

WEST PIER RENOVATION AND IMPROVEMENT



BUILDING 3

EXISTING BUILDING

Building 3 is a 1990s two-storey fisheries building with the ground floor used for storage/industrial use and welfare areas, whilst the first-floor is used as a café and net lofts. The building is generally functional but dated, with some signs of deterioration such as weathered brickwork, worn balcony/stairs, and a basic internal layout. There is the opportunity to better utilise the existing space.

PROPOSALS

The scheme focuses on retaining and upgrading the existing building.

At ground floor, the existing fishery/storage space is largely kept but can be subdivided into smaller units, with part of the space used to improve welfare facilities (including upgraded toilets, a new shower, and a mess room). Café storage from Building 2 is relocated into Building 3 for better access.

At the first floor, the existing Lookout Café, kitchen, and seating are retained, with only minor changes.

Works include opening up the existing arches at ground floor level and the insertion of new doorways. At first floor, existing doors and windows are to be replaced alongside general roof and fabric repairs.

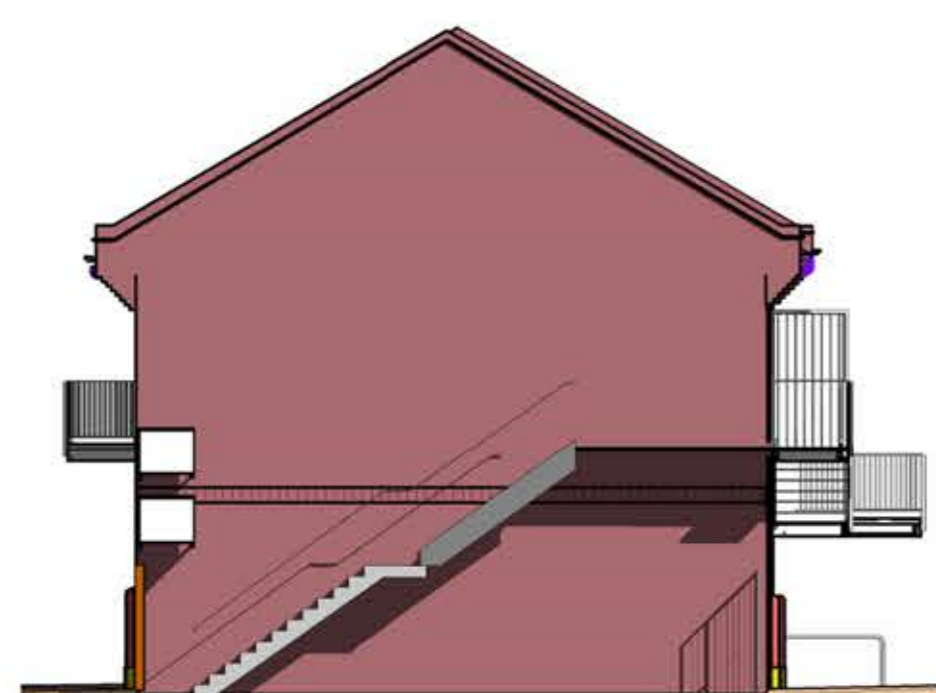
The existing stairs to the Lookout Café could be replaced with a new stair and lift access located between Building 3 and the proposed Building 4, allowing an enhanced entrance into the cafe with lift access to the first floor.



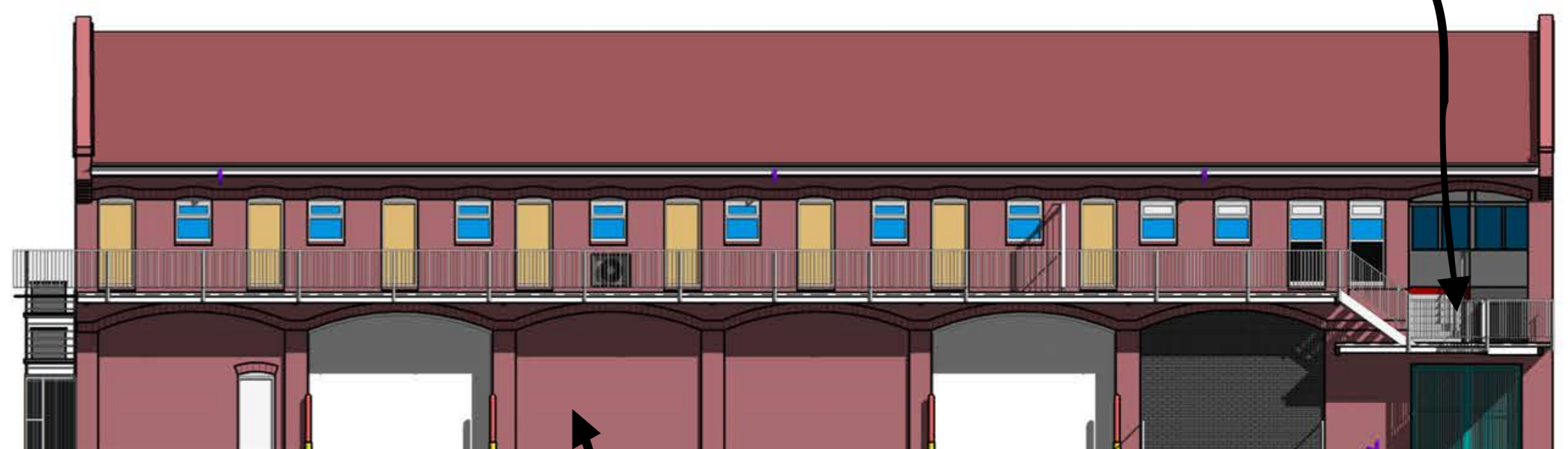
Building 3 (Google Maps 2024)



Building 3 (Google Maps 2026)



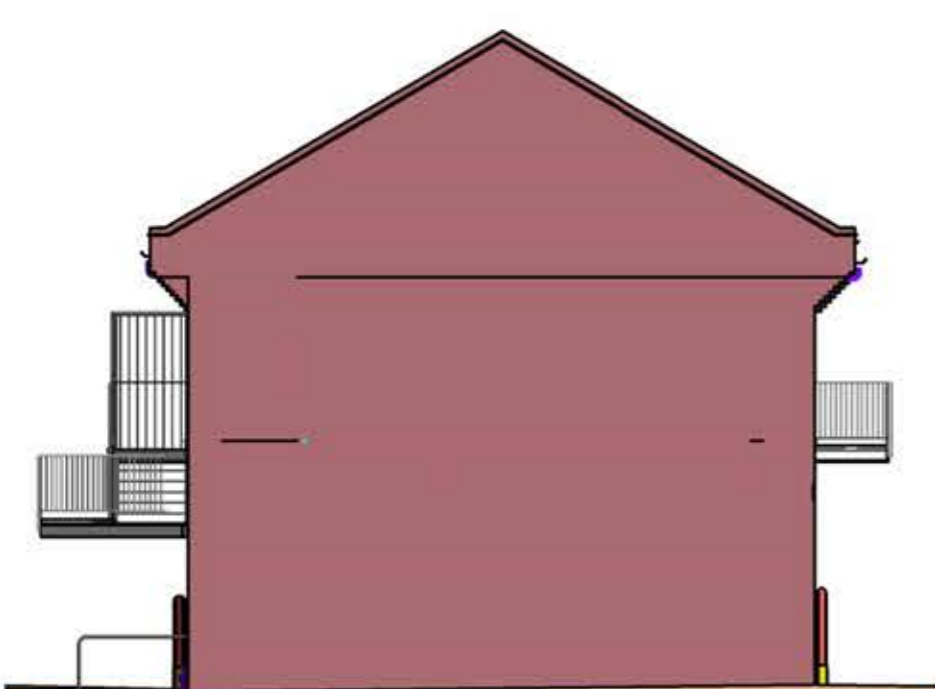
Existing North West Elevation



Existing South West Elevation

Existing stairs and cafe entrance to be replaced with new stair and lift access

Archways to be opened up to improve the building's appearance and create a flexible ground floor space



Existing South East Elevation



Existing North East Elevation



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