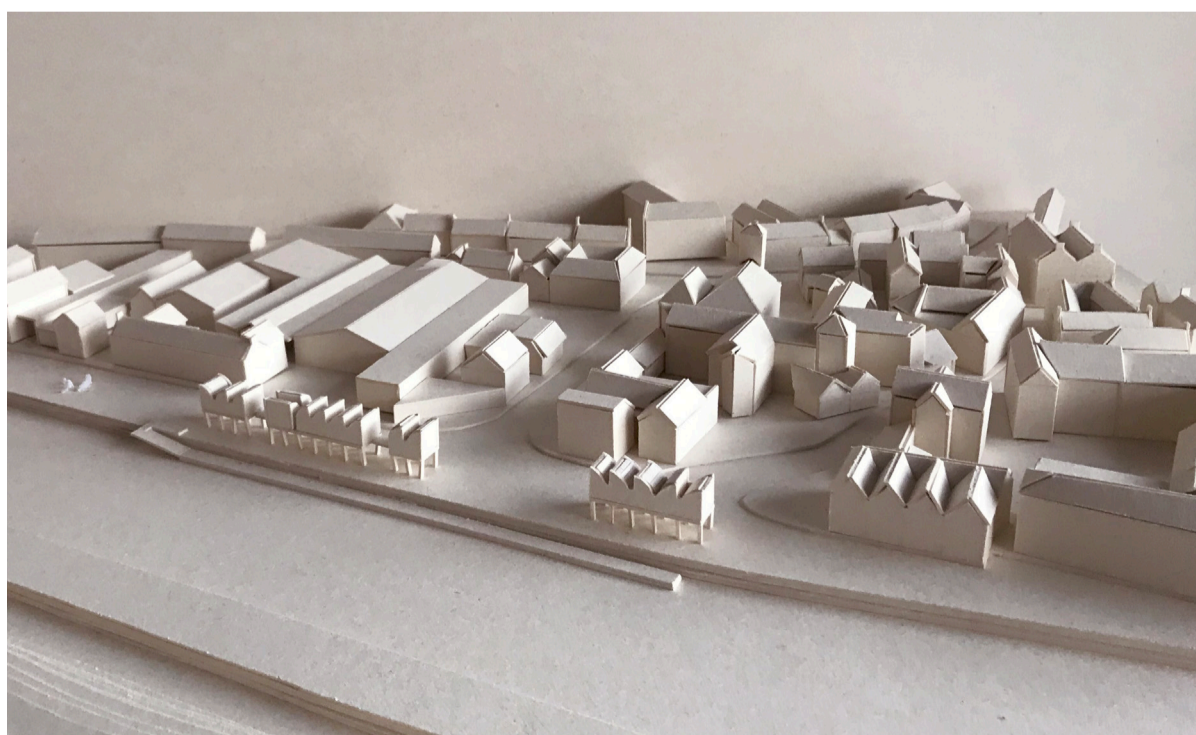
The traditional market halls layout is of individual stalls under a large shared roof. The sense of openness, permeability and easy access seems essential for the site and in tune with the traditional market structures.

The permeable 'winter garden' on the ground floor reinforces the connection between the town and harbour. The vaulted roof is a homage to the boats and sails of Eyemouth creating new unique profile.

The structure is proposed as a modular system of traditional timber joinery methods and contemporary wooden panels allowing a fast, lightweight and sustainable structure.



Existing



Proposed (All Phases)

Sketch Views



View of the proposal from Gunsreen House.

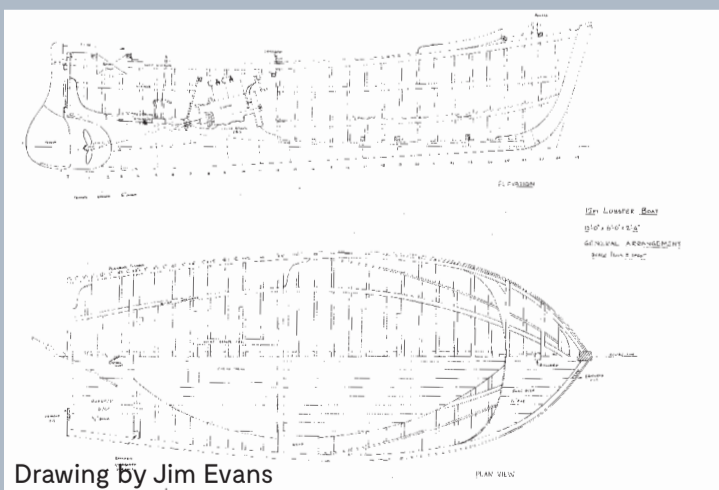


View of the proposal down Manse Road.



View of the proposal down Chapel Street.

Homage to the Eyemouth made wooden boats.



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Planning Process

Planning Application

The design team have been consulting with Scottish Borders Council planning officers since October 2020; taking into account the site's constraints.

A planning application will be submitted to the Scottish Borders Council in January 2021. The application will include an analysis of the design concept and justification of the proposed design in the context of the conservation area. This will include a full set of drawings along with a design and access statement and a conservation analysis. A decision on this application will be expected within 8 weeks of the submission.

Feedback

We welcome any feedback on the proposals presented here. If you wish to ask a question or give any comments please contact Gayle Skelly at the Eyemouth Harbour Trust.

Marketing@eyemouth-harbour.co.uk



Wider promenade and safe walkway alongside the edge of the quayside.