

The Old Fishmarket

Eyemouth Harbour Trust
Design and Access Statement
15. January 2021

GALMSTROP
CULTURE+COMMUNITY







3.2 Site Opportunities

The main opportunity for the Old Fishmarket site is to open up the site and connect the old town to the harbour. Anchoring new cultural and shared community facilities at this location will help to revive the high street and be a catalyst for future redevelopment of the industrial harbourside area. The following are thematic bullet points which will be expanded upon later in the document.

Community

- Provide flexible spaces allowing a wide range of use today and future proof for years to come.
- Provide spaces of different sizes and purpose than the currently available spaces for rent in the old town and wider Eyemouth.
- Provide a “flagship” building to give an innovative fresh identity to the harbour and create a sense of place for the community and new destination within the region.
- Provide permeable and open spaces inside and outside supporting Eyemouth’s many festivals and open-air events, as well as placemaking in general.
- Encourage active citizenship and support the government’s strategy of 20-min neighbourhood planning.

Conservation Area

- Locate the new buildings not to obstruct key views across the harbour or listed buildings along Harbour Road.
- Design a series of two-floor pavilions with a smaller footprint offering more public open space.
- Strengthen interpretation along the harbour and the River Eye.
- Utilize materials to complement the historical character of the harbour.
- Make homage in the design to the towns architectural features such as the pends and spires.
- Make homage in the design to the conservation areas harbour features such as the large wooden sailboats.

Quayside site

- Provide a promenade along the quayside safe for pedestrians.
- Provide new sheltered spaces and seating along the quayside.
- Attract more visitors supporting follow-on economy of the old town.

Working Harbour

- Maintaining the authentic character of the working harbour.

Marine Environment

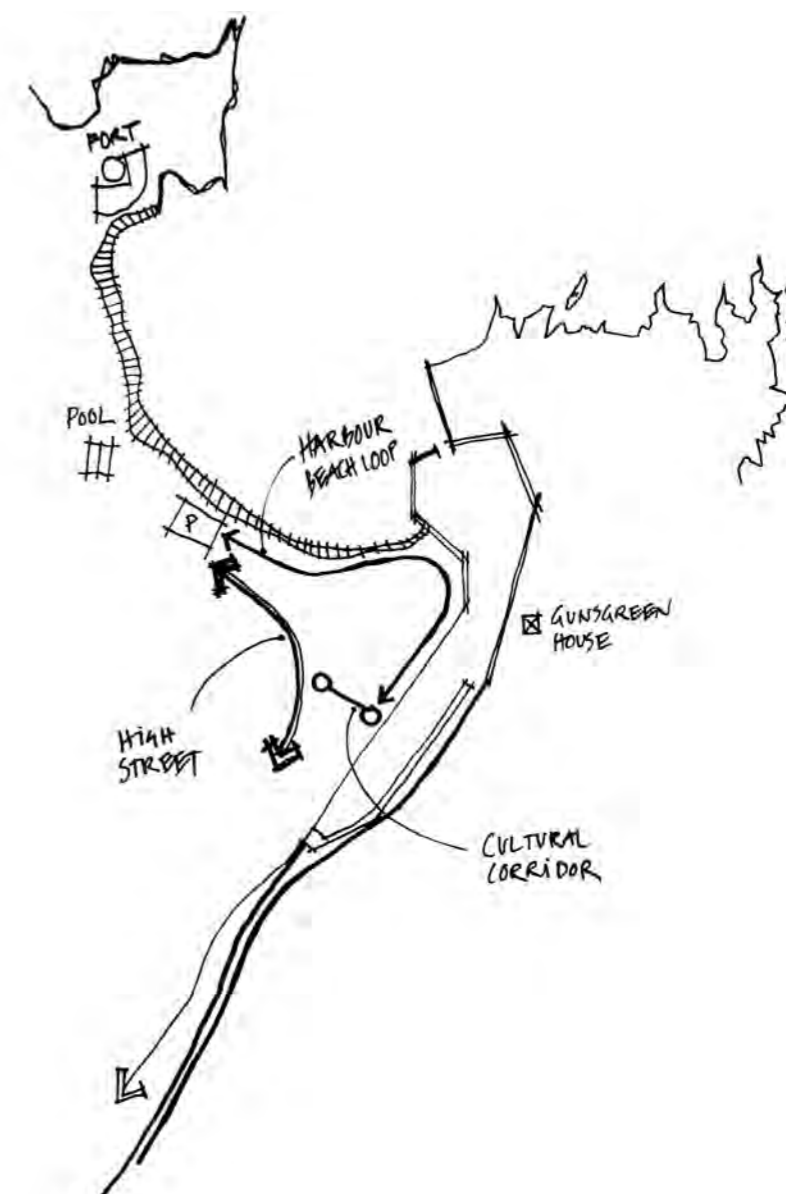
- Work with timber strengthening the architectural tradition of coastal town fishing structures.
- Work with timber which weathers and age well in a marine environment.
- Work with natural materials to support no harm to birds or marine life.

Traffic

- Maintain sufficient parking and provide designated accessible parking with safe access to the quayside.

Urban Loop

- The Old Fishmarket site to connect the High Street, Beach and Harbour in one walking loop.
- The new buildings becoming a community anchor and strengthening the “Cultural Corridor” along Manse Road.



Promenade

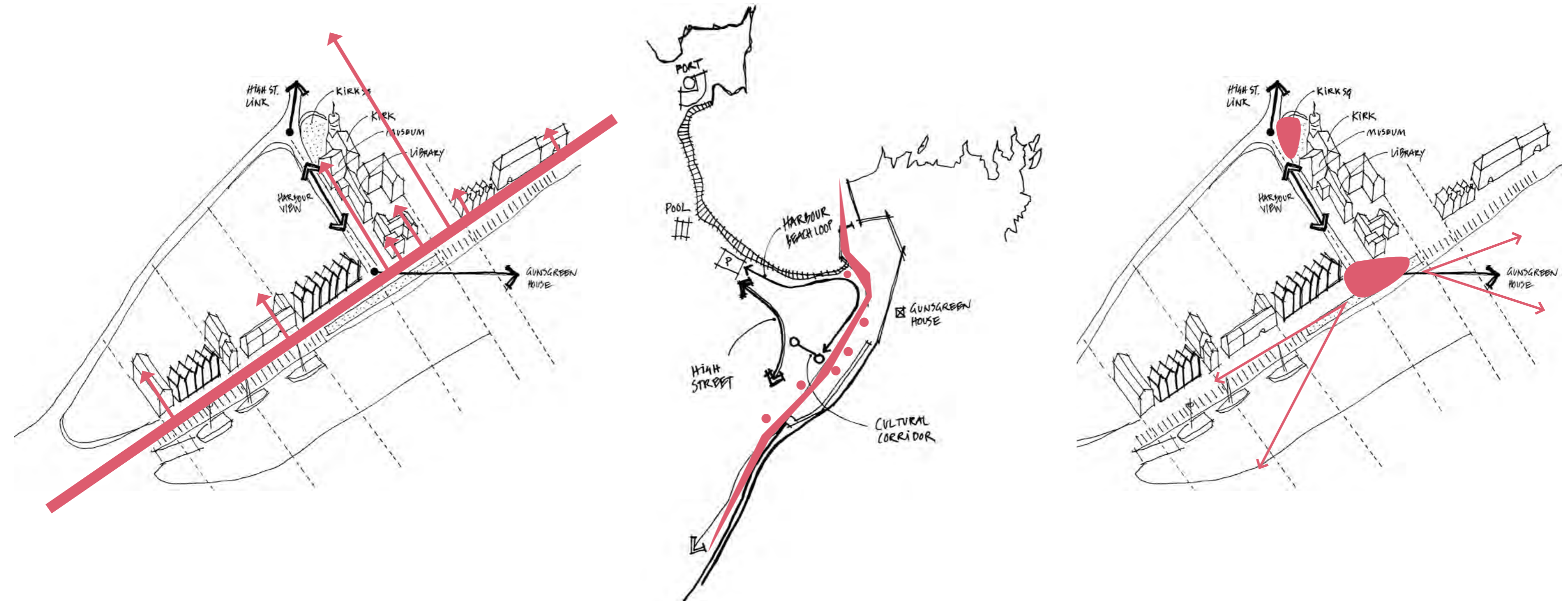
- Setback the new buildings and provide a wider promenade along the quayside.
- Build operation around the existing local businesses.
- Plan a phased development.

Pavilions

- Break down the building volumes and introduce series of pavilions.
- Allow open public space between the pavilions.
- Extend the Old Fishmarket site along Harbour Road.

Open Space

- Introduce Harbour Square.
- Open view to Gunsreen House, the Boatyard and River Eye.
- Connect the Kirk Square and Quayside.



3.3 Design Principles: Urban Realm

Several massing and layout options have been tested before arriving at the final proposal.

The diagrams opposite describes the initial idea of one longer one-floor open market building (Fig. A). The initial idea was to maintain reinstate a permeable ground floor and offer a series of outlets under one outdoor shared roof as the typical market structures. This could be combined with an accessible roof garden sheltered away from the road.

The next option shows a series of self-contained pods with a larger glazed Winter garden towards the north (Fig. B). The longer single-floor building despite the use of glass seemed too much a barrier towards the view across the harbour. The design introduces a feature roof and modular approach.

The combined option works with the same overall volumes but laid out over two floors (Fig. C). The building aligns in the gap between the existing granary buildings and allows a full open view across the harbour. The winter garden is maintained at ground floor level with the self-contained pods above giving them more privacy. The option offers a new larger public space.

The final and proposed option introduces a number of smaller pavilions which can grow with the community's needs over time (Fig. D). The location relates and strengthens the existing urban qualities of Harbour Road, such as framing Manse Road and creating a new courtyard at Church Street. The feature roof has been reintroduced to make a homage to the harbour sailboats and the towns gables.

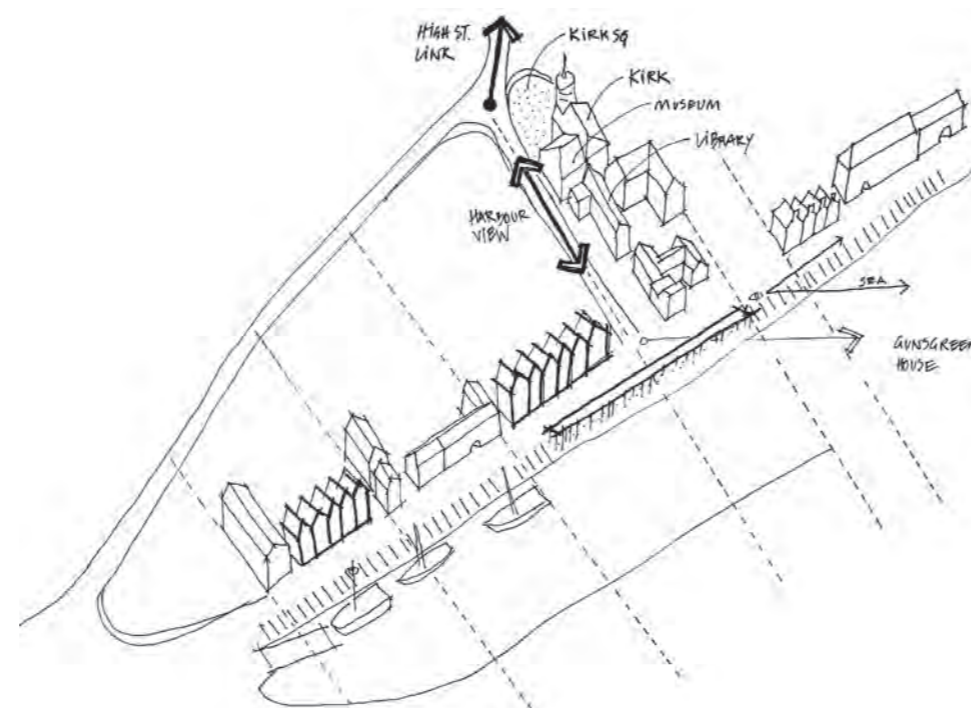


Fig. A: Outdoor Market Roof

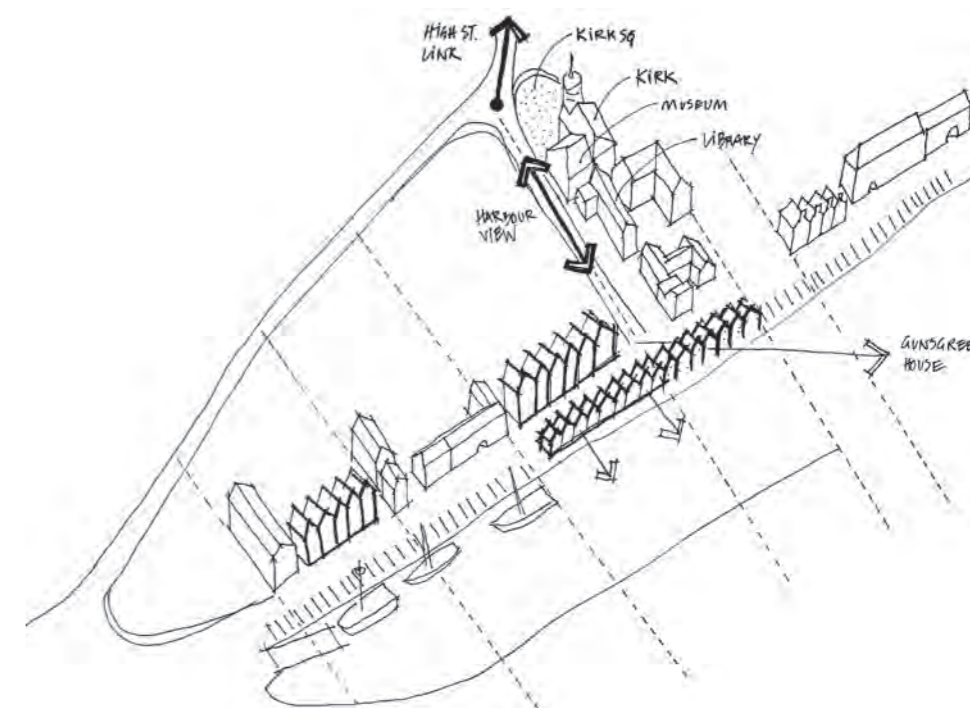


Fig. B: Enclosed and Modular.

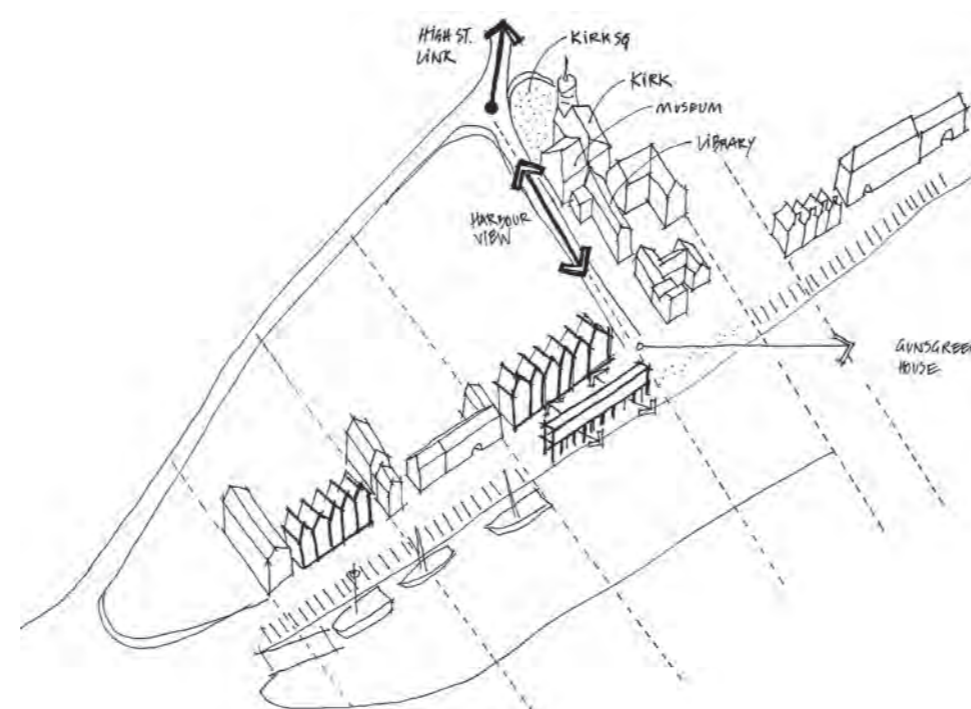


Fig. C : Two-Story and Open Space



Fig. D: Pavilions.

3.4 Design Principles: The Winter Gardens

The ground floor of each pavilion is suggested as winter gardens. These are sheltered spaces for flexible usage such as a food hall for the local business' or venue space for community events. Their openness is a reference to the traditional market halls or warehouse structures, with large trade or storage spaces at ground floor and enclosed working spaces above.

The winter gardens on the ground floor have no solid front and back and are fully glazed units with large bifold or patio doors towards the quayside. The spaces are sheltered from rain like traditional markets, but not heated.

The idea of the individual pavilion structures is also based on the opportunity for a phased approach where more pavilions can be developed as further funding becomes available. This way we are delivering a high quality and intimate phase 1, instead of one large shed which could be empty most of the year. Temporary usage of the open space between phases are to be explored with community organisations to "mature" the site and test different usages informing future phases.

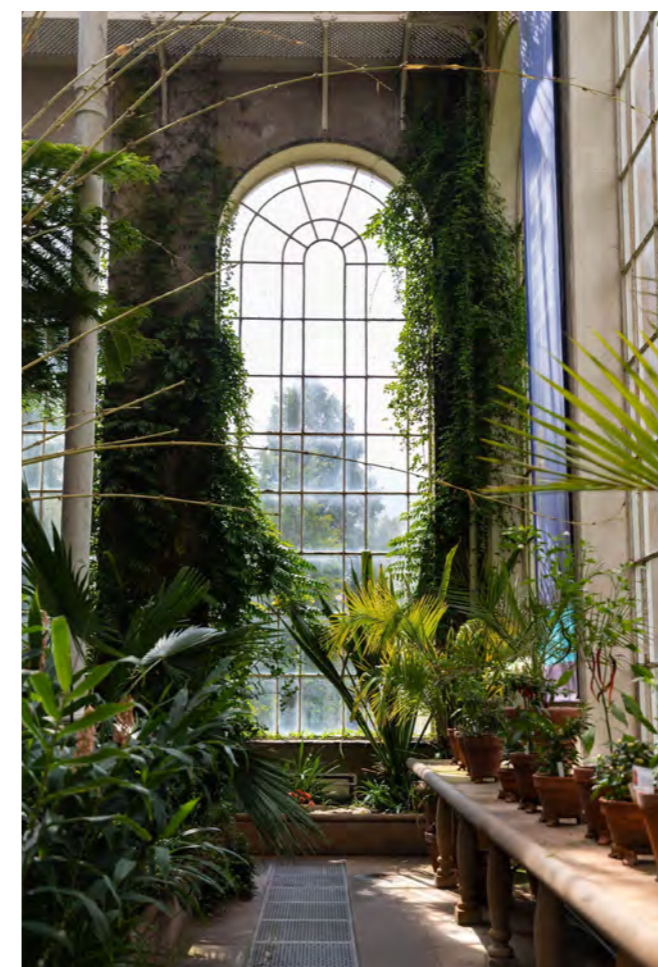
The series of winter gardens vary in size to make them flexible for different activities and opening hours depending on summer or winter demands. In principle, they operate as one community hall with varied size spaces to rent out just with exterior circulation space. The glazing supports an active frontage strategy where community exhibitions, seniors or afterschool activities can unfold and be visible / inviting for citizens passing by. This would enhance the placemaking as well as social inclusion.



Venice Fishmarket - Pavilion structure and sheltered market.



Winter garden at Glyptoteket, Copenhagen



Winter garden at Edinburgh Botanical Garden.



3.4 Design Principles: Sketch view along the promenade



3.5 Design Principles: The Pods

The series of rental pods was defined in the original brief alongside a venue space. The brief and usage of these pods were discussed with key stakeholders from the community.

Further development of the craft workshop pod concept suggested that there may be a demand for a shared community craft space. The high street has vacant shop space so retail would be inappropriate. Small studio/workspaces for entrepreneurs, or as an alternative to COVID home office demand, seemed attractive.

The rental pods will add an everyday 24/7 activity to the area. The single pods are 12 sqm including a small toilet and washbasin facility. Each pod will have great views over the harbour and a quarter vaulted ceiling – like being under the traditional upturned boat roofs significant along the Berwickshire coast. Small storage spaces are provided over the external walkway and the shared walkway provides safe access and informal outdoor interaction between pods tenants.

The pod's layout is modular, flexible, and able to adopt other usages in the future supporting long-term sustainable development goals. The design of the pods is a reference to the traditional boathouses and fishing net repair and drying sheds in massing and height.

Most stakeholders consulted welcomed the idea of small, exclusive holiday lets on the harbourfront. Holiday lets would offer alternative and attractive opportunities for the business case, as rent would help subsidise costs for community use on the ground floor. The indirect outcome of the holiday lets would attract a new, young segment of residents to Eyemouth and help re-branding. It would also be in line with the historic usage along harbour road which has always provided accommodation for fishermen visiting. Unfortunately, due to the high flood risk of Harbour Road at this point temporary accommodation will not be supported by SEPA. The usage of the upper pods, therefore, remains as self-contained studio pods. Please refer to Section 6.2.



3.5 Design Principles: Sketch view inside pod.



-1 © 17.2% (Pod1, RGB/8) *

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4.1 Site Layout: Development

Pre-Application (Fig. E)

A pre-application was submitted in 2019 for the Old Fishmarket site by Bain and Swan Architects. The scheme consisted of a two-floor building extending over almost the full length of the existing fishmarket footprint. The scheme introduced several feature gable roof and a larger double-height glass roof over a venue space.

The feedback to the pre-application from the Scottish Borders Council (SBC) with regards to the design was that the proposals were broadly welcomed however materials and colours would require careful consideration.

Proposed scheme (Fig. F)

The proposed scheme consists of a similar functional brief as the pre-application proposal. The main change is the concept of a series of pavilion instead of one continuous building extending the entire site.

The upper floor is maintained and takes up the scale and rhythm of The Ship buildings gables as the pre-application proposal. The ground floor is suggested open as one large space with glazed openings towards the harbour and the pods have been given more privacy by being located above.

The pavilion construction is based on one repetitive module, which can be assembled in various ways. Each module is connected by a smaller unit on the upper floor containing a toilet section. The quarter vaulted roof is rotated in two directions to give variety and to the long elevation and the in-between lower units enhance the gable language of Eyemouth.

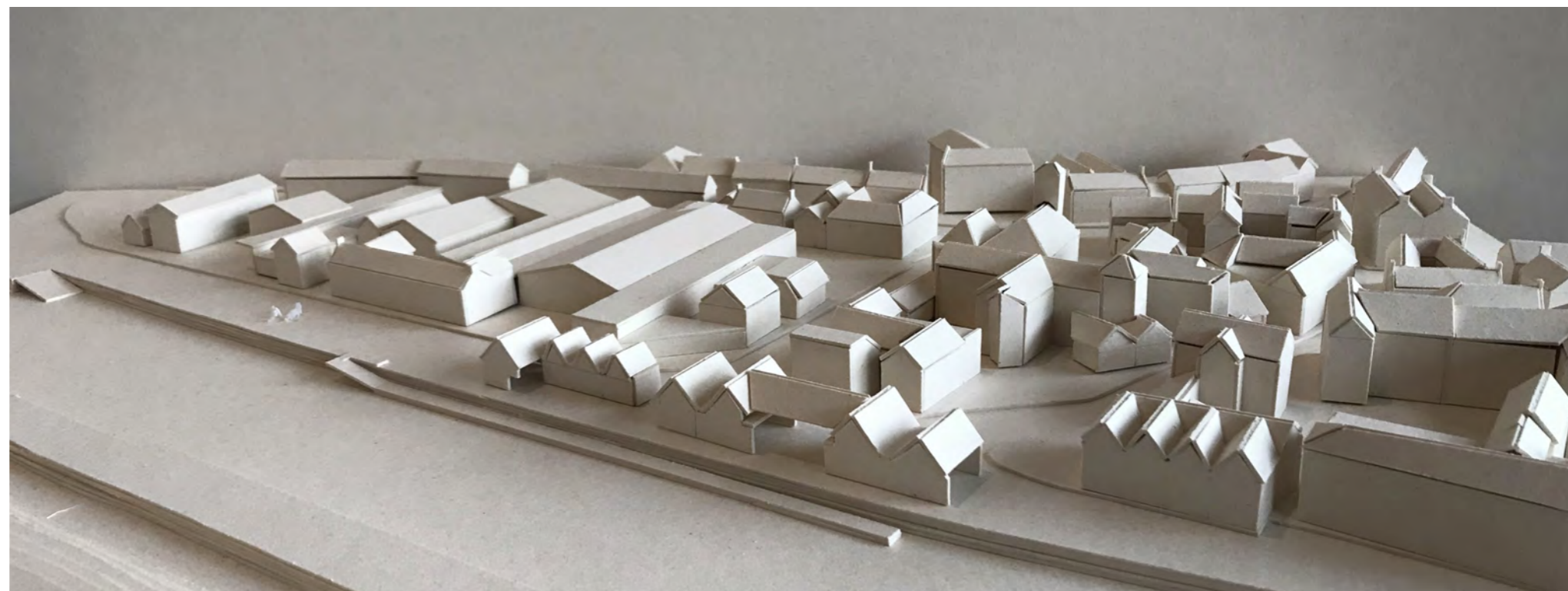


Fig. E: Pre. Application proposal

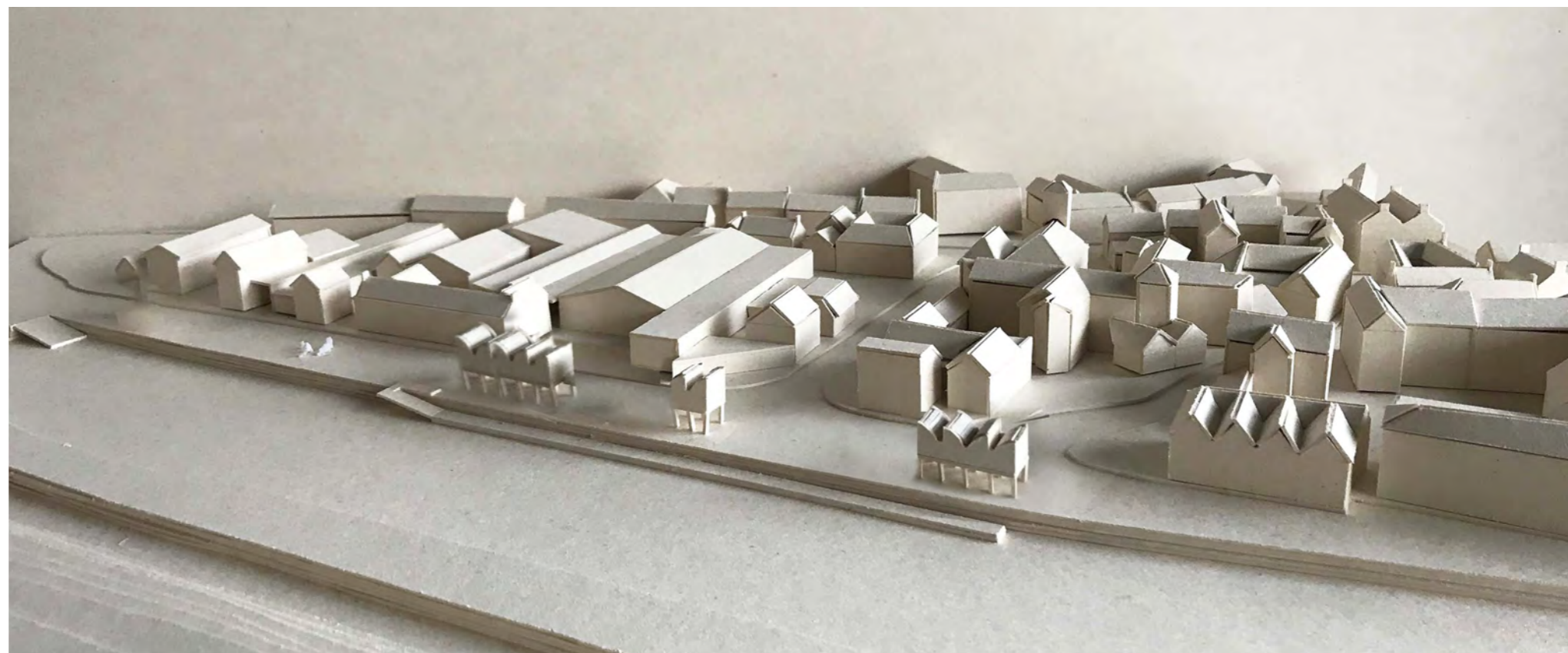


Fig. F: Planning Application proposal

4.3 Masterplan: Volume

Existing Old Fishmarket

The site of the disused old fishmarket comprises approximately 935 sq.m / 10.060 sq.ft. The disused fishmarket consists of one large single space with an inserted mezzanine. The structure is a series of portal frames spanning 7.5 meters across and with columns set every 4.5 meters over the 72 meters total length. The footprint of the building totals 625 sq.m / 6725 sq.ft with an additional 70 sq.m / 750 sq.ft approximately for the mezzanine.

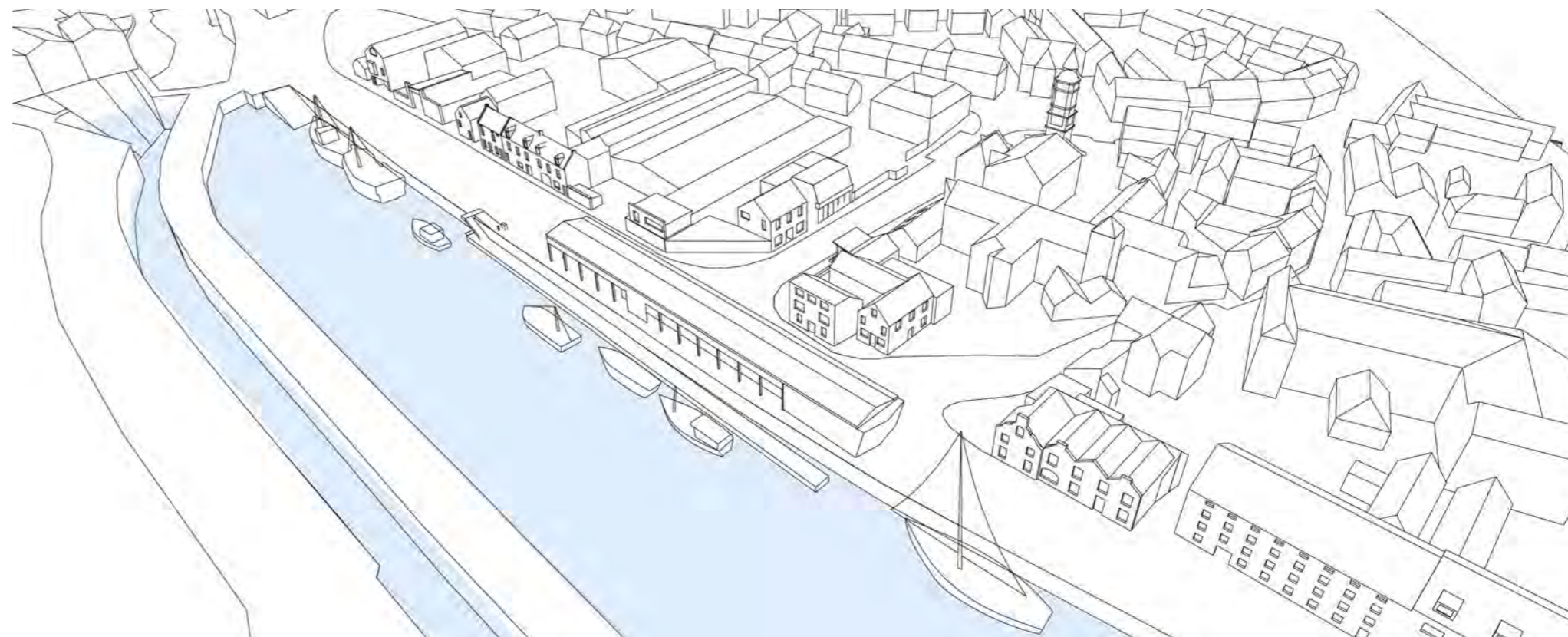
The eaves height is set at approximately 4.0 meters and the ridge height at approximately 4.5 meters for the disused fishmarket portal frame. The volume of the disused fishmarket is approximately 2.300 cubic meters.

Proposed Fishmarket Pavilions

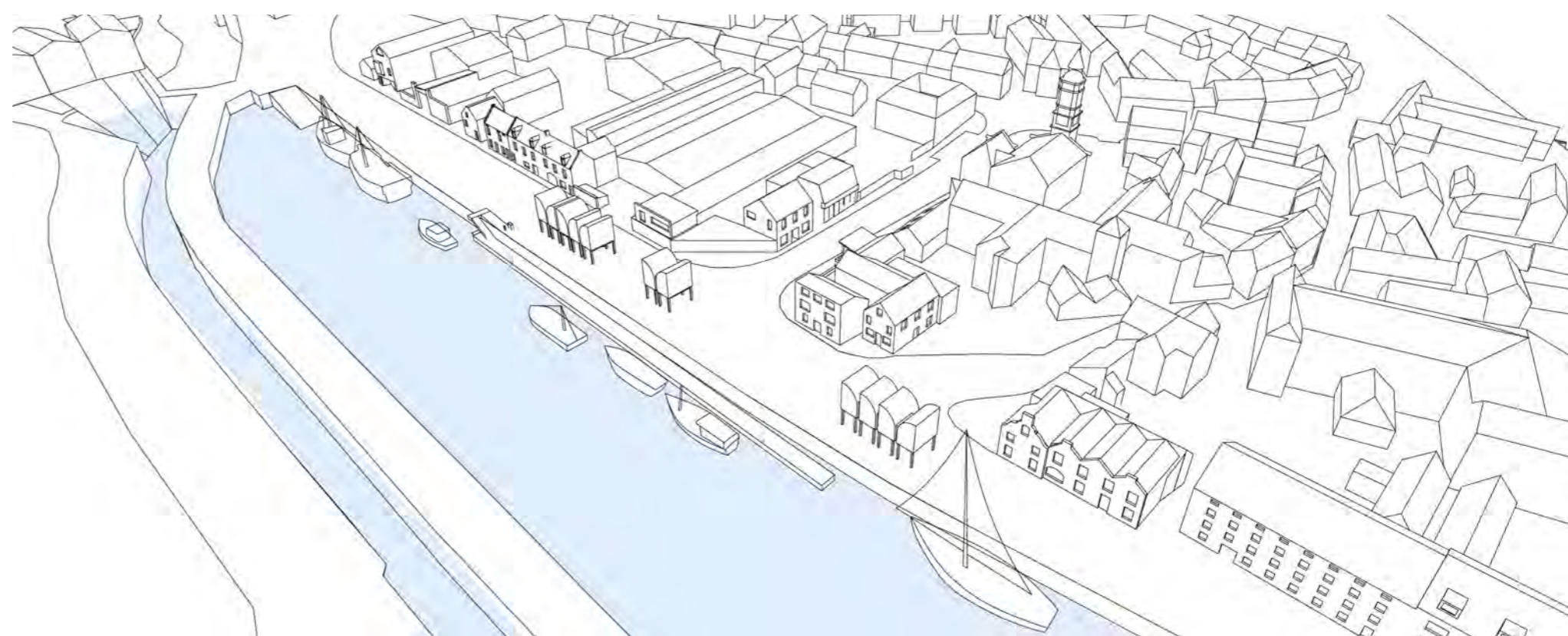
The proposed masterplan scheme slightly extends the existing site boundary line towards the north and comprises a total of 985 sq.m / 10.600 sq.ft. The footprint of the proposed scheme is reduced to 195 sq.m / 2.100 sq.ft in total divided into three pavilions respectively of 35, 70 and 90 sq.m in footprint. This is more than a 2/3 reduction of the footprint from 625 sq.m to 195 sq.m giving significantly more public open space back to the town.

The eaves height is set at 5.9 meters and the ridge height at 8.0 meters for the proposed scheme. The volume of the total masterplan scheme e.g. phase 1 and 2 consists of 1.450 cubic meters whereas the disused fishmarket has a volume of 2.300 cubic meters.

The volume and footprint of the proposal are significantly smaller than the existing building. We therefore kindly propose that allowance for potentially further pavilion(s) beyond the nearby proposal might be acceptable in the future subject to the agreement of location.



Existing Old Fishmarket



Proposed Fishmarket Pavilions

4.4 Masterplan: Relations

Listed buildings

There are five listed buildings on Harbour Road:

The Granary, at 34 Harbour Road (Grade C)

The (rebuilt) 31-33 Harbour Road (Grade C)

The 28, 29 & 30 Harbour Road (Grade C)

The Ship Hotel (Grade B)

The Hippodrome (Grade B)

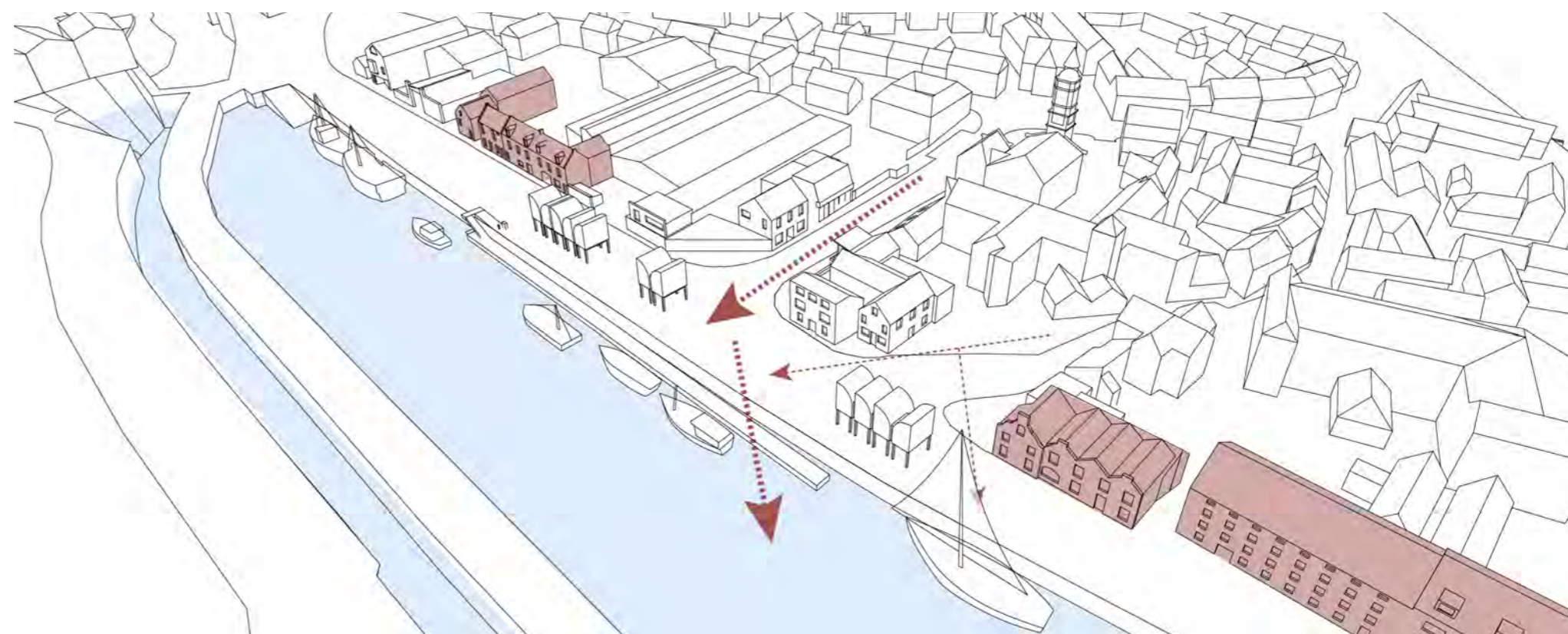
The remaining buildings along the southern end of Harbour Road are larger industrial sheds of little architectural value with random extensions. The FMA building sits proudly at the southern end of Harbour Road and the boatyards as “bookend” the harbour. We have marked the Oblo building and Giacopazzi’s as key buildings due to their intangible value being a regional destination since 1900.

Views

The proposed pavilions are located so that they open views towards the harbour and across to Gunsreen House. The middle pavilion is set to align with Manse Road strengthening the view corridor. The southern pavilion aligns with the entrance to Meeks Yard. The north pavilion forms an urban courtyard plaza at Chapel Street between The Saltsgreen, The Ship and Giacopazzi’s. The new pavilions avoid the envelopes of the listed buildings and firm up the overall quite chaotic patchwork of existing elevations along Harbour Road.

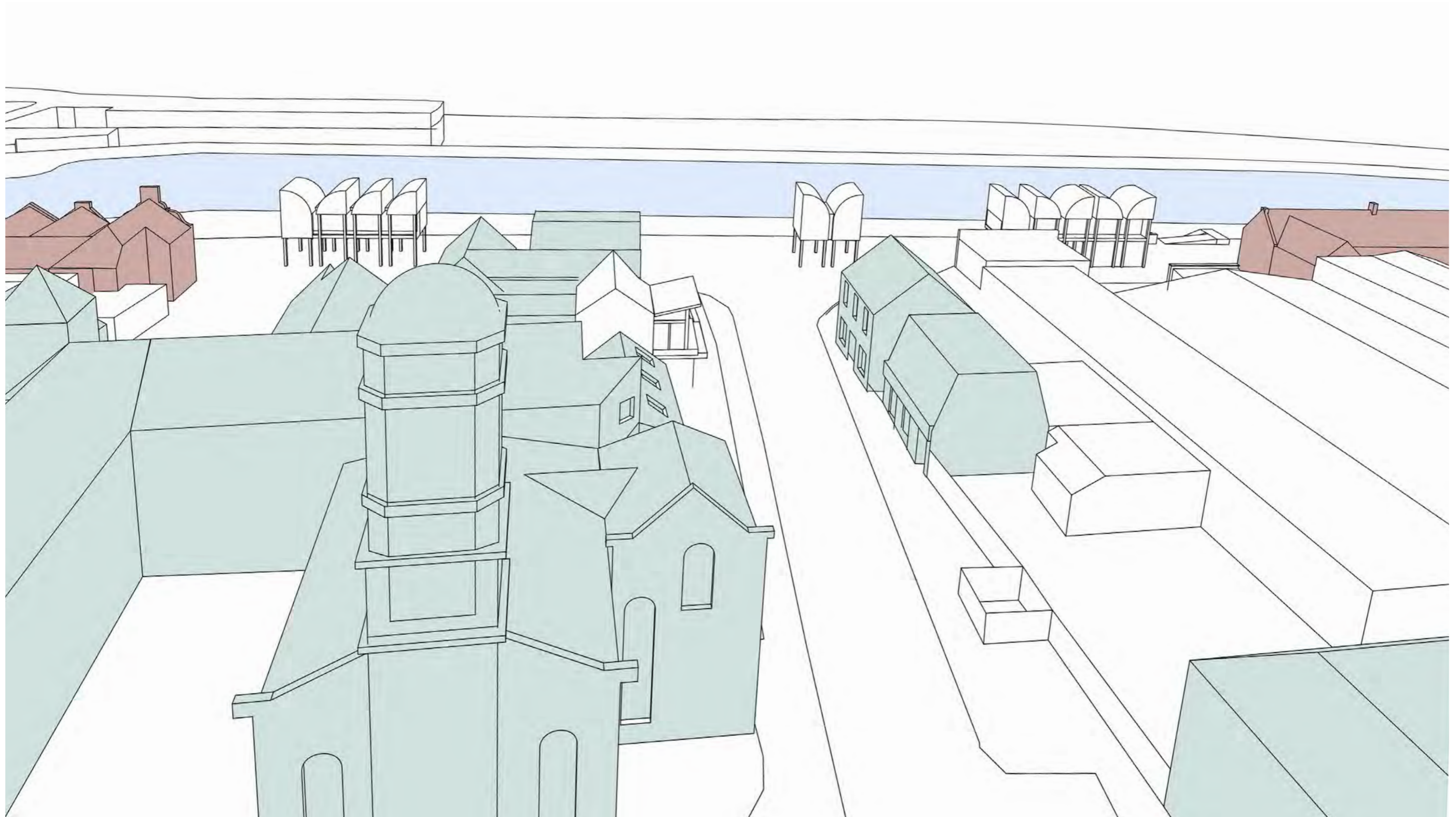


Placing the pavilions between listed and key buildings.



Preserving key views along Manse Road and Chrch Street towards Gunsrene House

- Listed Buildings
- Key Buildings



4.5 Masterplan: Phases

The proposed scheme is suggested as a phased development. The middle and southern pavilion is intended to be constructed during phase 1 and as funding becomes available then the landscaping and the northern pavilion.

Intermediate

The demolition work will include the removal of the concrete slab of the existing building. The entire footprint will be levelled and covered with gravel. Temporary planters will be distributed along the road edge separating vehicles from pedestrians and the handrail maintained.

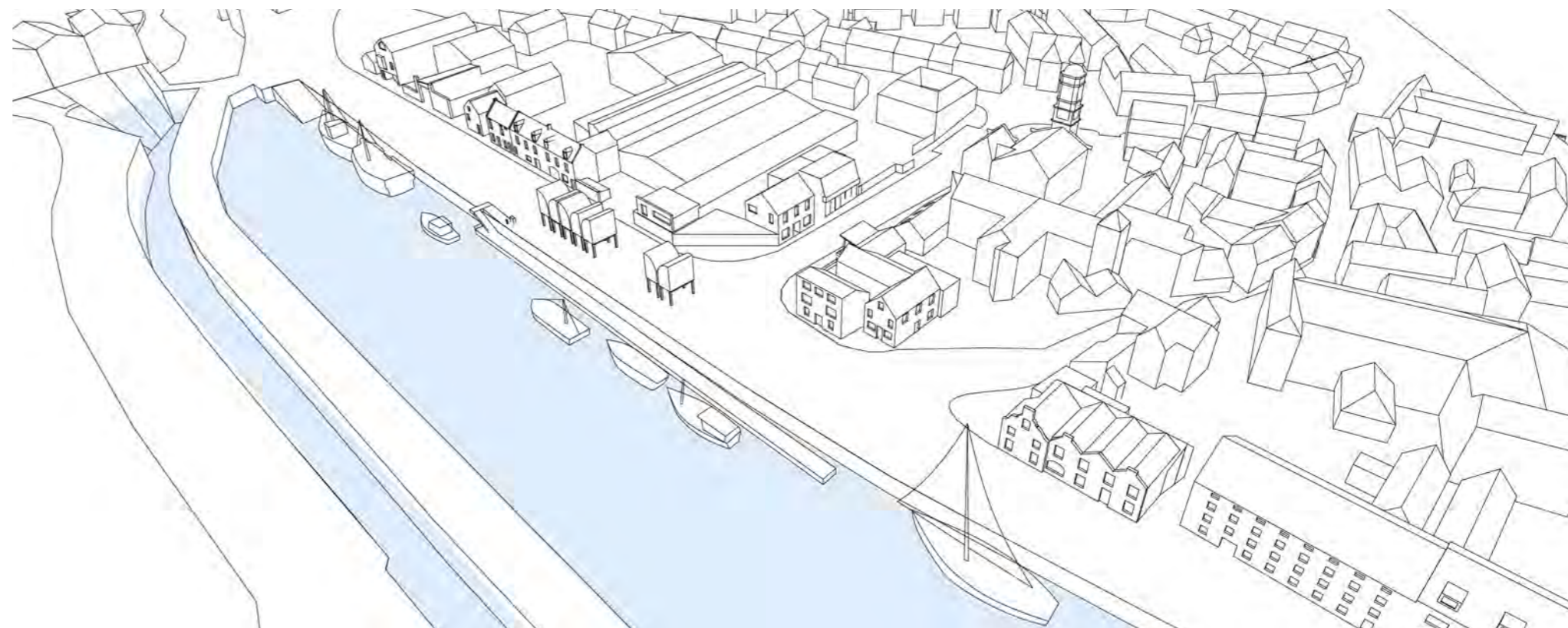
Phase 1

Phase 1 consist of the south and middle pavilion and their immediate landscape. The promenade outside and the surface in-between the middle and south pavilion will be implemented at phase 1. Drainage will be implemented around these two pavilions but not for the wider site until phase 2 funding is available. The quayside edge will remain as it is and not replaced until phase 2.

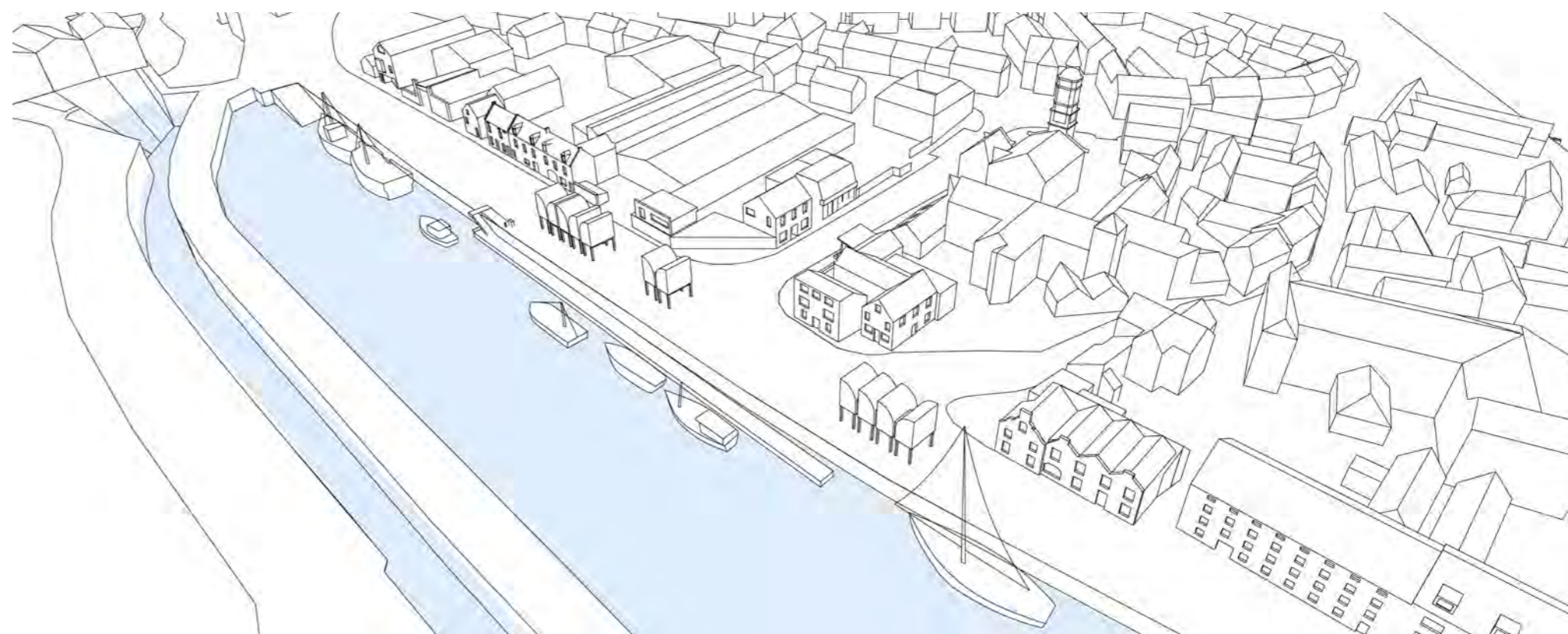
During the intermediate period between the two phases, are we inviting community groups to partner and utilize the landscape for activities or perhaps community gardening. This also provides the opportunity to test, learn and best serve the community's needs once funding for the landscape and phase 2 becomes available.

Phase 2

Phase 2 consists of the northern pavilion and the extended landscape and completed the project.



Proposed: Phase 1



Proposed: Phase 2

4.6 Masterplan: Landscape

Promenade

The pavilions are setback from the quayside allowing a wide accessible promenade. The promenade is 5 meters wide allowing outdoor seatings to spill out from the winter gardens and pedestrians to stroll unobstructed at the same time. The promenade has an anti-slip broom finished concrete. The quayside edge is restored with a stone or concrete upstand and handrail is provided along the extend of the pontoon.

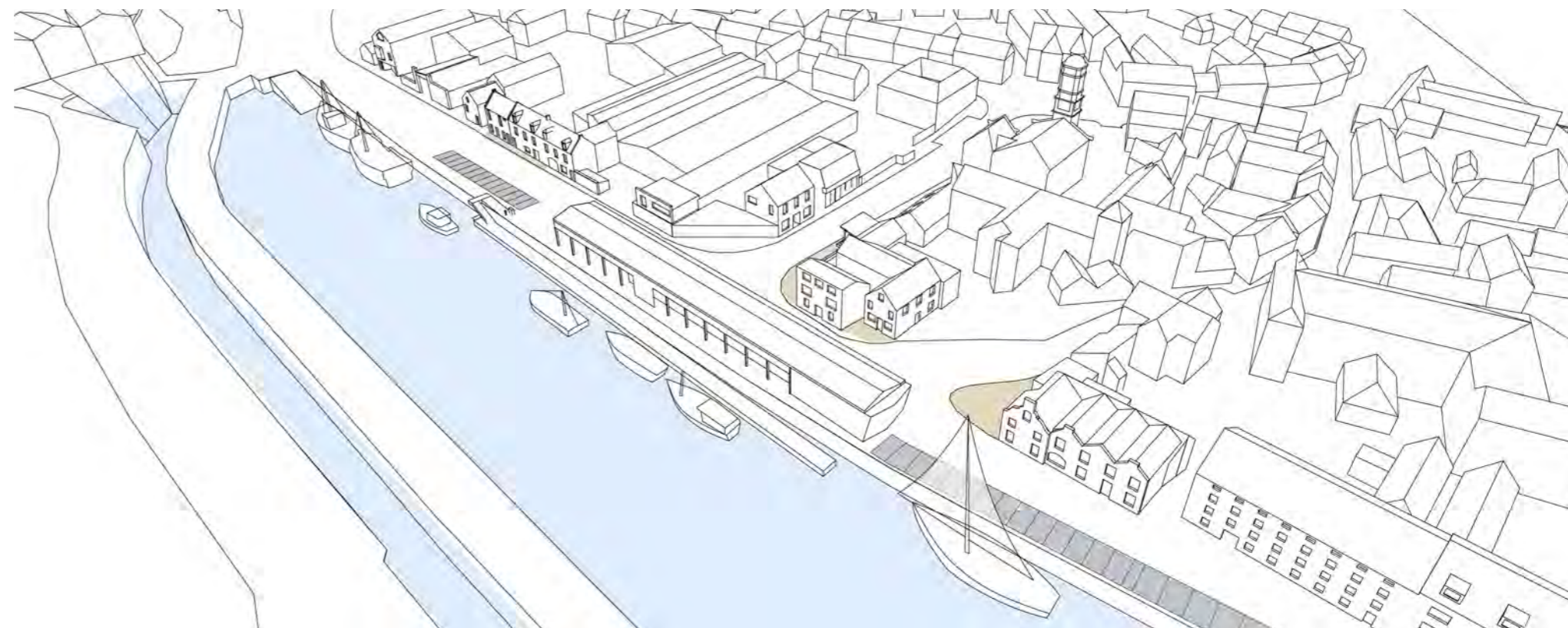
A series of light posts are set between the buildings providing a safe evening environment. The light posts are medium size individual downlights giving an intimate glow and marking the promenade when viewed from the opposite quayside.

Between Pavilions

Open space is provided between the pavilions for community activities and outdoor serving. These surfaces are suggested as crushed seashell gravel providing a different and softer play surface than the concrete promenade. The seashell gravel is a natural fertiliser, more permeable for rainwater runoff and stable enough for a vehicle to enter if needed. The change of material will indicate the edge between road and pedestrian and be reinforced by planters (or timber planks) keeping cars from entering.

The space between the southern pavilions could be covered during the summer season. The larger central space could double as festival and outdoor play or community gardens.

Solid reclaimed timber planks could provide seating and play structures could be introduced.



Existing Landscape



Proposed Landscape

4.7 Masterplan: Access and Parking

Parking

Today parking is provided on either side of the Old Fishmarket. The existing spaces to the north remain but are reduced by three as part of phase 2 and construction of the northern pavilion. The 14 existing parking spaces to the south will be reduced to 12 spaces as provision will be made for accessible parking at the southern end with unobstructed access to the promenade.

Lift

Access to the upper floor is provided by a staircase and a lift accessible from the southern pavilion and in a reasonable distance from the accessible parking spaces.

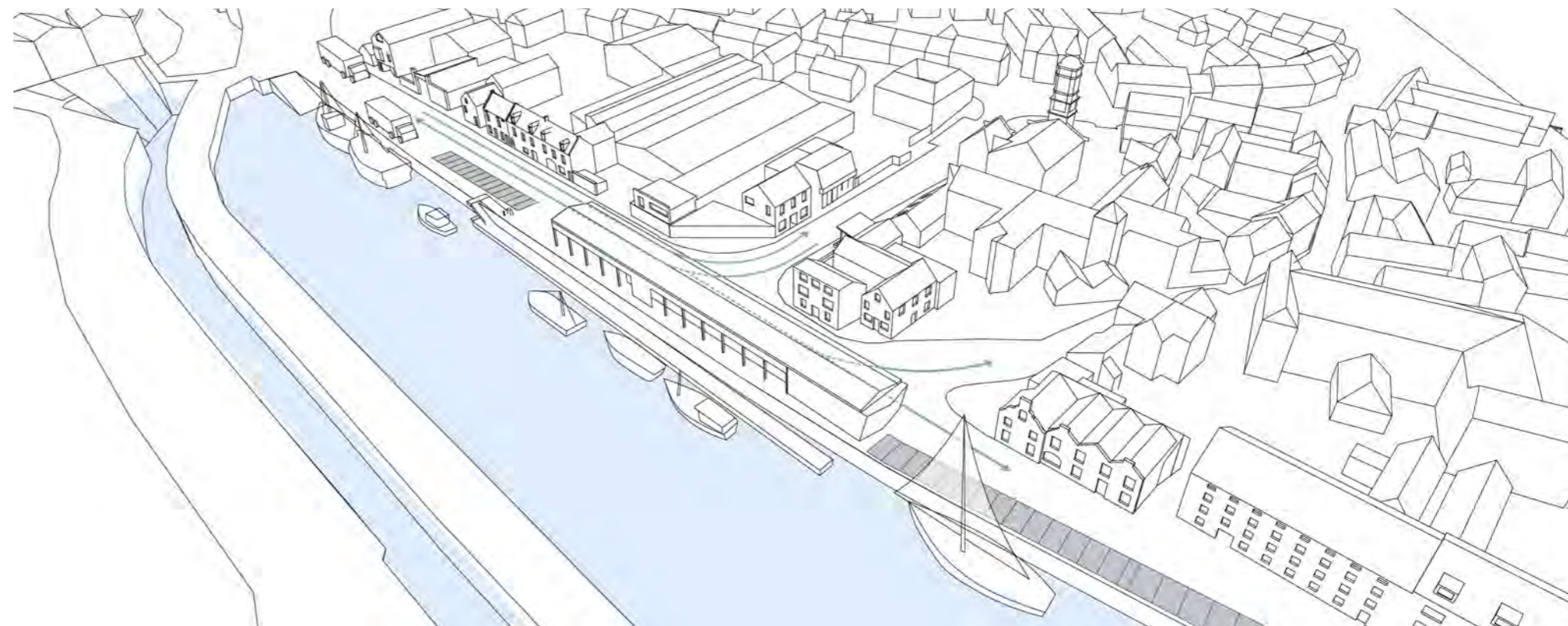
Refuse lorry

Refuse lorries will stop temporarily on the road at the southern pavilion for pick-up as per existing practise. A waste room is integrated into the southern pavilion at this corner.

Artic Lorries

The processes of the working harbour is concentrated at the southern end of Harbour Road. However, the working harbour stretches the full length of Harbour Road with artic lorries and forklifts needing access all the way along the road towards Marine Parade.

The working yard opposite the south pavilion, as well as the listed buildings no. 28, 29 and 30, does not require access by artic lorries on a regular basis. The area further south from here is an working harbour and artic lorries must have access daily as well as being able to park along the quay.



Existing: Access



Proposed: Access

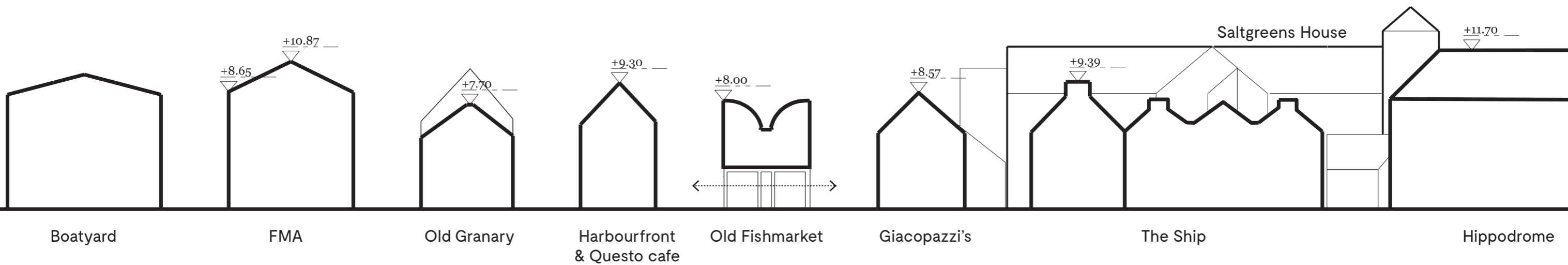
4.9 Pavilion Design: Elevation Profile

The traditional fishmarkets were single roof with open sides providing shelter and a shared floor for trade. The traditional harbour warehouses and granaries were tall buildings with high ground floors for storing goods and an enclosed upper floor for people – such as the Hippodrome or FMA building on Harbour Road. The image on the previous page shows the extend of large warehouses along Harbour Road. Many of these are today replaced by low industrial sheds towards the southern end, resulting in a cluttered elevation patchwork along Harbour Road. What also is noticeable in that image is the large pends into the fishing yards behind the warehouses. The proposed design layout seeks reference to the language of the traditional harbour warehouses with generous open

space ground floors and smaller upper floors for work or accommodation. At the same time, the proposed elevations reinterpret the repetitive gable language characterising Eyemouth as well as many other Scottish coastal towns. The vaulted profiles break down the volume of the roof and give character to the elevation in line with the SBC’s approved Supplementary Planning Guidance Development Framework suggesting a “flagship” or “gateway” buildings as part of the Harbourside regeneration. The depth of the proposed pavilions further mimics the depth of the traditional stone buildings and the roof ridge is set below any other rooflines along Harbour Road.



Hastings Fishing huts for drying and repairing nets.



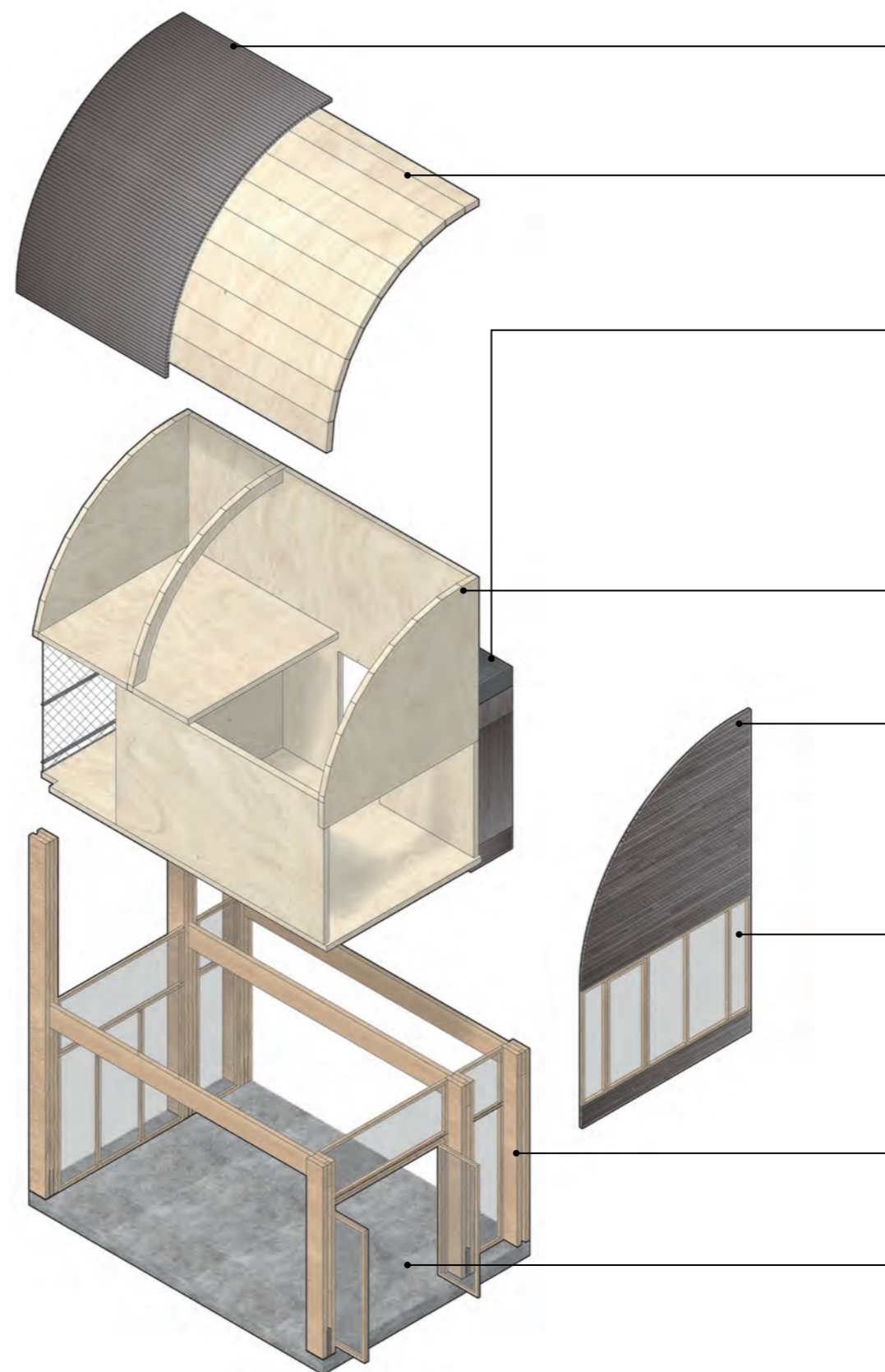
4.13 Pavilion Design: Components

The proposed scheme suggests timber construction throughout using a mix of traditional joinery and innovative methods.

The ground floor is proposed as a traditional timber column and beam superstructure on the ground floor and Cross Laminated Timber (CLT) structural panels for floors and walls. The roof is likewise faceted CLT panels spanning across and kept in place by a gable and mid rafters like traditional boat profiles. The CLT wooden surfaces will be exposed and visible to the interior eliminating any need for additional finishing material. The CLT is insulated and waterproof on the external side and finished with a timber batten board. Roofs are clad with an open timber batten (if cost allows) or zinc supporting the elevation colour.

The external cladding is proposed as a Scottish or Siberian Larch which is robust for the marine environment. This is a natural organic quality material which requires little maintenance and will weather well. The windows and doors are timber frame composites in natural colours. The in-between module and walkway external walls are large timber plywood boards varnished to match the larch and setback from the main façade. The walkway openings towards the road are supplemented with a fishnet curtain to give texture and a safe feel. Balustrades are provided in front of patio doors and along the walkway on the upper floors.

The in-between toilet module roof acts as one large box gutter angling away from the promenade with gargoyles or downpipe(s) towards Harbour Road.



Roof structure

Cross Laminated Timber (CLT) structural panels faceted the entire length over the quarter curved end- and mid CLT rafters. Alternative: Traditional rafter or Structural Insulated Panels (SIP).

Roof finish

The structural CLT panels are insulated and protected by a rain screen externally. Open timber battens are laid over the cold roof. Alternative: Zinc decking.

Roof gutter

The toilet roof act as one large zinc clad box gutter. The roof provide access to the vaulted roofs for maintenance.

Pod structure

CLT panels 90mm for walls and floors left exposed internal. Alternative: Traditional stud or SIP panels.

Pod external finish

Scottish / Siberian larch boards set to weather naturally. Alternative: Charred Scottish larch boards.

Windows and Doors

Timber composite framed windows and glazed doors. Mix of fixed glazing, bi-fold or patio doors.

Columns & Beams

Structural hardwood columns fire protected and left to weather. Steel plate connection between the three columns.

Flooring

Polished concrete finish. Steel plate shoe between columns.

4.14 Pavilion Design: Facade Materials - Proposed

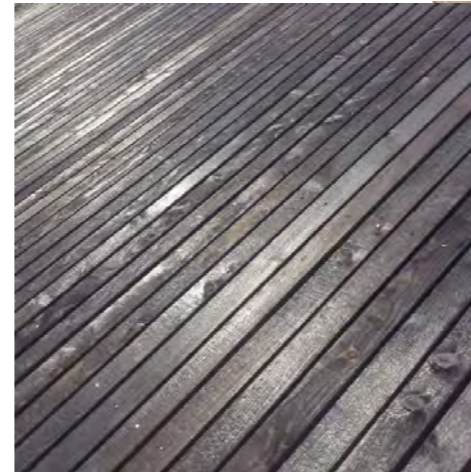
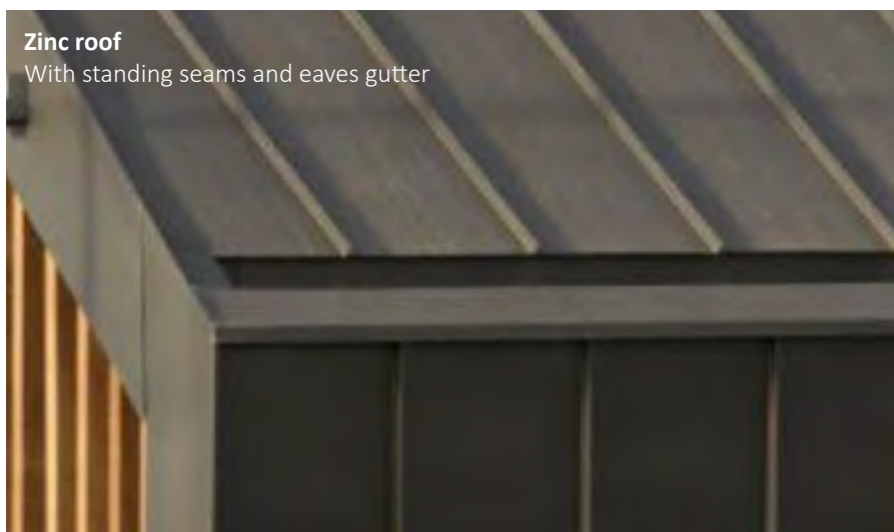


EAST / Towards the Harbour



WEST / Towards Harbour Road

4.14 Pavilion Design: Materials - External



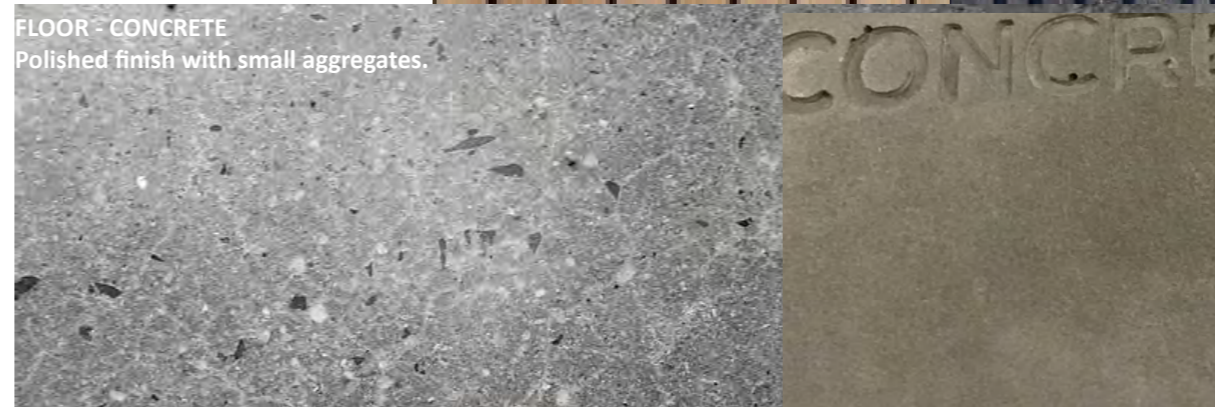
FACADE- SCOTTISH/SIBERIAN LARCH
Budgeted
Left exposed to naturally weather.

ROOF - TIMBER
Preferred
Timber battens set over rain-screen.



ROOF - ZINC
Budgeted
Dark zinc roof with standing seams.

FLOOR - CONCRETE
Polished finish with small aggregates.



FACADE- SCOTTISH LARCH
Preferred
Charred lightly to protect from weather and fire.

IN-BETWEEN FACADE - PLYWOOD
Plywood boards varnished to protect and match facade larch.

DOORS AND WINDOWS
Timber composite
Fixed windows
Patio or Bi-fold doors.

5.9 Pavilion Design: Elevation East - Proposed, Phase 2



5.11 Visualisations - View from middle pavilion

