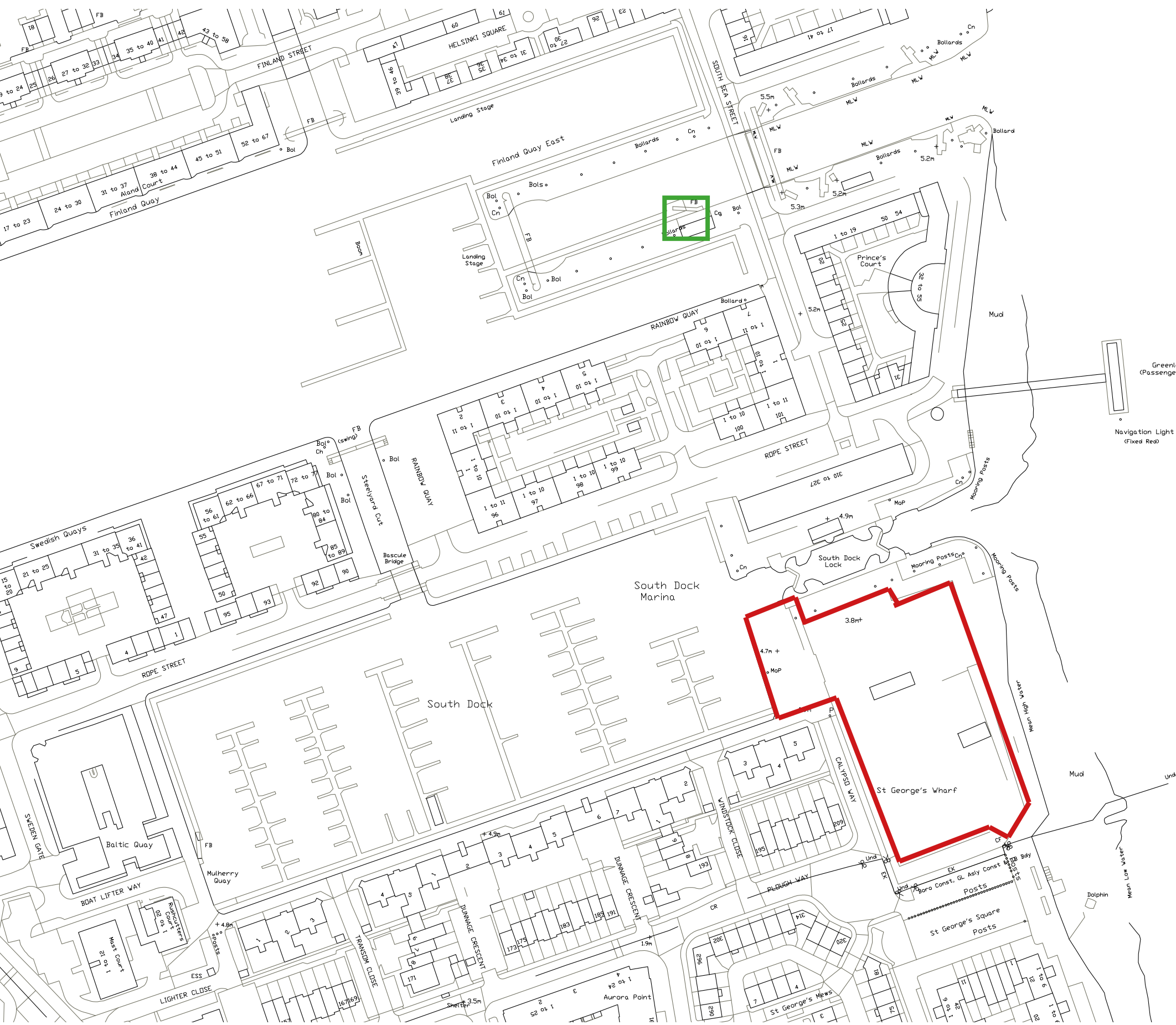


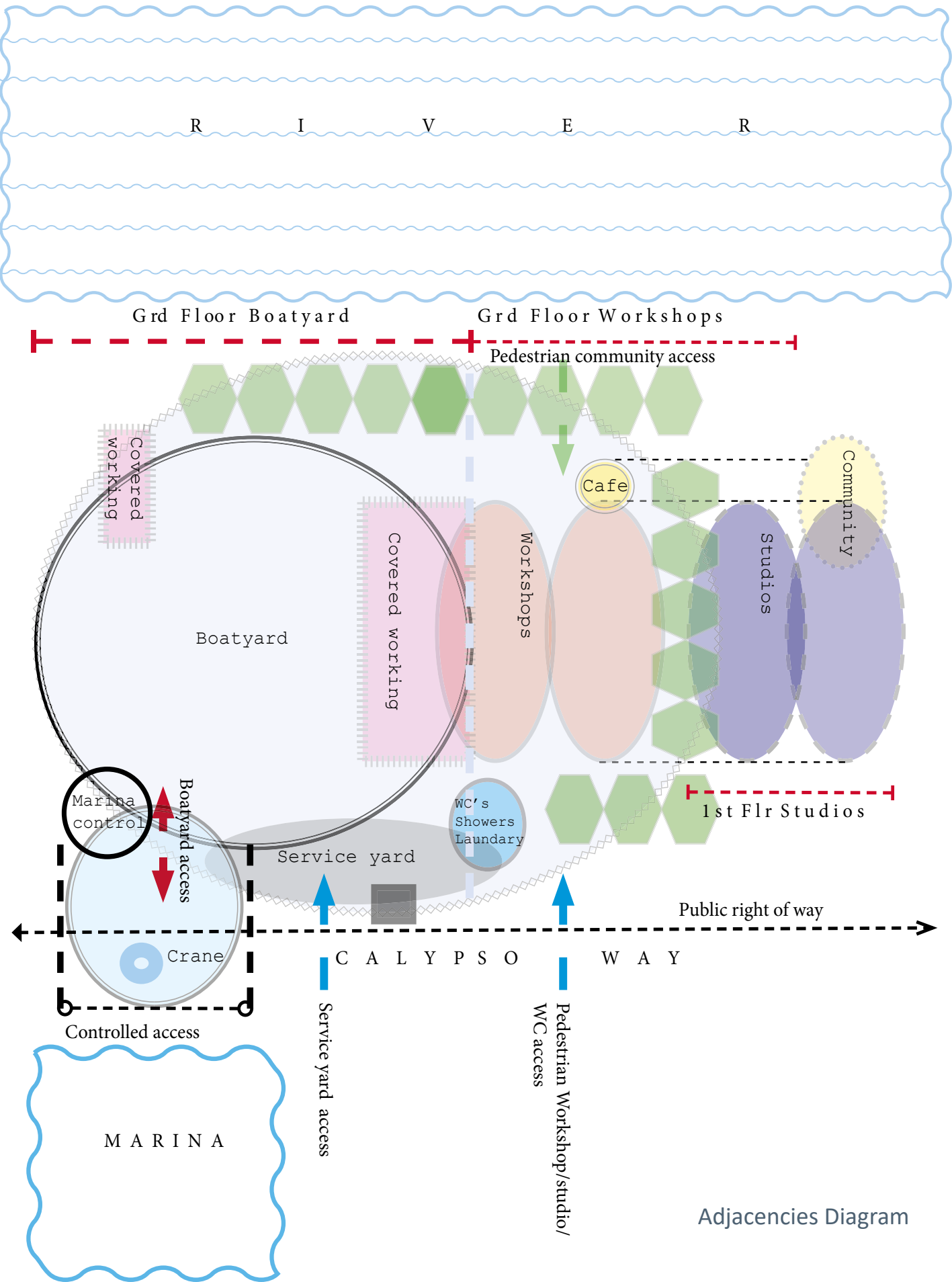
SOUTH DOCK MARINA HEALTH & SAFETY PROJECT

The Proposal

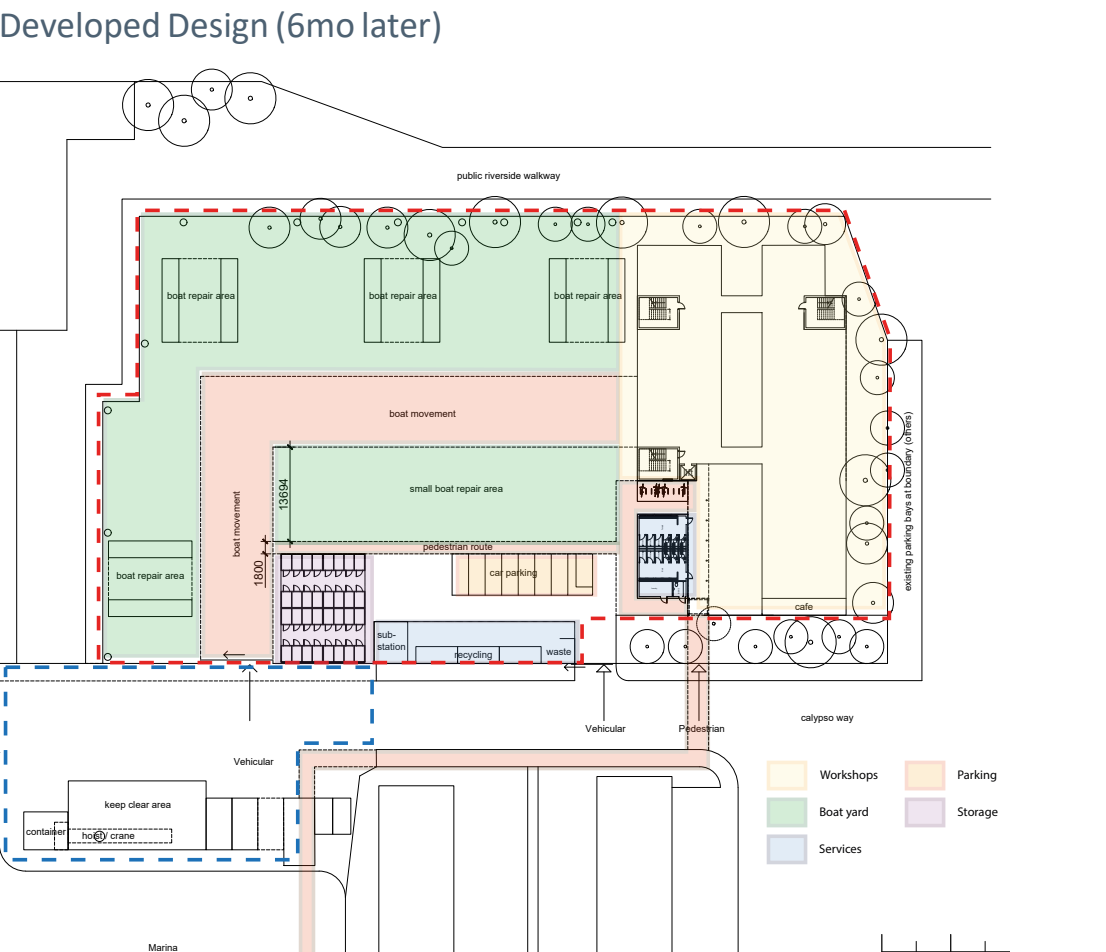
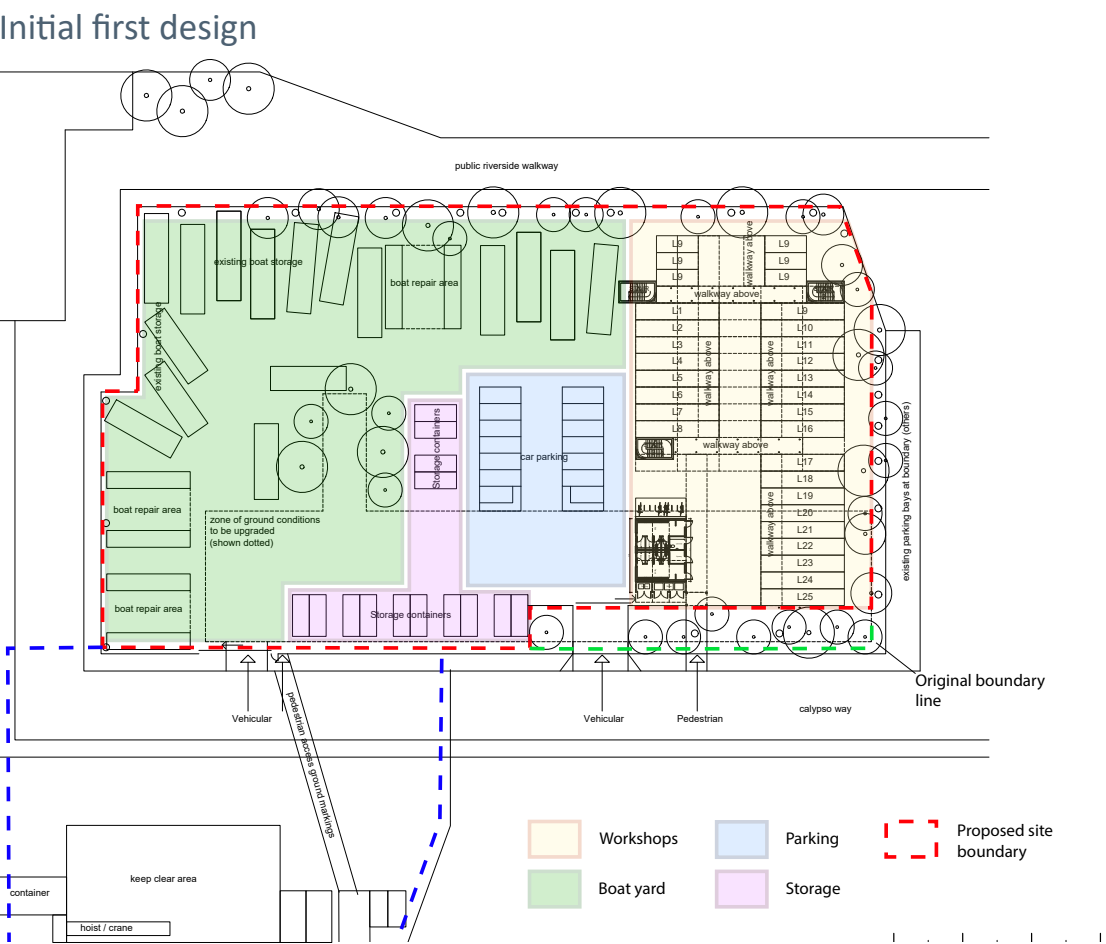


The proposal for South Dock Marina (site highlighted in red) looks to provide the berth holders of South Dock with new wash facilities as well as a complete reorganisation of the boatyard and corresponding workshop spaces to create a more structured and safer workflow, tackling key health and safety issues.

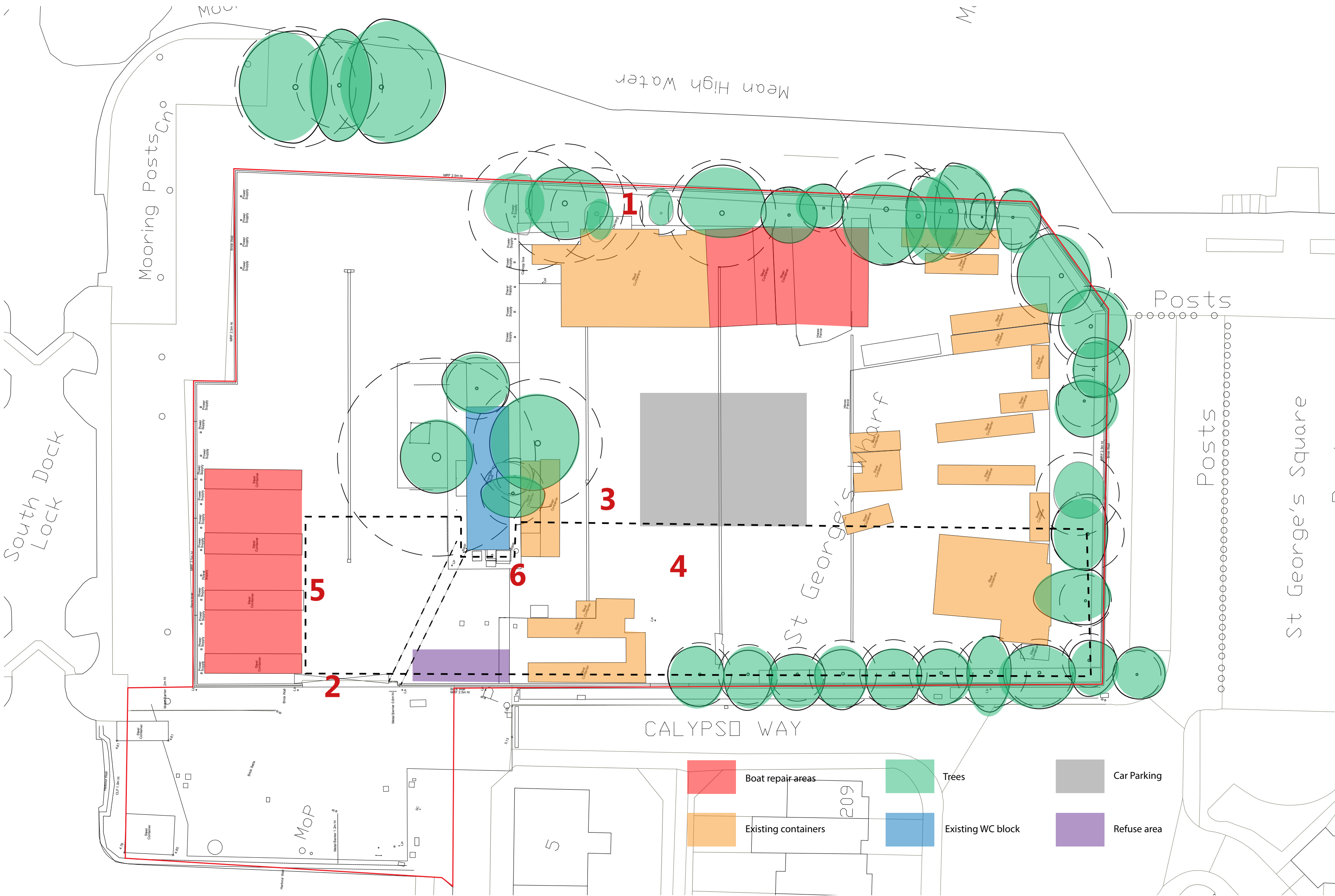
The location highlighted in green shows the proposed site for a new substation that will be dedicated to increasing the capacity for Greenland Dock, with the aim of resolving the current usage issues experienced by berth holders.



Design Development



Existing Site Plan



Health and Safety Issues



1. UNSAFE ACCESS / ESCAPE
Access to a number of the containers / units is from the rear either via or adjacent to zones of soft landscaping or unmade ground. The access to the units is unsuitable as the access is very narrow and not of solid made ground in various places. A number of containers are located at first floor level with ad hoc stair access that does not comply with building regulations.



2. PEDESTRIAN & VEHICULAR CONFLICT/ ESCAPE ROUTE
There are no clear routes between vehicles and pedestrians at the entrance. There needs to be clear separation so as to avoid conflict and prevent potential accidents. The only escape route from the boatyard in case of emergency or fire is from the front entrance vehicular and pedestrian gates. Alternative escape routes should be evaluated and considered as part of the proposals.



3. INSUFFICIENT DRAINAGE
There are areas of the boatyard where this currently insufficient surface water drainage. This is particularly obvious to areas in the middle of the boatyard where there is ponding, drainage channels that are completely blocked and heavy vehicles have degraded areas of tarmac.



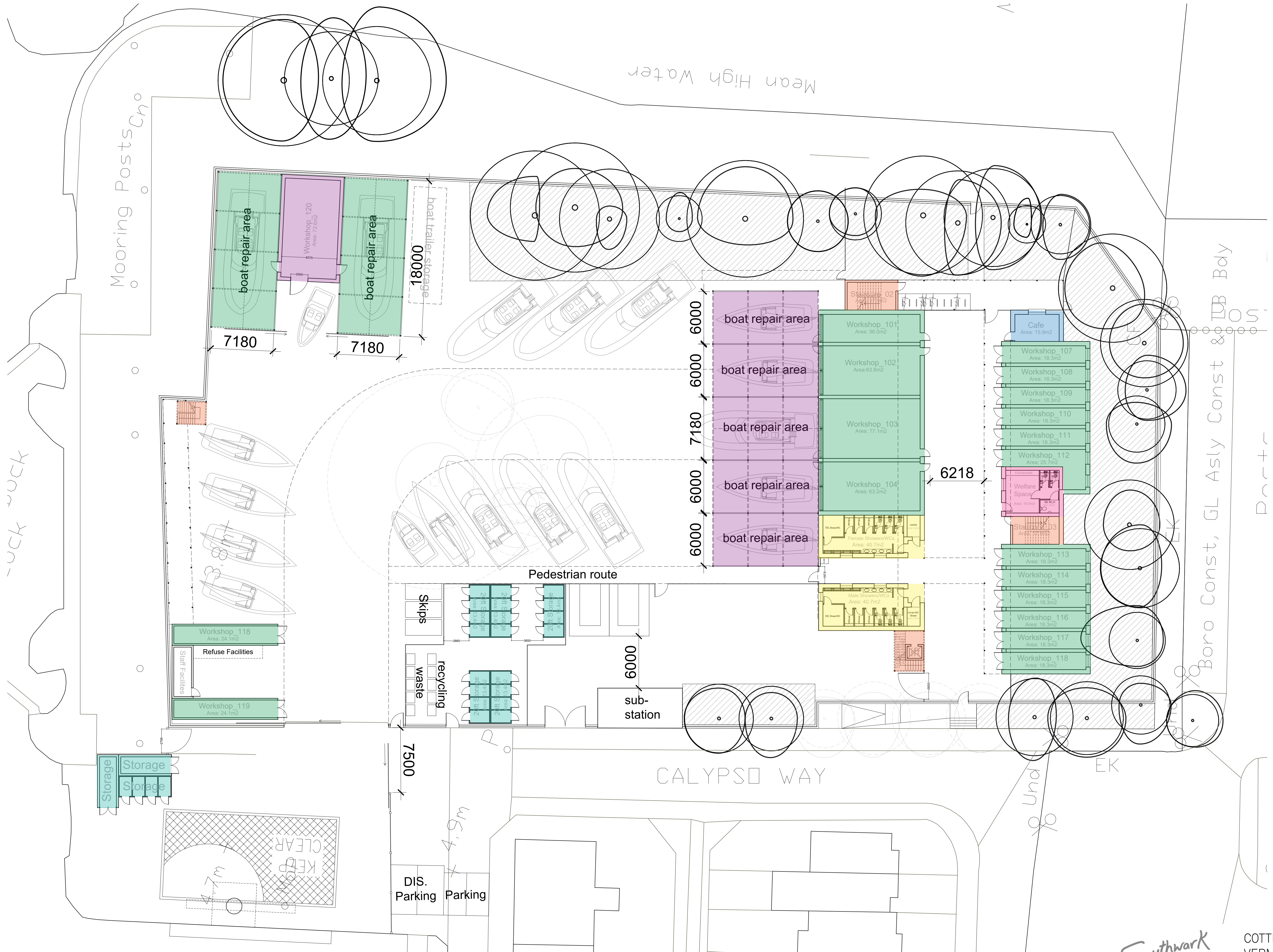
4. EXISTING GROUND SUBSIDENCE
There is significant ground subsidence to the area shown dotted red on the plan adjacent. It is intended that a significant part of this area be used for the storage of heavy boats for which the area is currently not suitable for. This area will be required to be upgraded for the intended use.



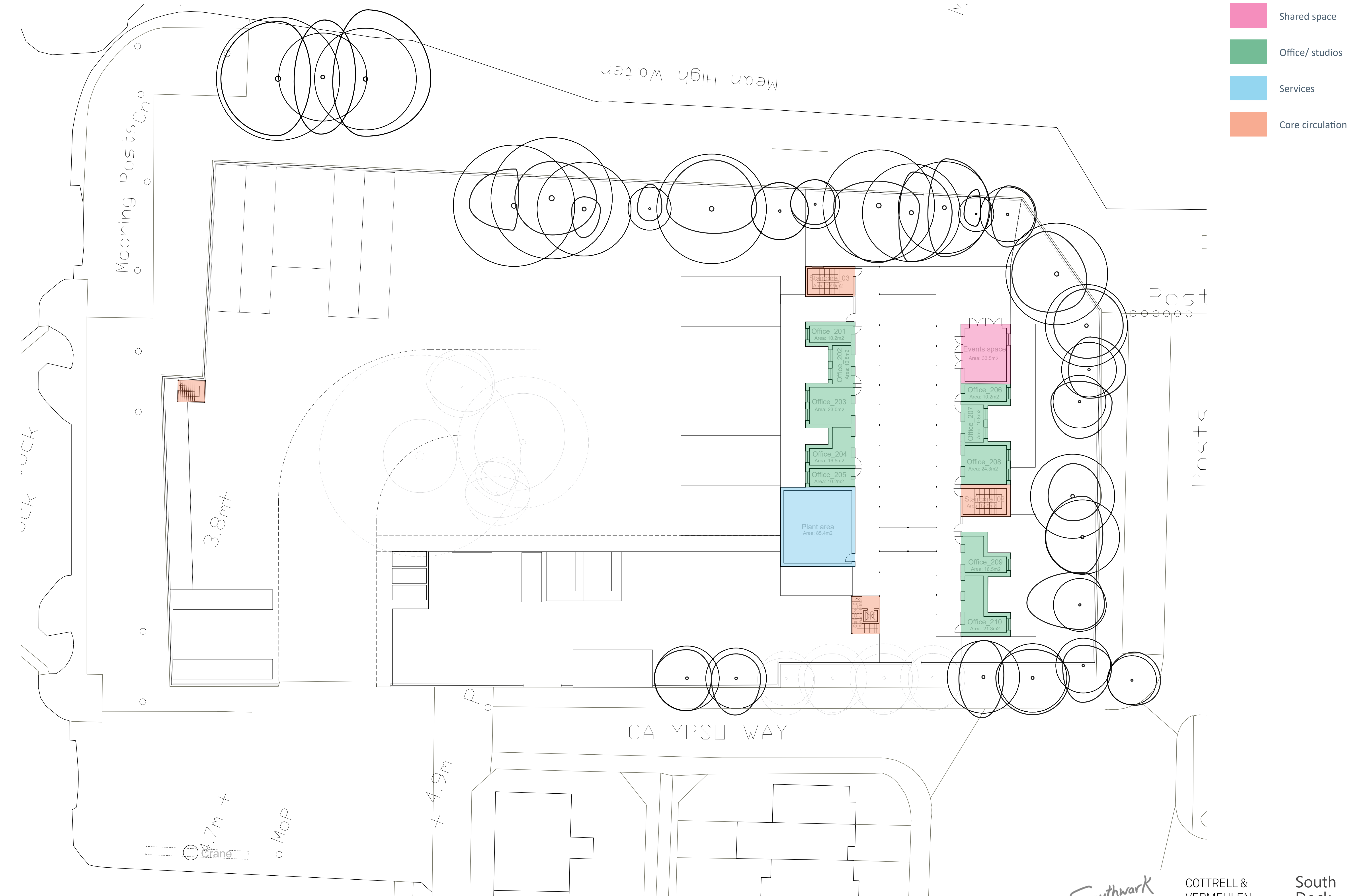
5. WORKSHOP ON MAIN VEHICULAR ROUTE
There is a workshop adjacent to the existing amenity building that opens onto the main vehicular route during working hours that is a safety issue.

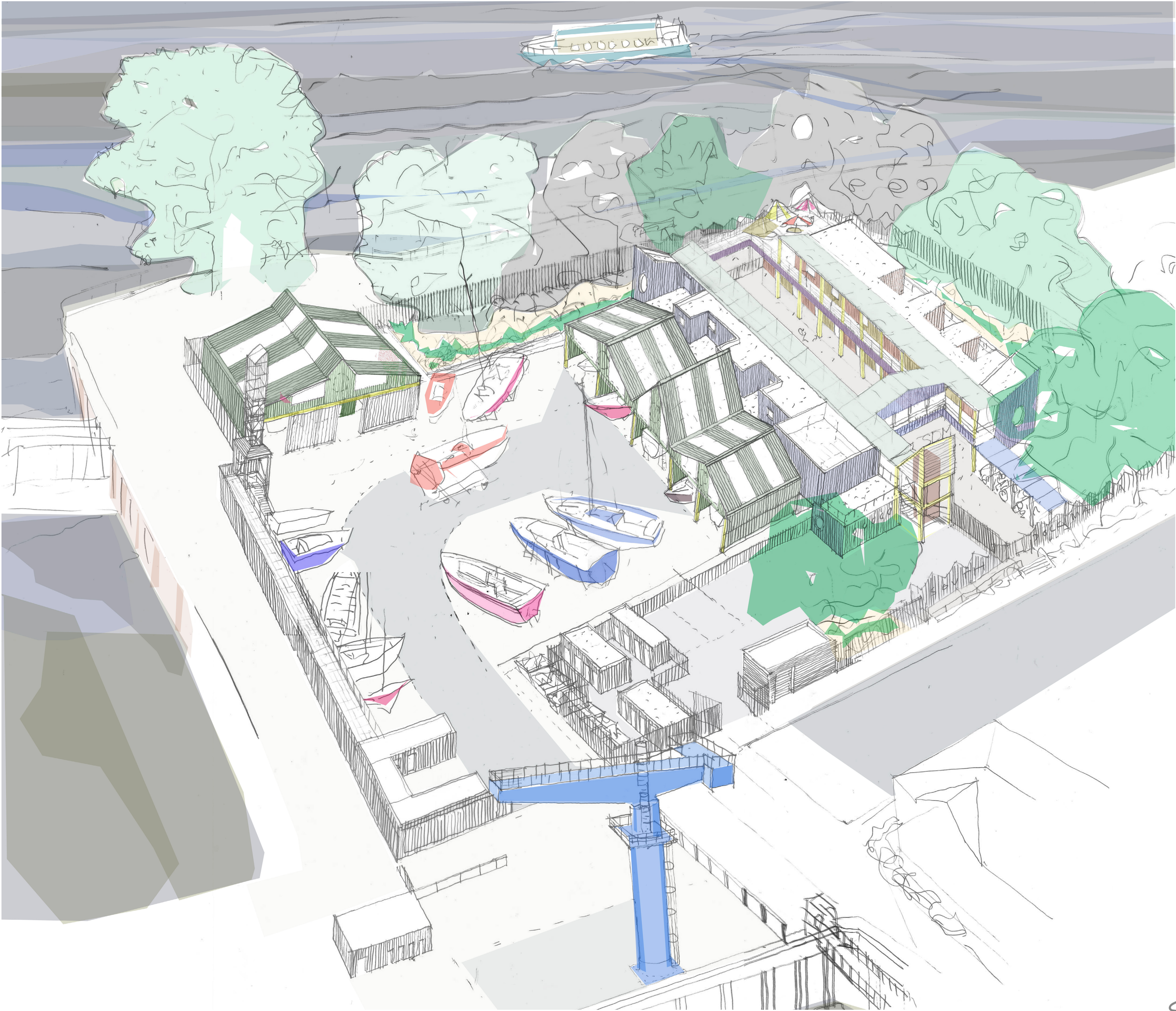


6. CONGESTED ACCESS
The area close to the entrance adjacent to the amenity block is congested and it is difficult to manoeuvre through into the main boatyard area. This area should be reorganised to provide better access.



- Cafe
- Covered boat repair
- Berth holders WC/facilities
- Amenities space
- Workshops
- Storage
- Core circulation

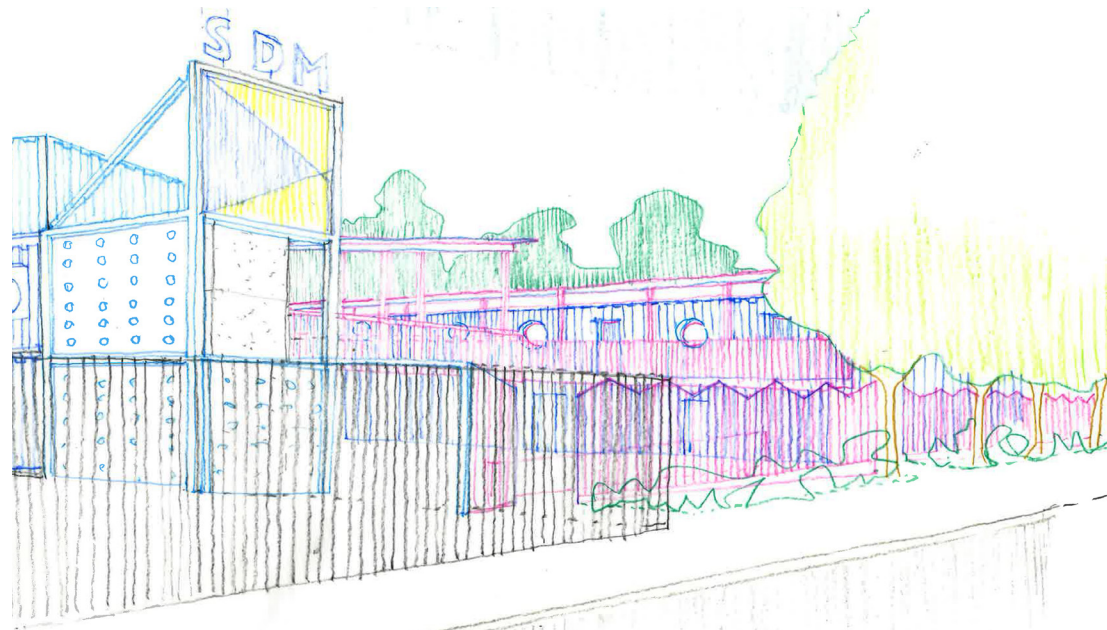




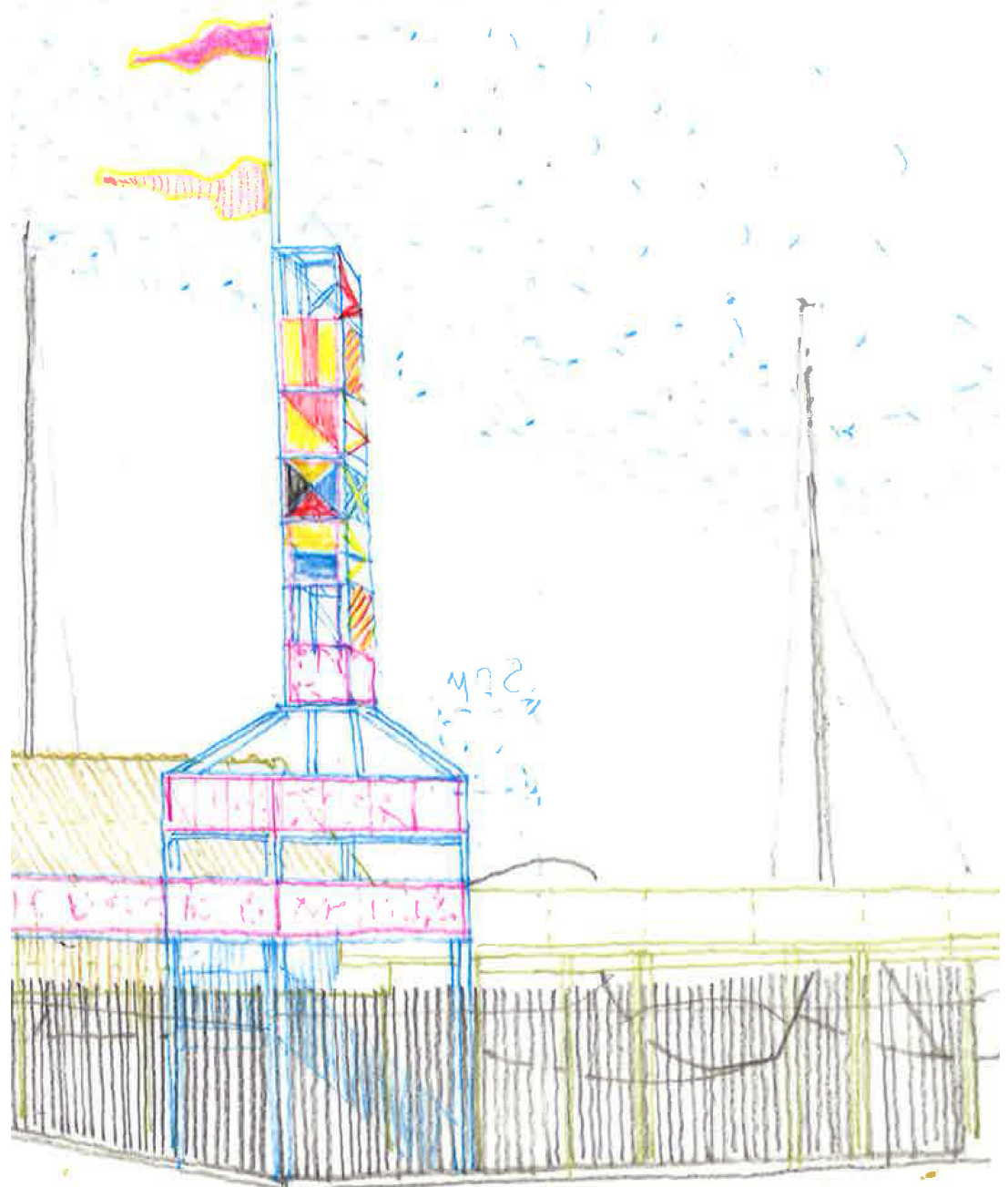
○ Aerial view of site



View from river

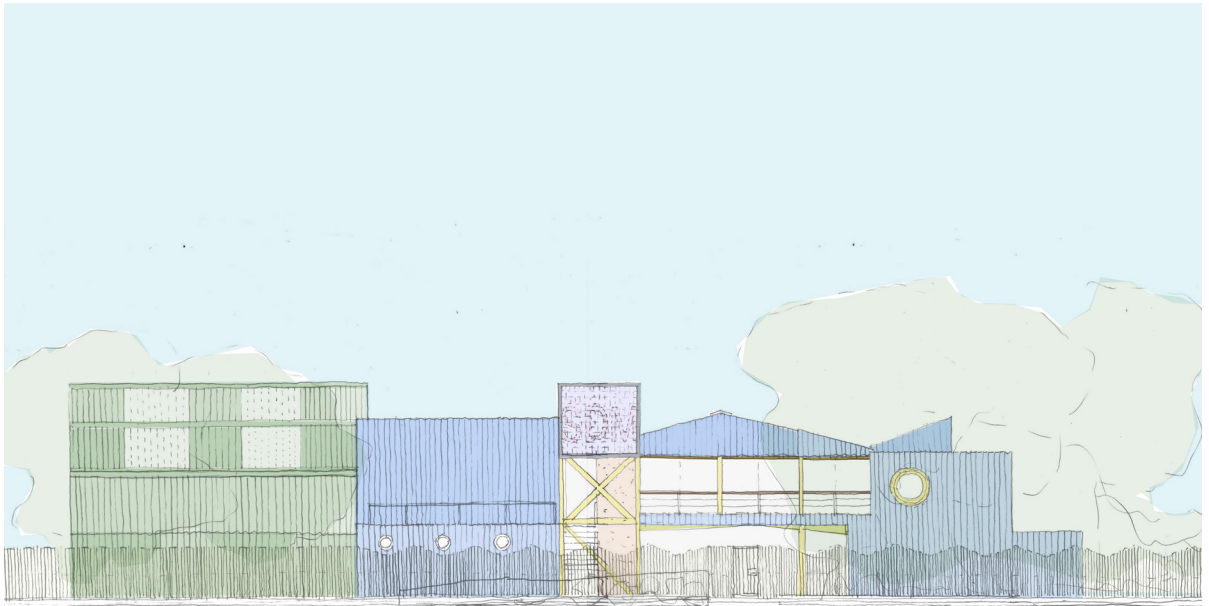


View from Calypso Way



View of tower from lock

Main Entrance Elevation



Elevation along Calypso Way