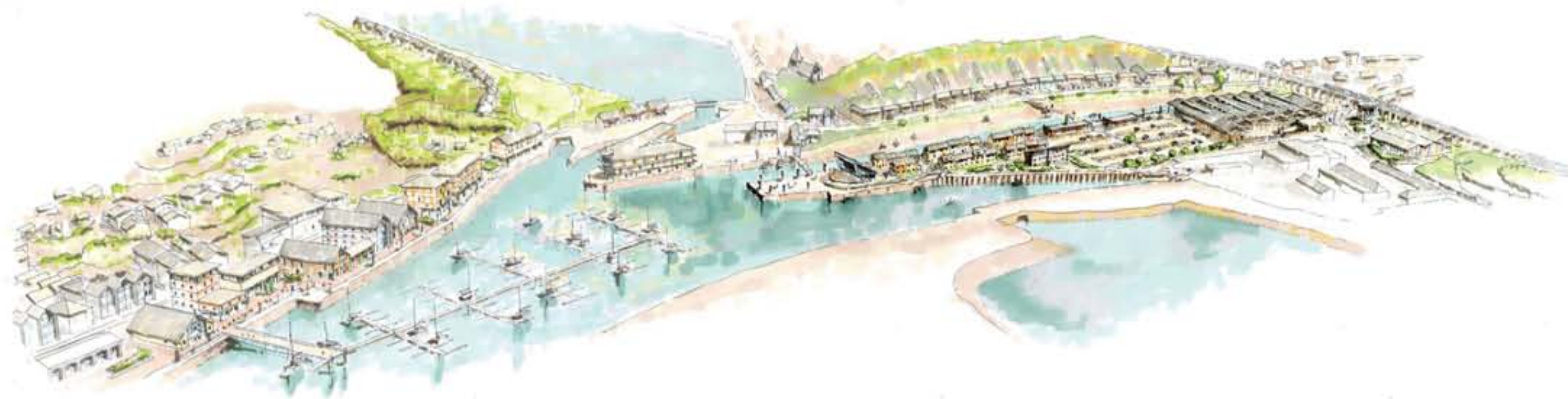


Development Proposal for
South Quay/Foundry Yard
Hayle Harbour

December 2010



Landscape Design Statement

1.0 Introduction

Aspect Landscape Planning were appointed by ING to prepare hard and soft landscape proposals for a hybrid planning application for the South Quay and Foundry Yard site for a retail-led mixed use development.

The following elements are submitted in detail: The retail foodstore and adjoining cinema, non-food retail units, stand-alone units accommodating retail/ restaurants, associated access, car parking, service arrangements and public realm to include the Piazza, flood prevention measures (including the raising of the existing ground level), dedicated site for a heritage feature and the quayside pedestrian promenade.

The following aspects are submitted in outline: The residential accommodation (for which access to be determined), northern restaurant, associated parking and a new pedestrian footbridge over Penpol Creek. Public realm/ landscaping improvements to the residential area and to Isis Garden

The purpose of this document is to provide an overview of the existing townscape elements associated with the site and its immediate context and to present the proposed landscape and public realm enhancements which will complement the built form, providing a high quality setting for the development.

The document will therefore take the following format:

Appraisal of existing townscape context and linkages
Presentation of the landscape and public realm proposals

A number of plans have been prepared to support this application:

APPRAISAL

ASP1 Birds Eye View - Site Context

ASP2 Townscape Context

ASP3 Landscape Strategy

ASP4 Quay Line Strategy

DETAILED APPLICATION

ASP5 Overall Landscape Masterplan

ASP6 Detailed Application Landscape Masterplan

ASP7 South Quay Retail

ASP7.1 South Quay Retail Car Park Detail

ASP7.2 Residential Threshold Detail

ASP7.3 Heritage Interpretation Area

ASP7.4 Heritage Interpretation Area Materials and Visuals

ASP7.5 Quay Line Representation

ASP8 Quayside

ASP8.1 Quayside Retail Frontage

ASP8.2 Wall Mounted Seat Detail

ASP8.3 Quayside Gateway

ASP8.4 Quayside Public Realm Detail

ASP8.5 Quayside Public Realm Materials and Visual

ASP9 South Quay Gateway

ASP9.1 South Quay Gateway Piazza

ASP9.2 Foundry Yard

ASP10 Planting Strategy

OUTLINE APPLICATION

ASP11 Outline Application Landscape Masterplan

ASP12 South Quay Residential

ASP12.1 Penpol Court

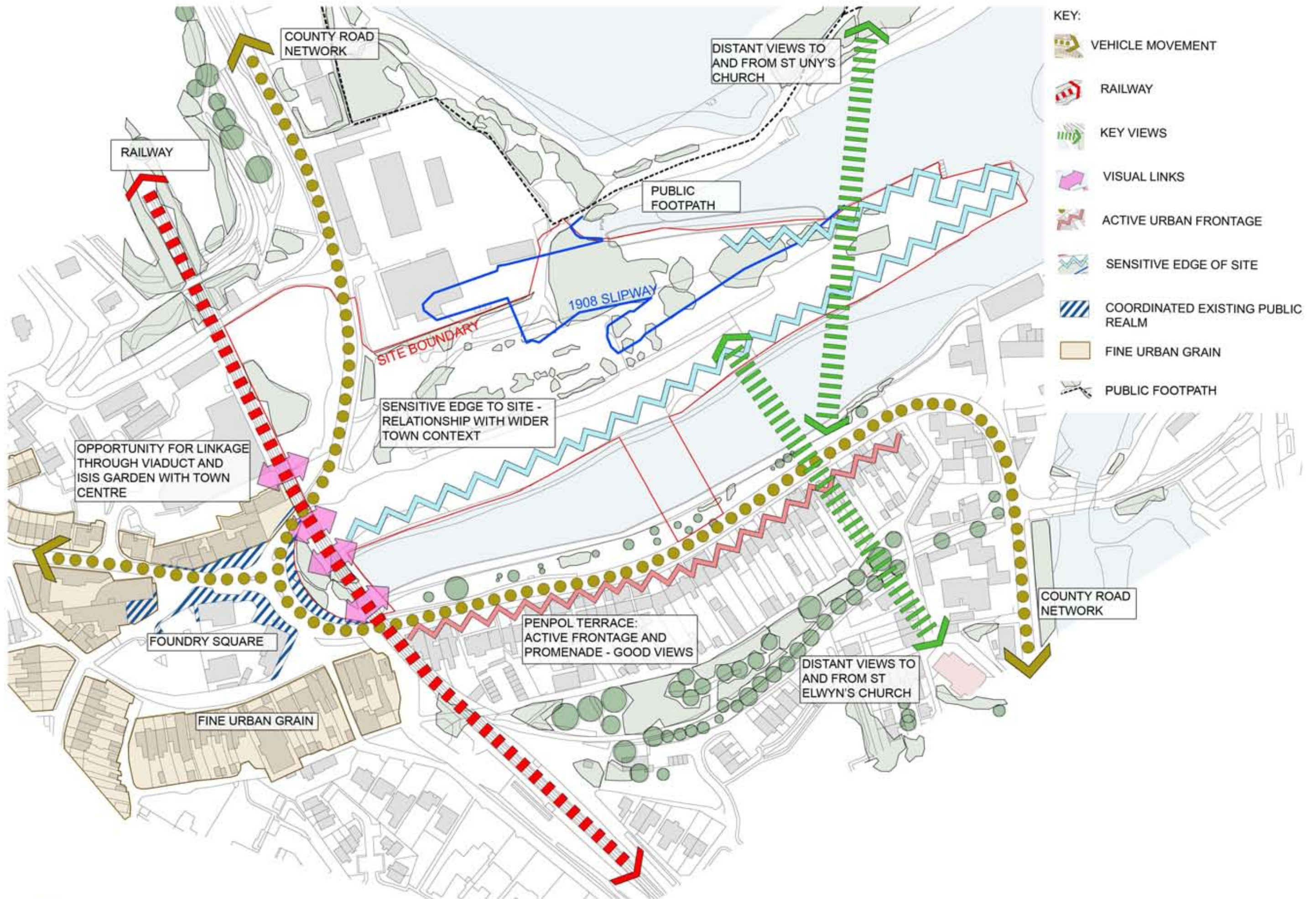
ASP12.2 Church View Garden

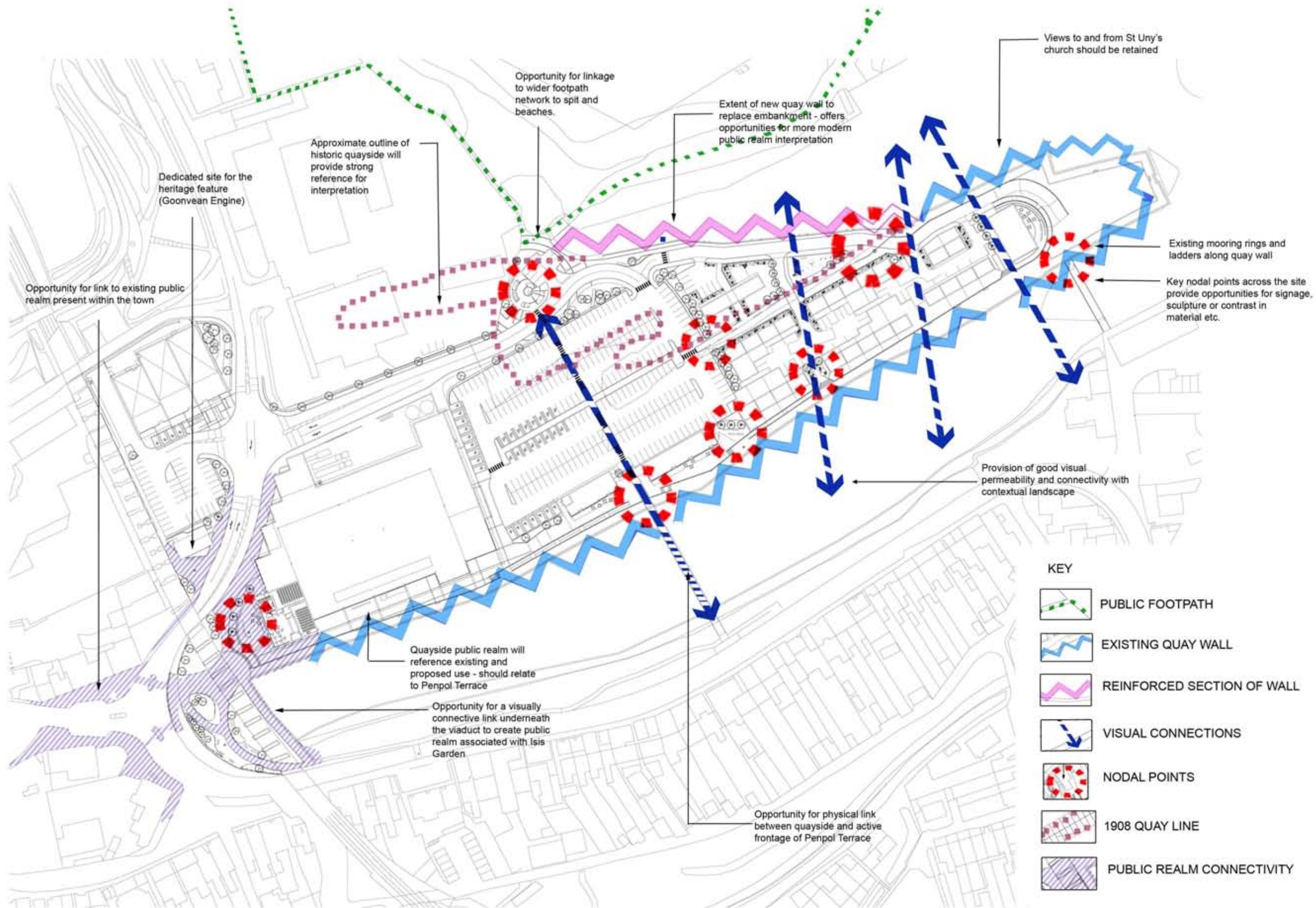
ASP12.3 Penpol Point

ASP13 Isis Garden Detail

ASP13.1 Isis Garden Visual









Ground Lines - Ceramic or metal markers (A)



Ground Lines - Paving (B)



Connective Elements - Paving (C)



Vertical Connective Elements - Corten Steel or powder coated/ painted Aluminium, (D)



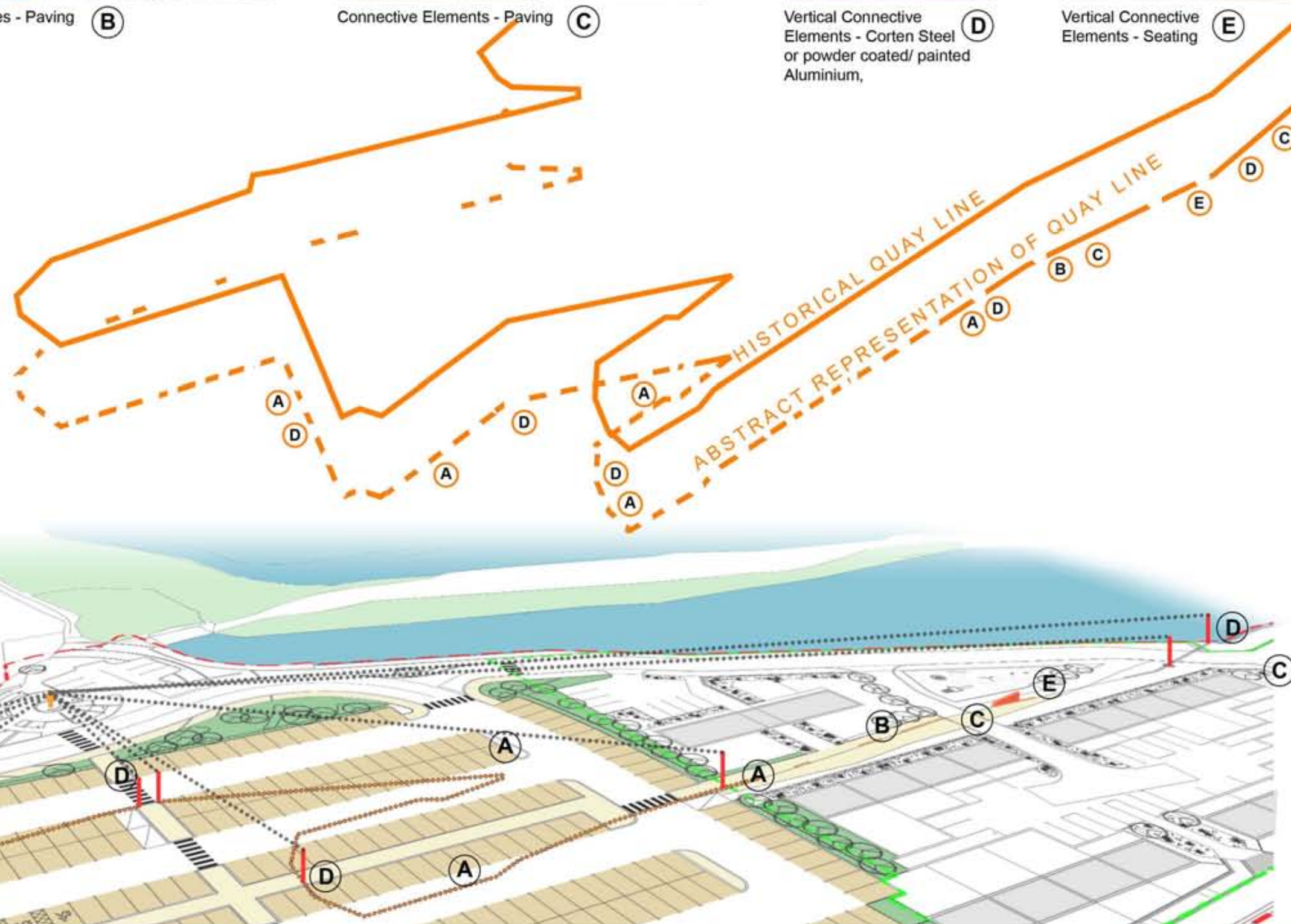
Vertical Connective Elements - Seating (E)

THE SCHEME seeks to reference the line of the old Quay line whilst referencing the transient nature of its location and extents.

At present the original Quay line is invisible, running as it does under the adjacent Jewson's site and beneath the existing filled in Quays. The scheme looks to partially uncover the line through the use of a combination of elements on both the horizontal and vertical plane that will connect visually and physically in some cases, becoming more repetitious and less transient as the end of the original Quay is reached, where it is represented as a physical three dimensional feature.

FEATURES

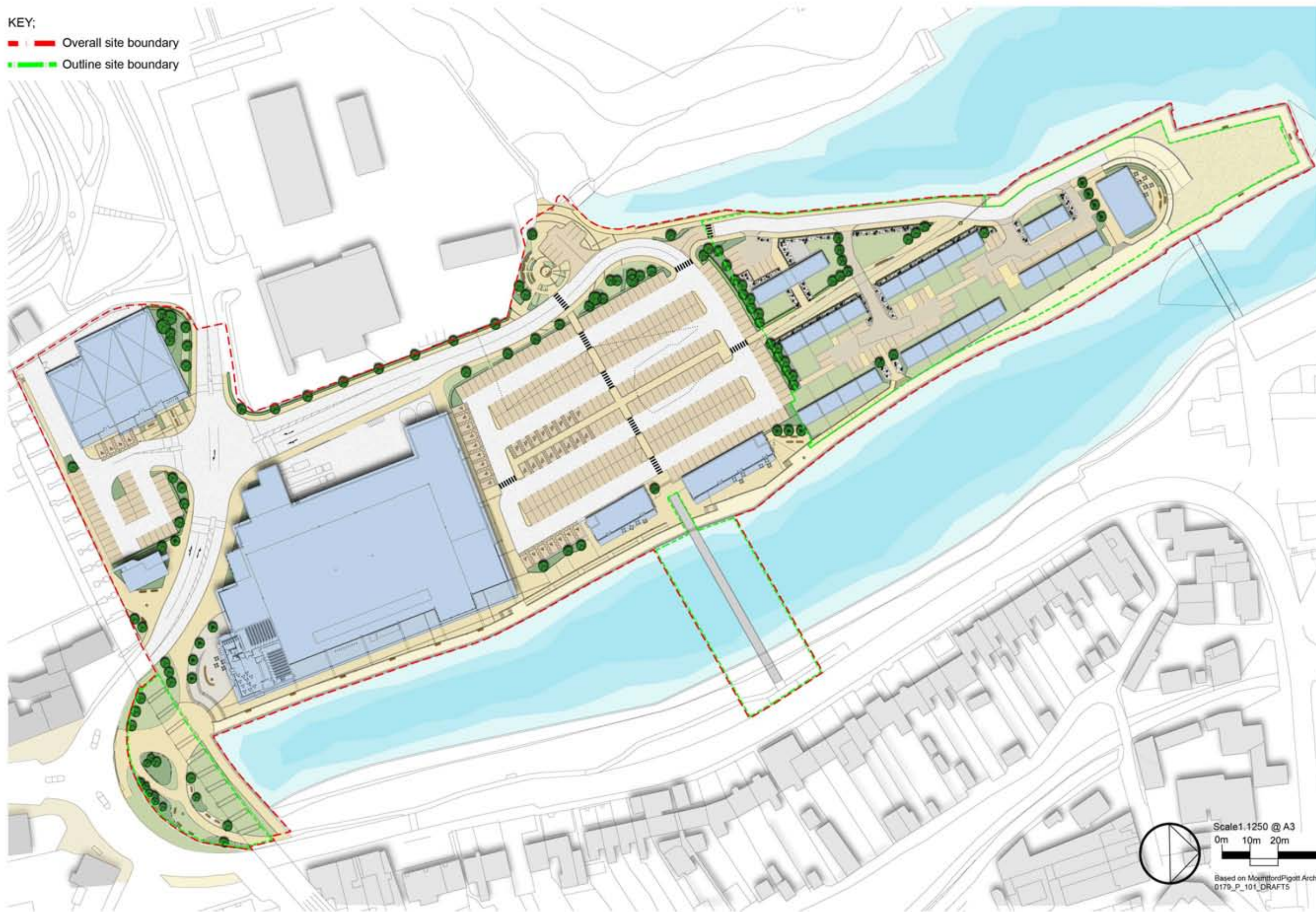
A series of features on the horizontal plane would include ceramic or metal markers, smaller intermittent paving units and lengths of inlaid stone or paving. These units would combine with vertical markers that may utilise corten steel, powder coated or painted aluminium, stone pillars, lighting columns or wind sculptures alongside a physical section of wall and seating to provide a cohesive narrative across the site, all linked visually from a viewpoint to the east and associated signage and interpretation board.



KEY;

Overall site boundary

Outline site boundary



Scale 1:1250 @ A3

0m 10m 20m 50m

Based on Mountford Pigott Architects drawing
0179_P_101_DRAFT5



KEY;
Overall site boundary
Outline site boundary

ASP7

ASP8

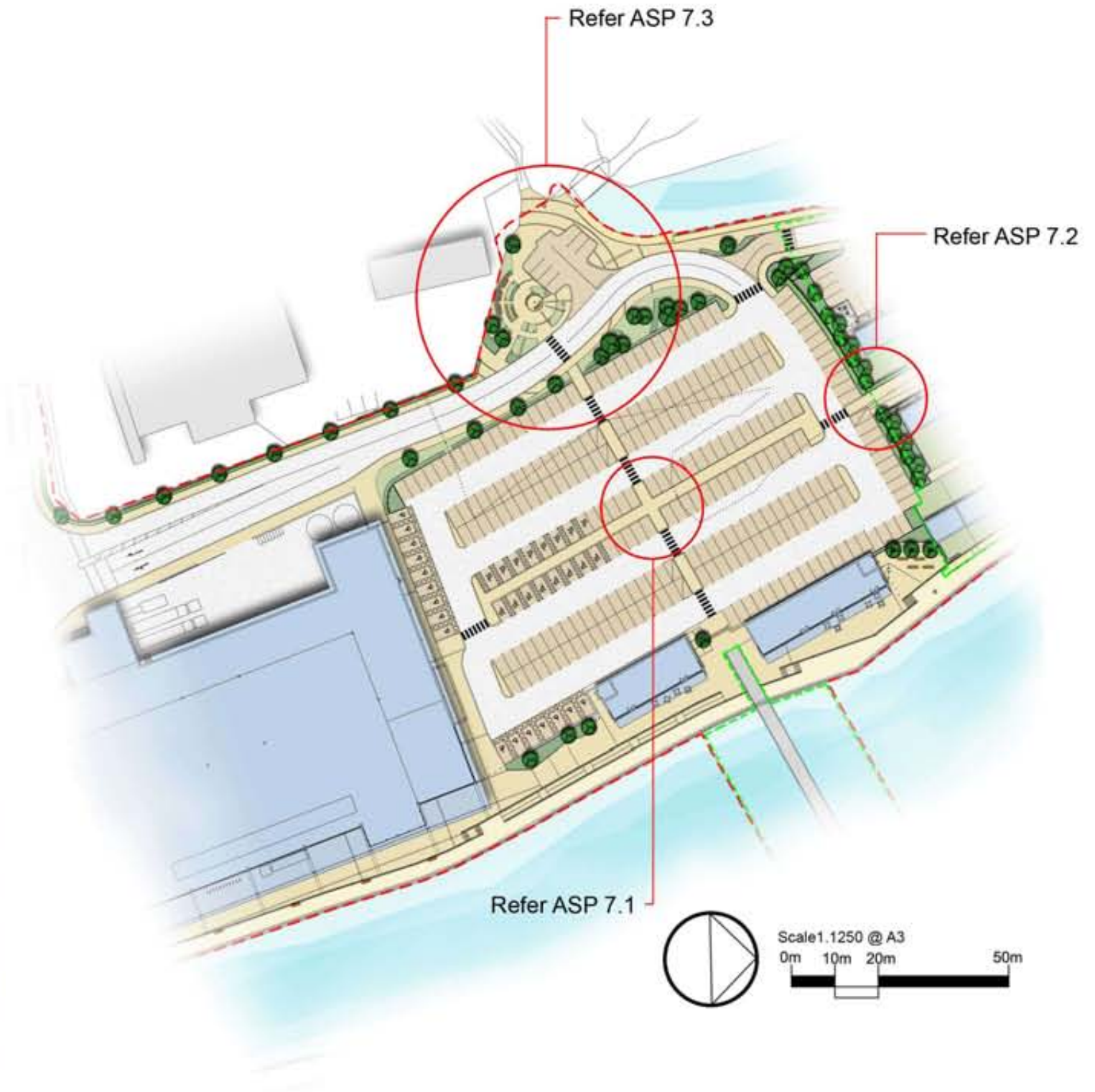
ASP9

Scale 1:1000 @ A3
0m 10m 20m 40m
Based on Mountford Pigott Architects drawing
0179_P_101_DRAFT5

South Quay Retail is submitted as part of the detailed application. It details a degree of soft landscape alongside hardscape elements and an interpretation of the original Quay line to create an appropriate interface between the retail element of the development and pedestrian links across from Penpol Terrace via the footbridge to the wider footpath network to the west.

Paved pedestrian footways link through gateway features east-west through the car park to an area of public realm and interpretation and signage associated with the reference to the Quay line.

Vertical markers combine with recessed paving/ metal features to provide an abstract interpretation of the 1908 Quay line.

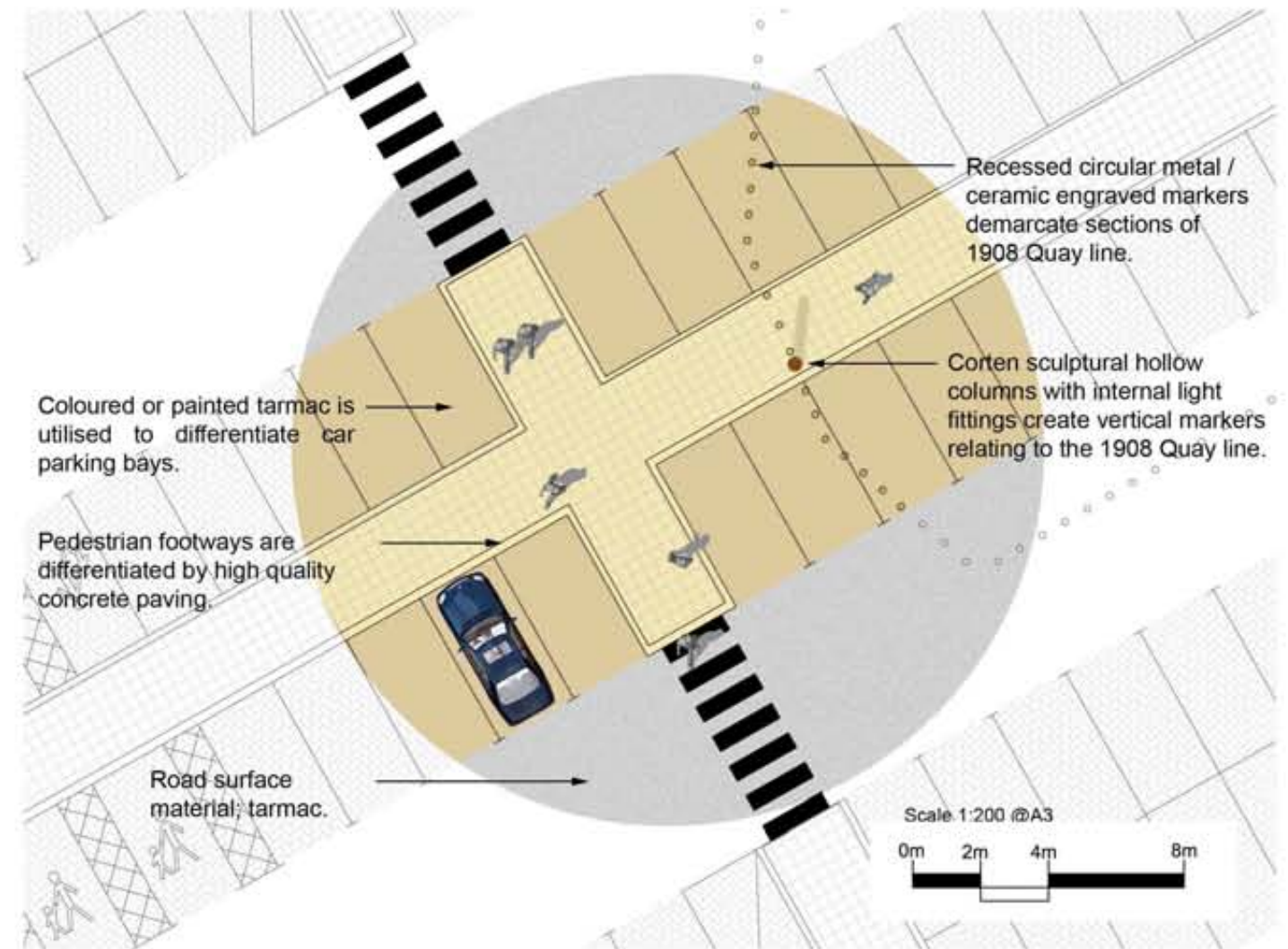


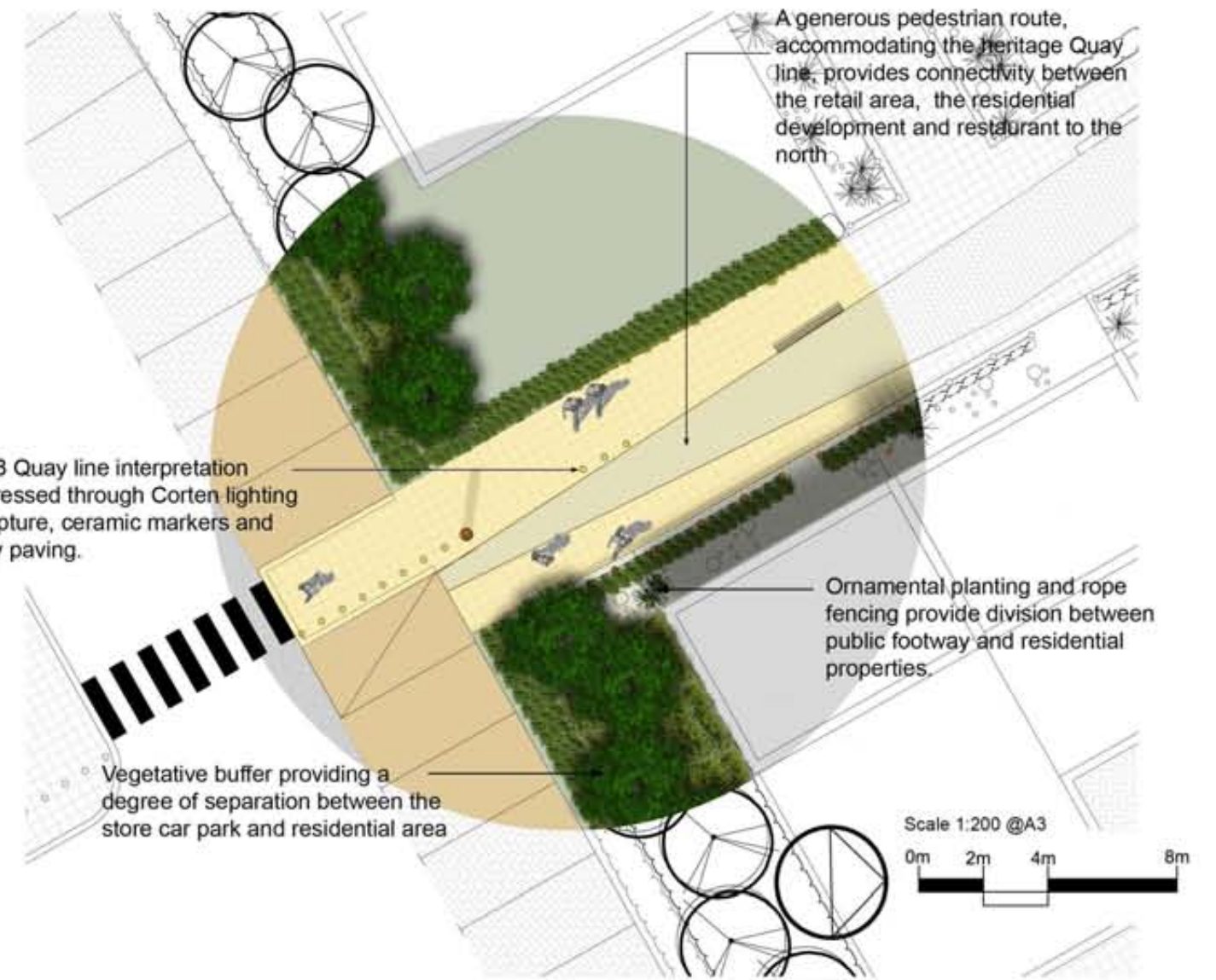
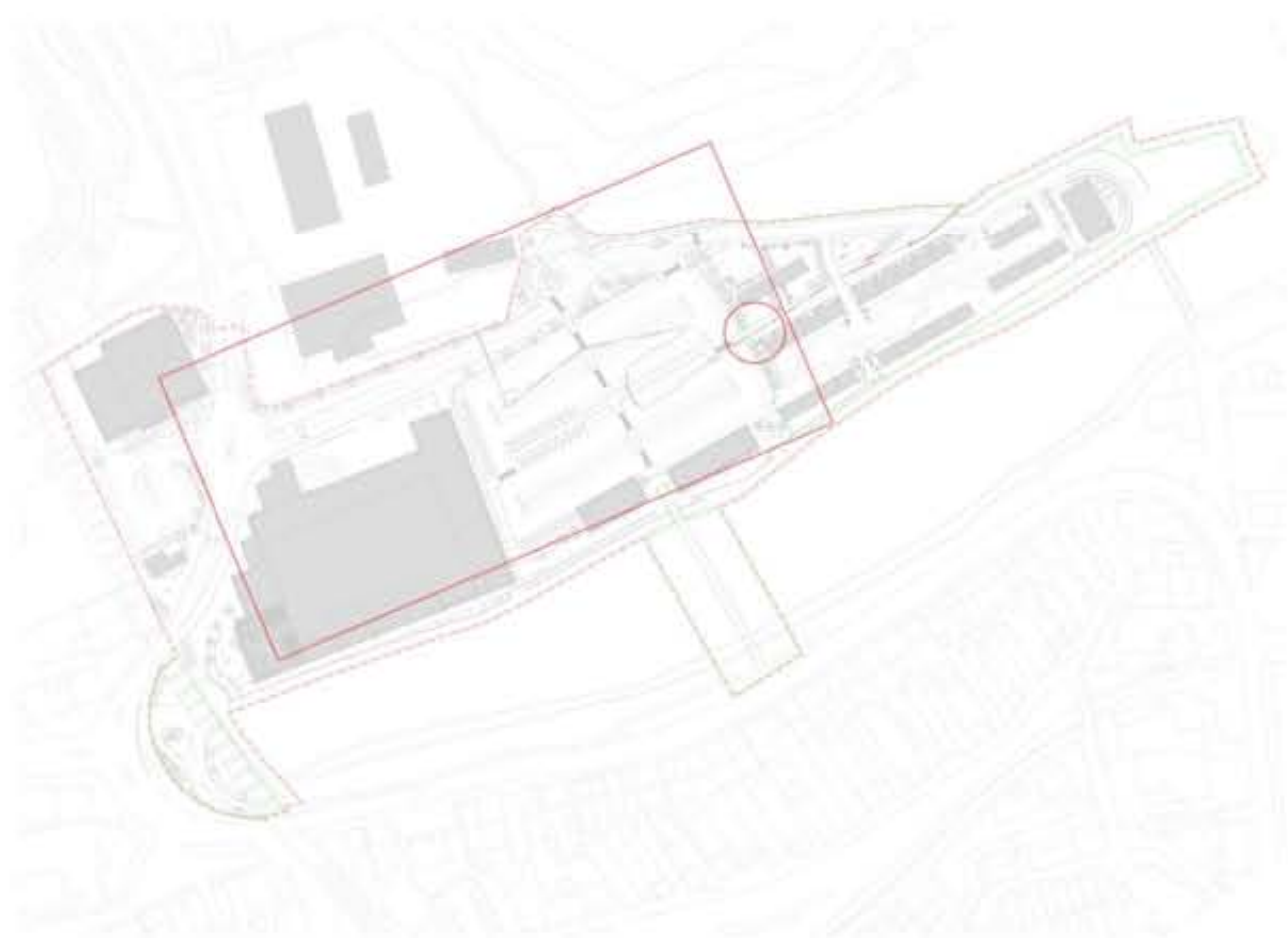


Conservation concrete paving

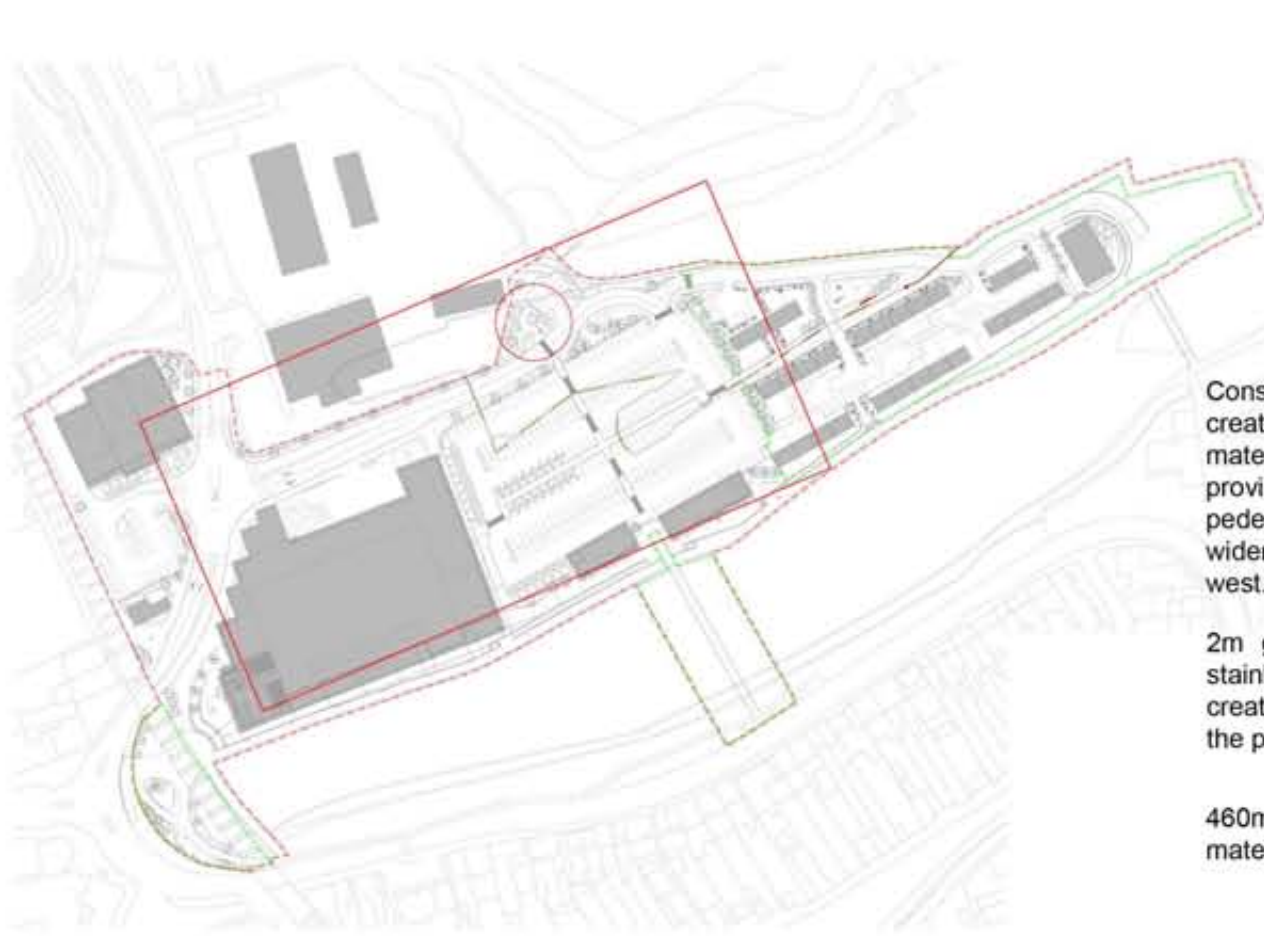


Coloured tarmac





Looking north to Penpol Point



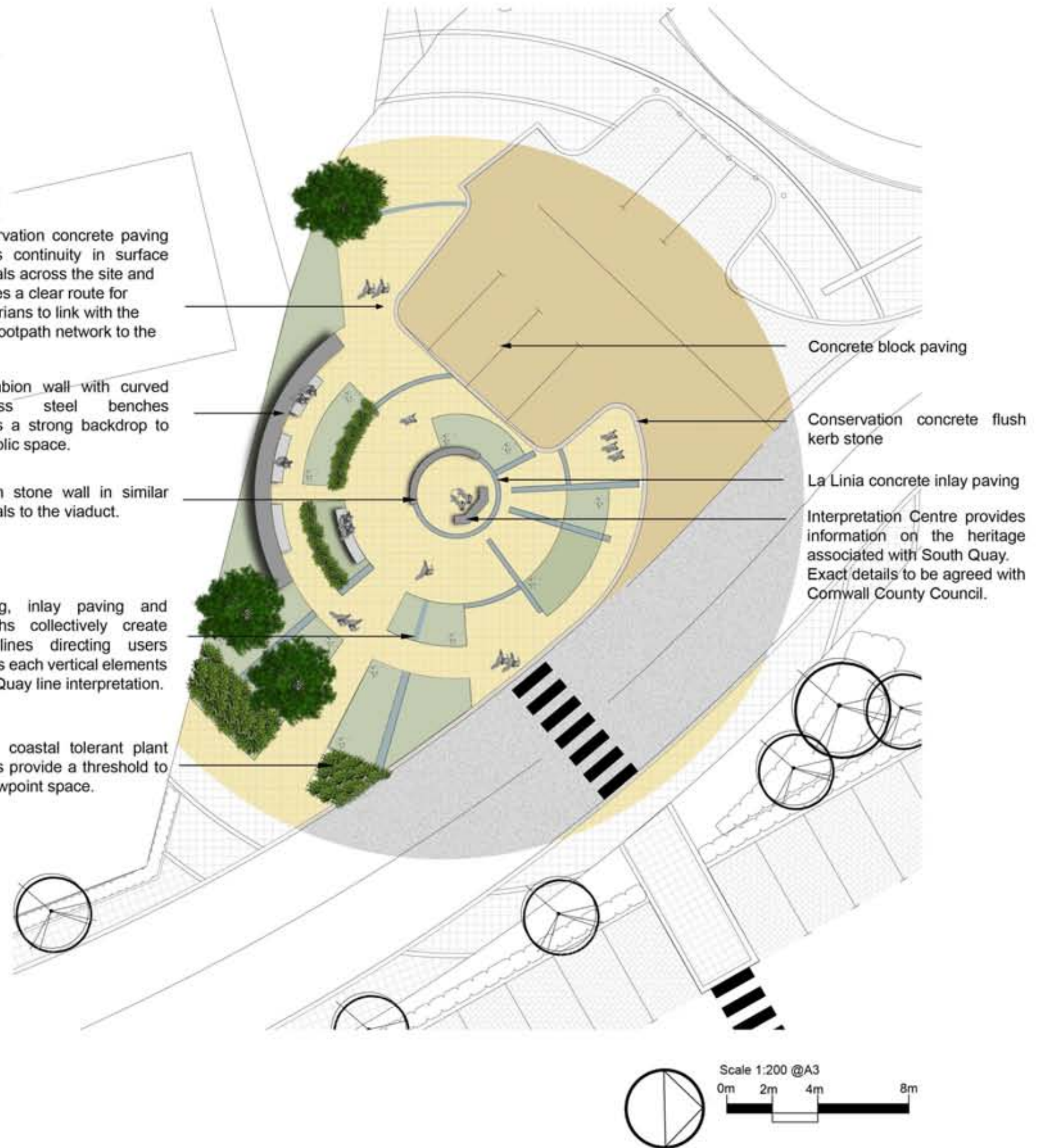
Conservation concrete paving creates continuity in surface materials across the site and provides a clear route for pedestrians to link with the wider footpath network to the west.

2m gabion wall with curved stainless steel benches creates a strong backdrop to the public space.

460mm stone wall in similar materials to the viaduct.

Planting, inlay paving and footpaths collectively create sight lines directing users towards each vertical elements of the Quay line interpretation.

Native, coastal tolerant plant species provide a threshold to the viewpoint space.





Concrete block paving



Marshalls Conservation concrete paving or similar



Marshalls Conservation concrete kerb stones or similar



Marshalls La Linia concrete inlays or similar



Marshalls Ollerton M3 curved bench or similar



2m Gabion wall



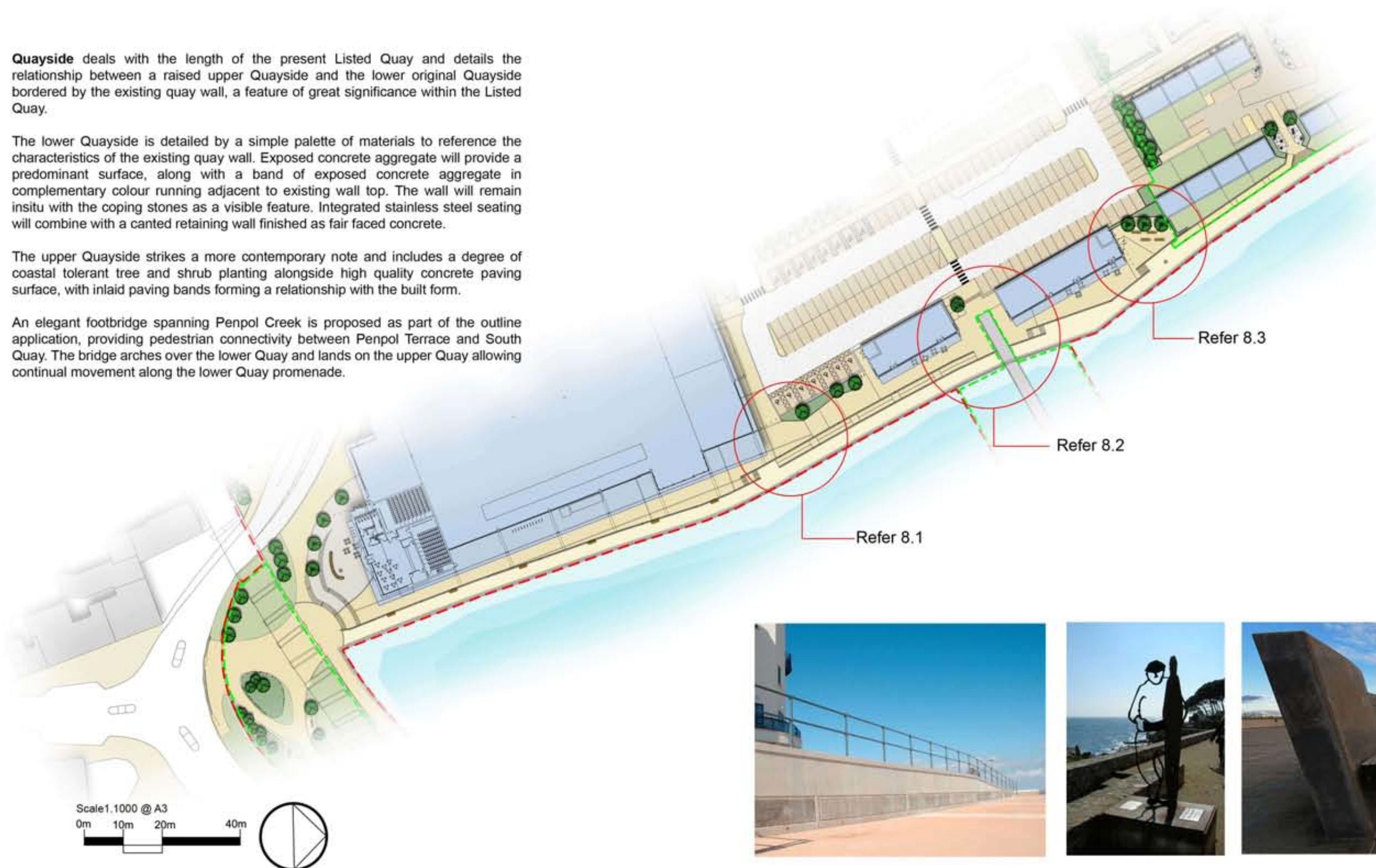


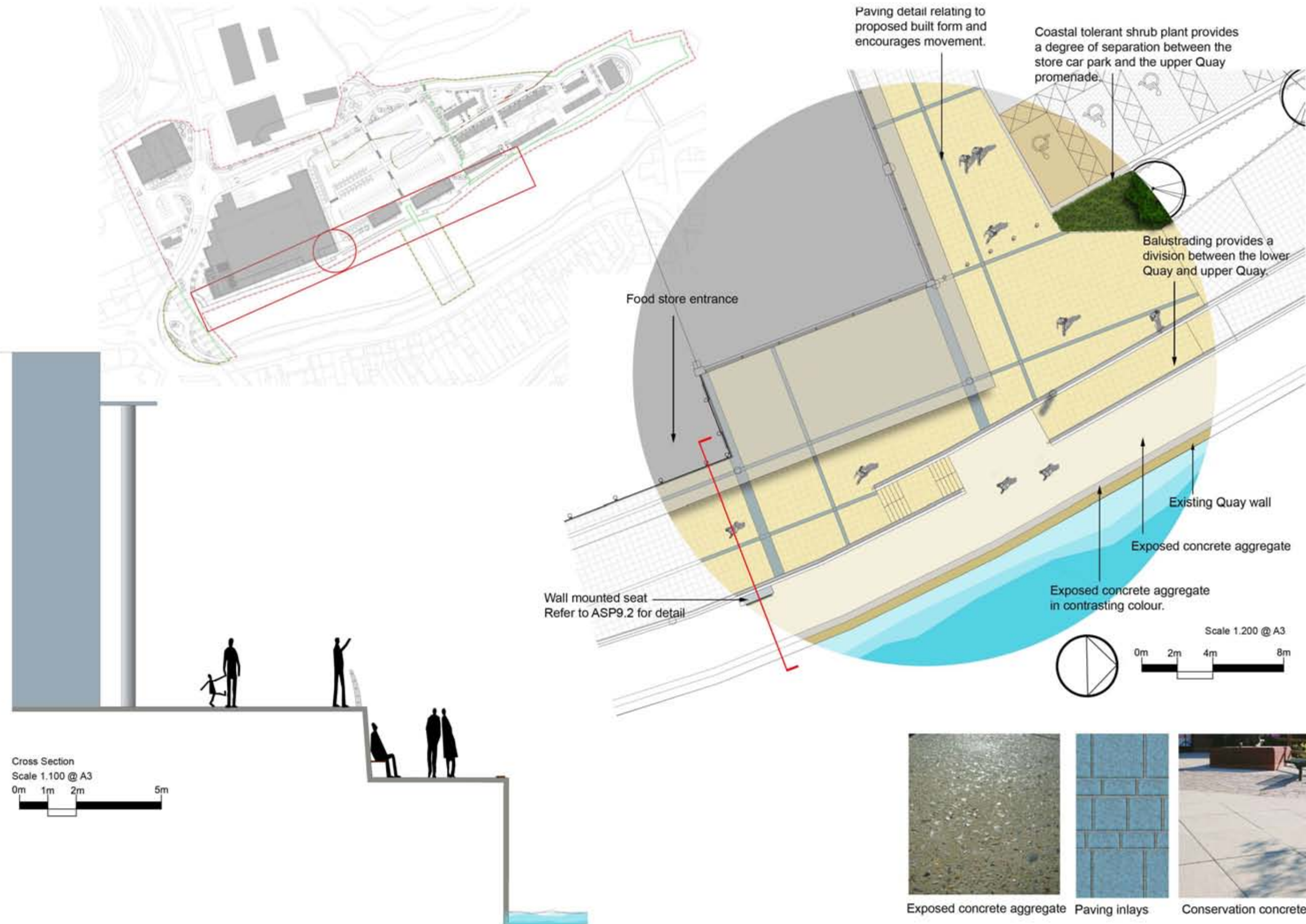
Quayside deals with the length of the present Listed Quay and details the relationship between a raised upper Quayside and the lower original Quayside bordered by the existing quay wall, a feature of great significance within the Listed Quay.

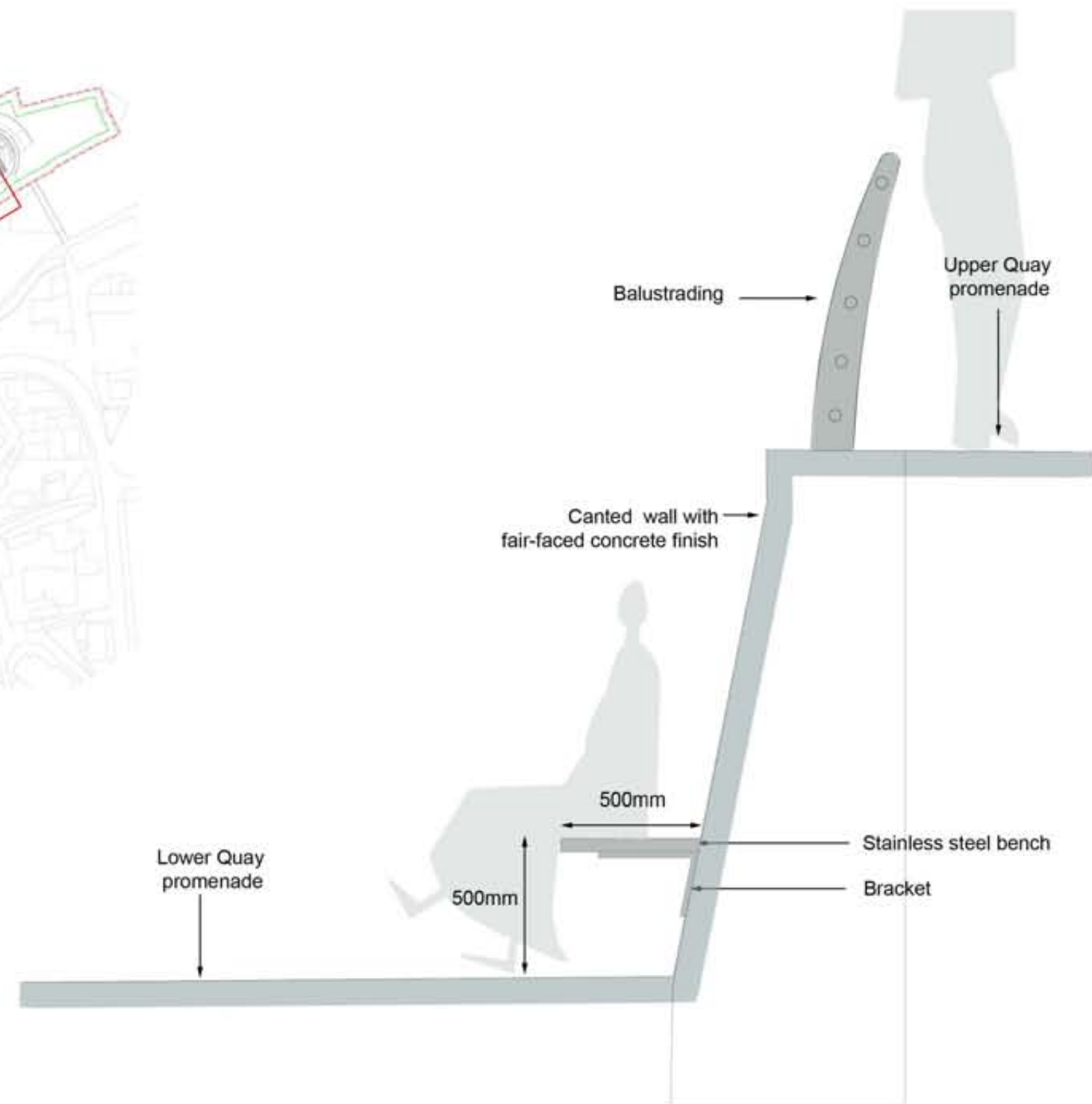
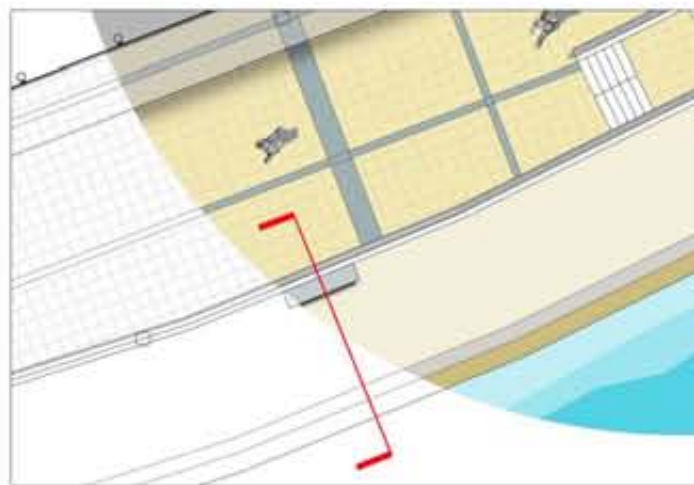
The lower Quayside is detailed by a simple palette of materials to reference the characteristics of the existing quay wall. Exposed concrete aggregate will provide a predominant surface, along with a band of exposed concrete aggregate in complementary colour running adjacent to existing wall top. The wall will remain insitu with the coping stones as a visible feature. Integrated stainless steel seating will combine with a canted retaining wall finished as fair faced concrete.

The upper Quayside strikes a more contemporary note and includes a degree of coastal tolerant tree and shrub planting alongside high quality concrete paving surface, with inlaid paving bands forming a relationship with the built form.

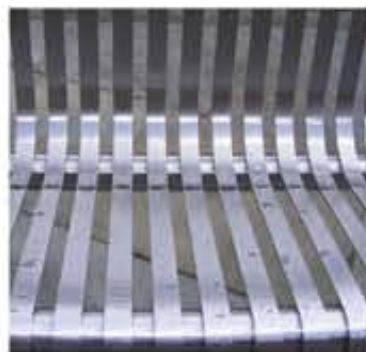
An elegant footbridge spanning Penpol Creek is proposed as part of the outline application, providing pedestrian connectivity between Penpol Terrace and South Quay. The bridge arches over the lower Quay and lands on the upper Quay allowing continual movement along the lower Quay promenade.







Scale 1:20 @ A3
0m 0.5m 1m



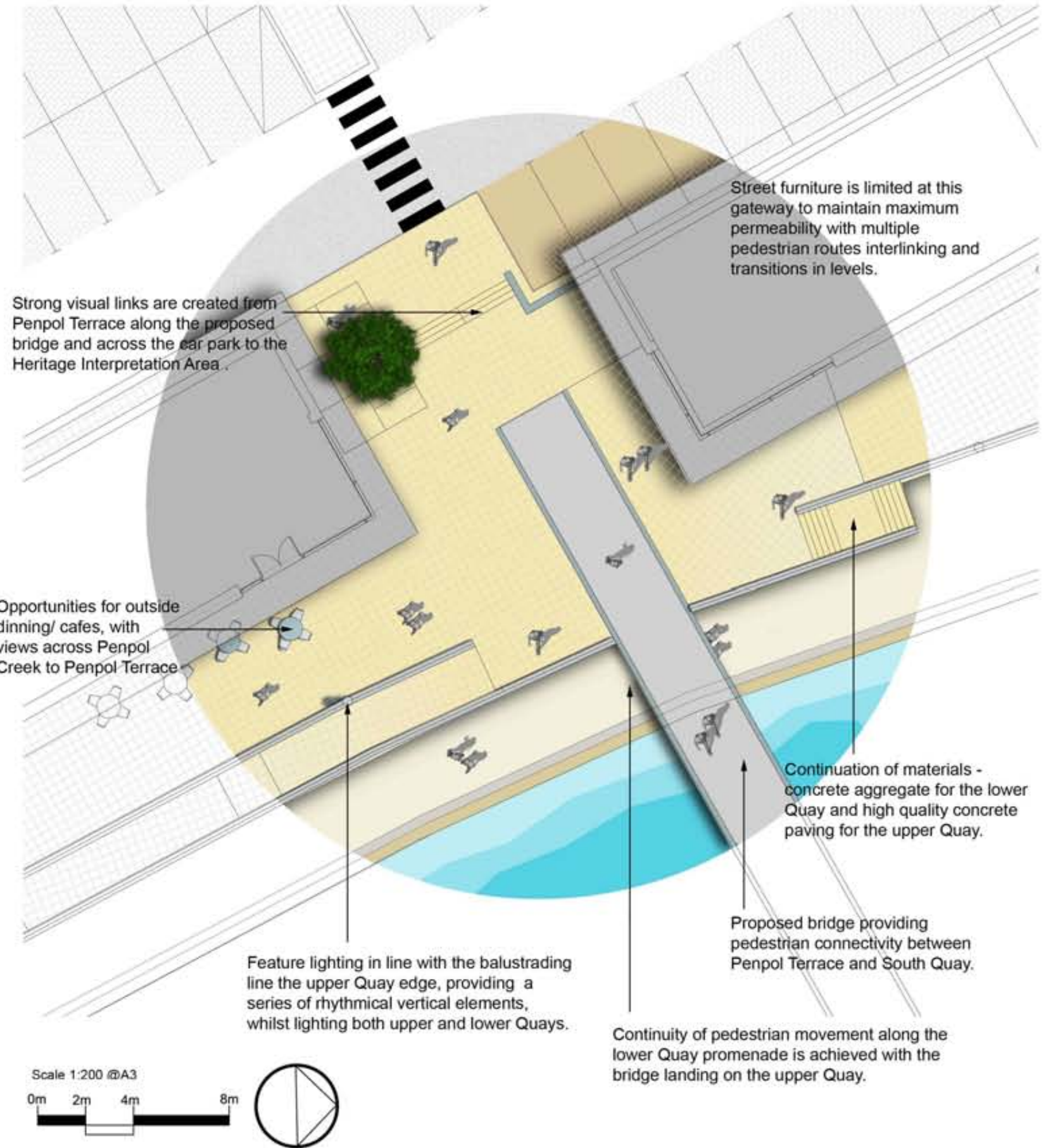
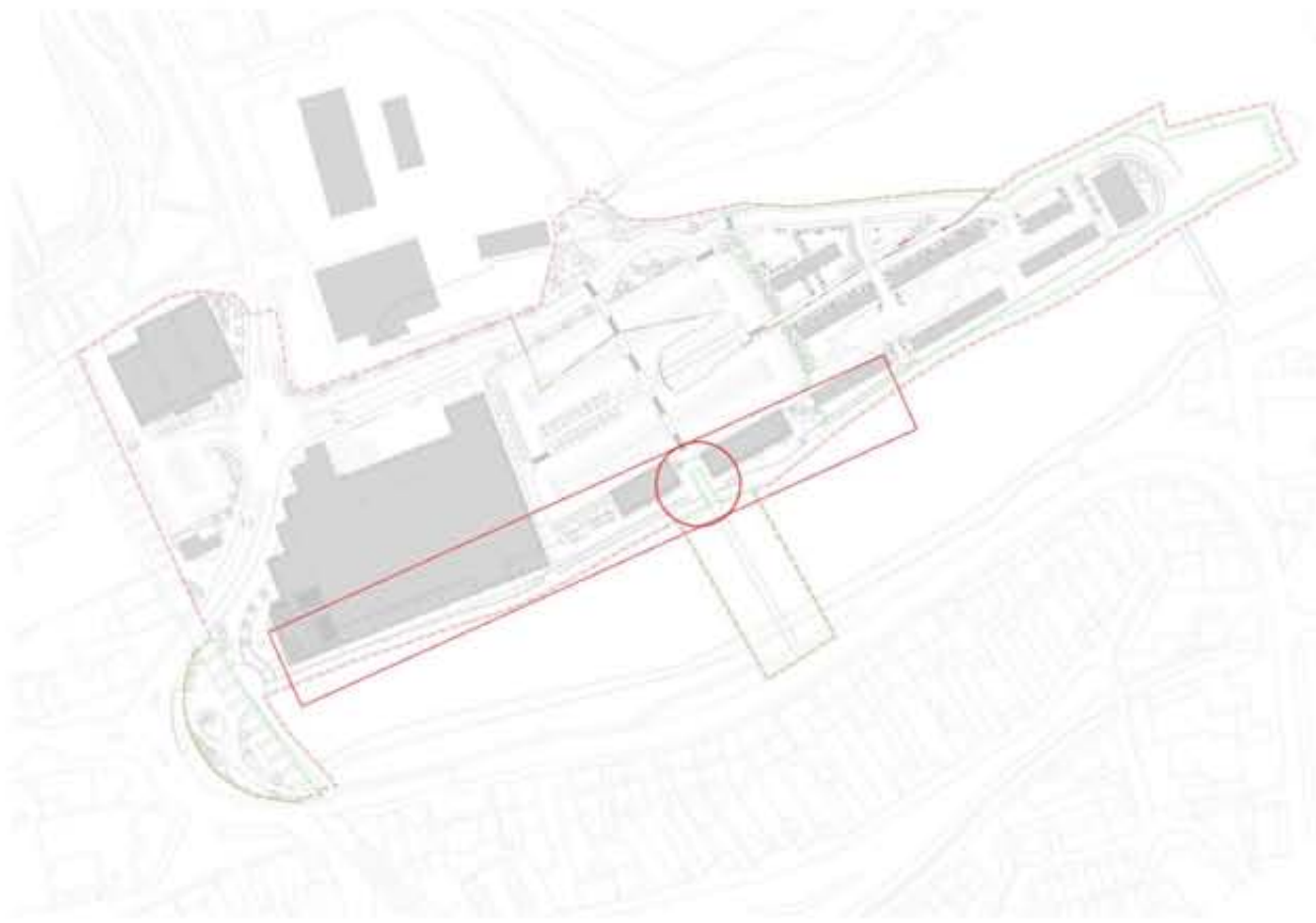
Stainless steel

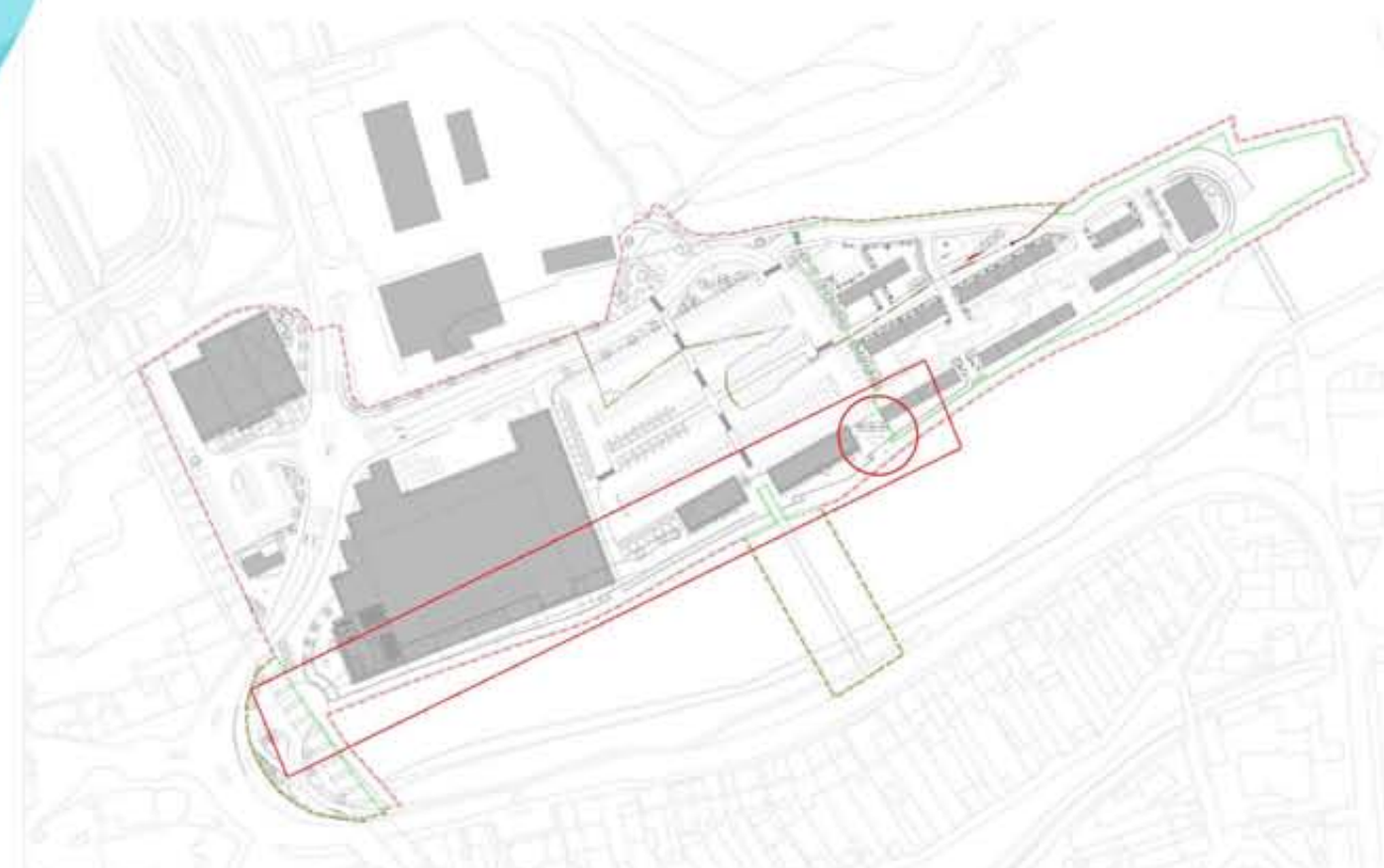


Wall mounted seat



Fair faced concrete wall





Scale 1:200 @A3

0m 2m 4m 8m



UPPER QUAY



Contemporary Lighting



Conservation Paving



Marshalls Ollerton M3 bench or similar



Balustrading



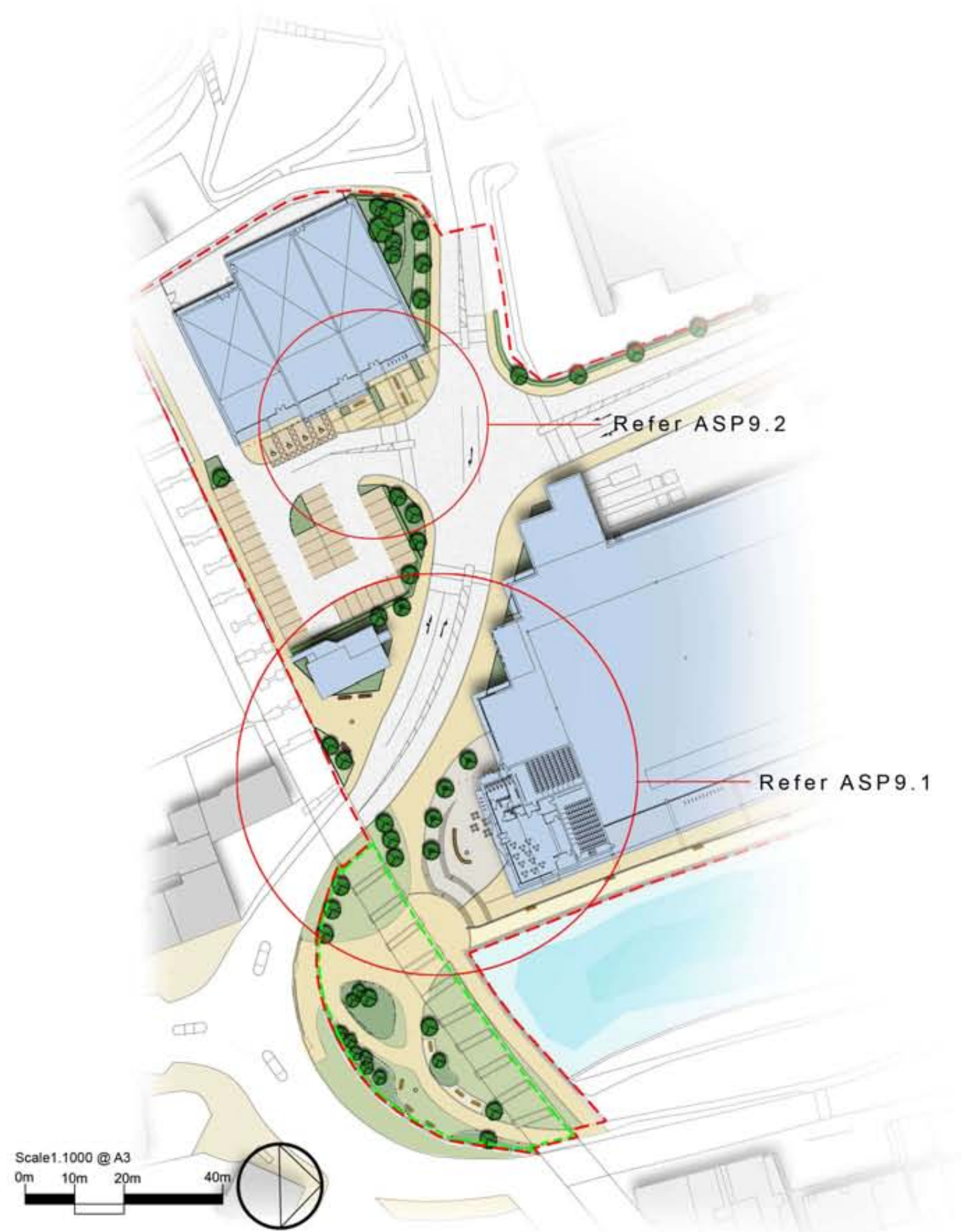
LOWER QUAY



Existing Quayside features



Exposed concrete aggregate

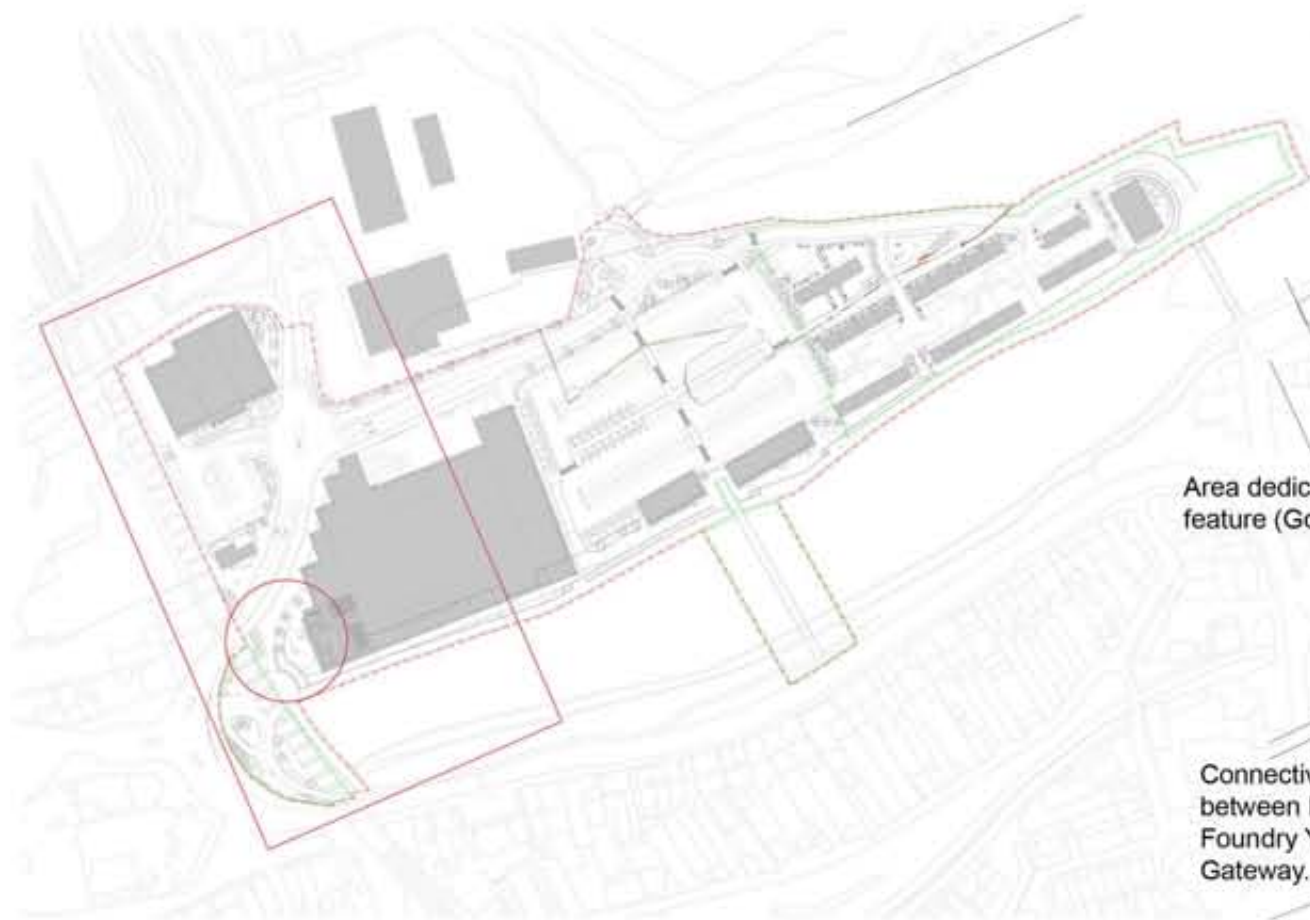


South Quay Gateway is part of the detailed application and presents a coordinated approach providing enhanced links with Foundry Square and Isis Garden.

South Quay Gateway Piazza is characterised by a change in level at this transition point between South Quay, Foundry Yard to the west and Isis Garden. Curved seating and feature steps define a high quality area of public realm that will, both, enhance permeability across the Piazza, whilst providing an appropriate threshold to the cinema.

Foundry Yard accommodates an area dedicated for the heritage feature; The Goonvean Engine, providing a focal point in the future.





Area dedicated for a heritage feature (Goonvean Engine)

Connectivity and movement between Foundry Square and Foundry Yard via South Quay Gateway.

Open views through the viaduct are maintained, assisting visual connectivity.

Improved connectivity between Foundry Square, Isis Garden, South Quay Retail and the Quayside.

Structural planting forms a strong diagonal line along Camsew Road, whilst complementing the architectural form.

High quality Conservation concrete paving

Formal tree planting introduces vertical elements whilst enhancing movement through the space.

High quality Conservation concrete paving in contrasting colour and unit size.

Bollards

Opportunities for public art, forming a focal point to South Quay Gateway Piazza.

Paving detail La Linia concrete paving

Balustrading

Exposed concrete aggregate

Exposed concrete aggregate of contrasting colour

Natural flagstone paving to reference existing paving material within Foundry Square, providing continuity.



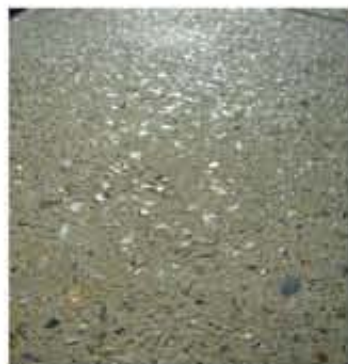
Marshalls M3 Ollerton benches or similar



Balustrading



Bollards



Exposed Concrete Aggregate

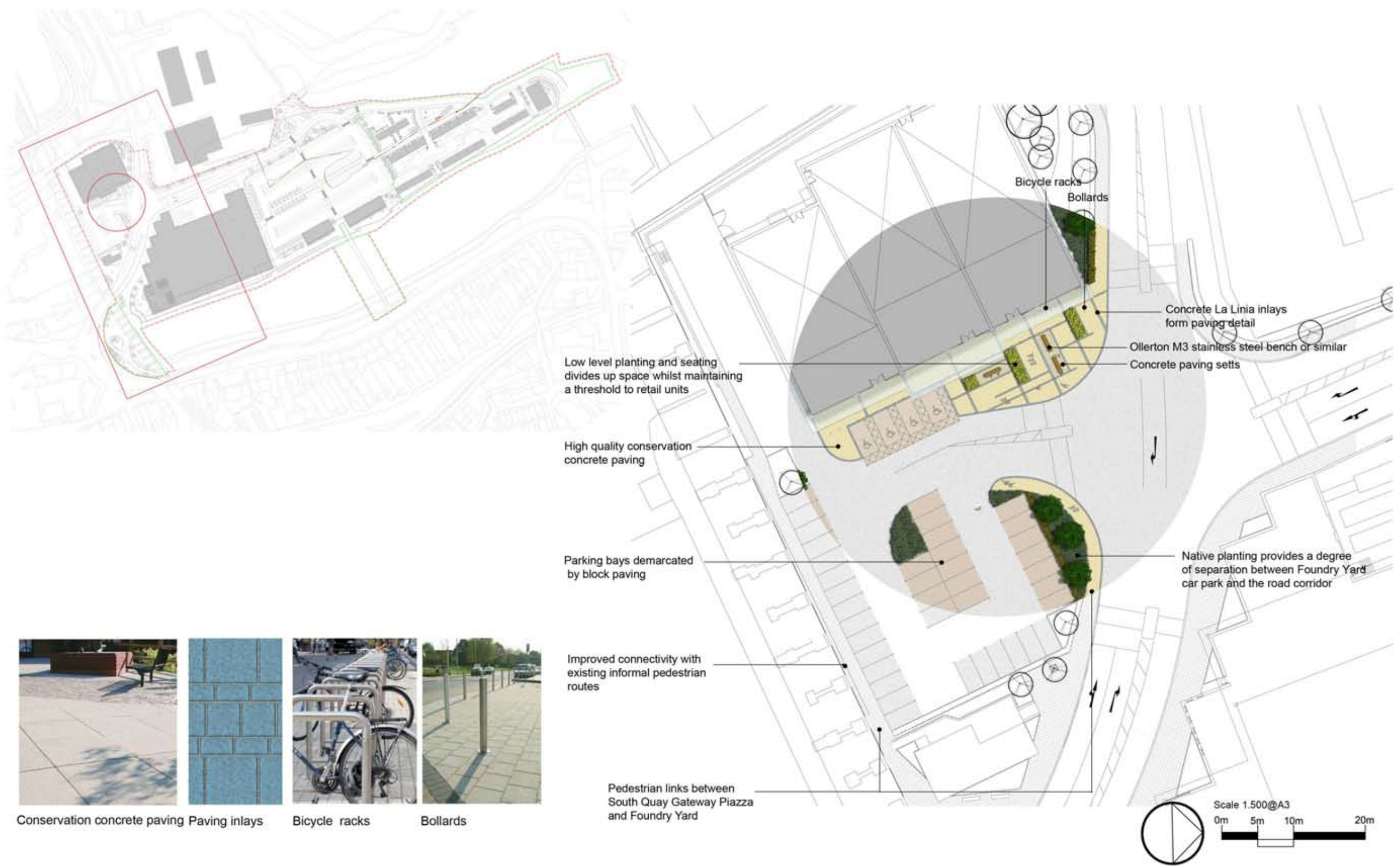


Marshalls Conservation concrete paving or similar



Scale 1:500@A3

0m 5m 10m 20m



Conservation concrete paving



Paving inlays



Bicycle racks



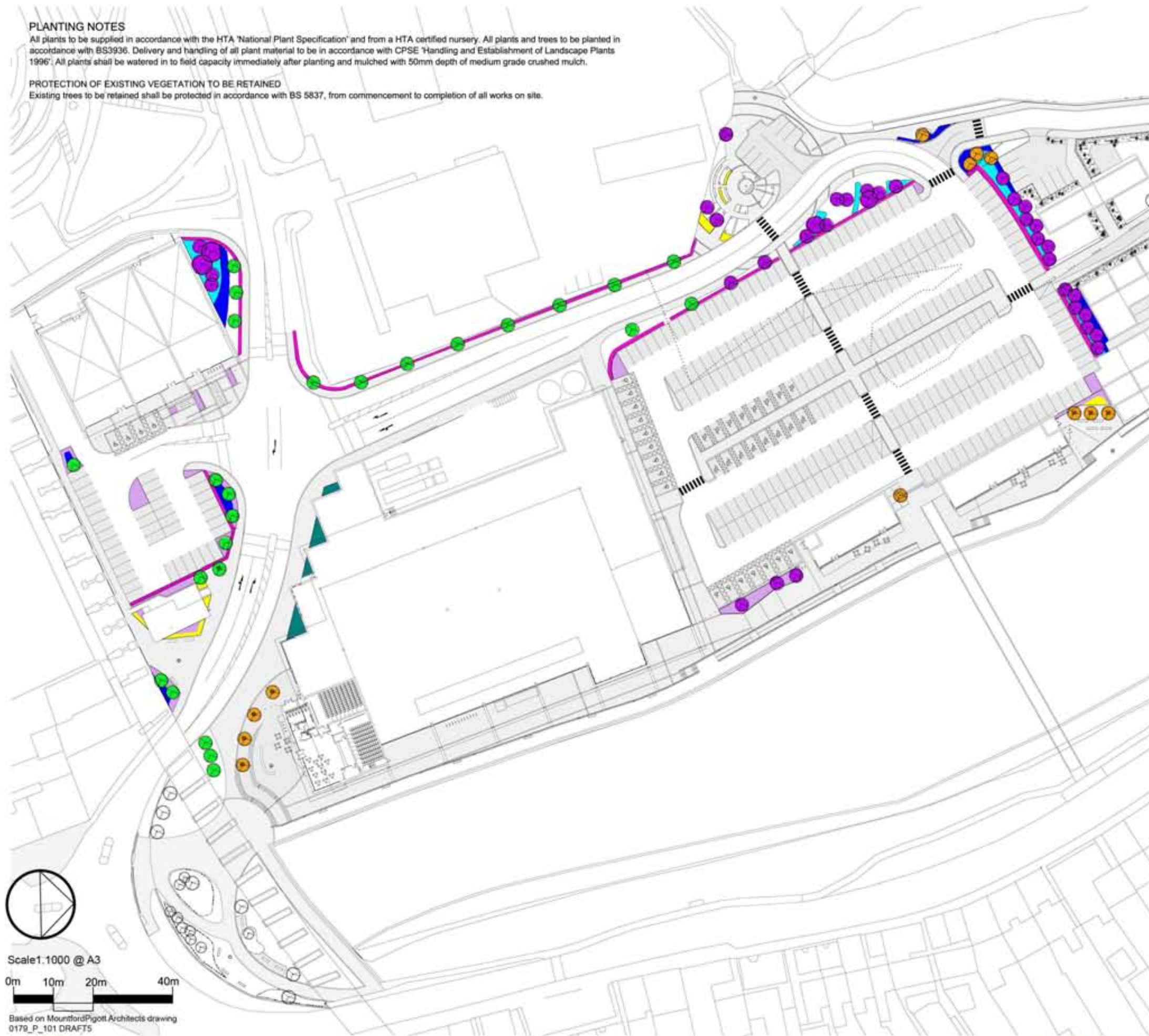
Bollards

PLANTING NOTES

All plants to be supplied in accordance with the HTA 'National Plant Specification' and from a HTA certified nursery. All plants and trees to be planted in accordance with BS3936. Delivery and handling of all plant material to be in accordance with CPSE 'Handling and Establishment of Landscape Plants 1996'. All plants shall be watered in to field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch.

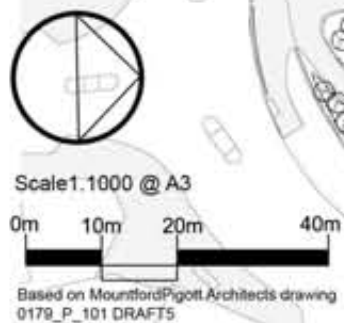
PROTECTION OF EXISTING VEGETATION TO BE RETAINED

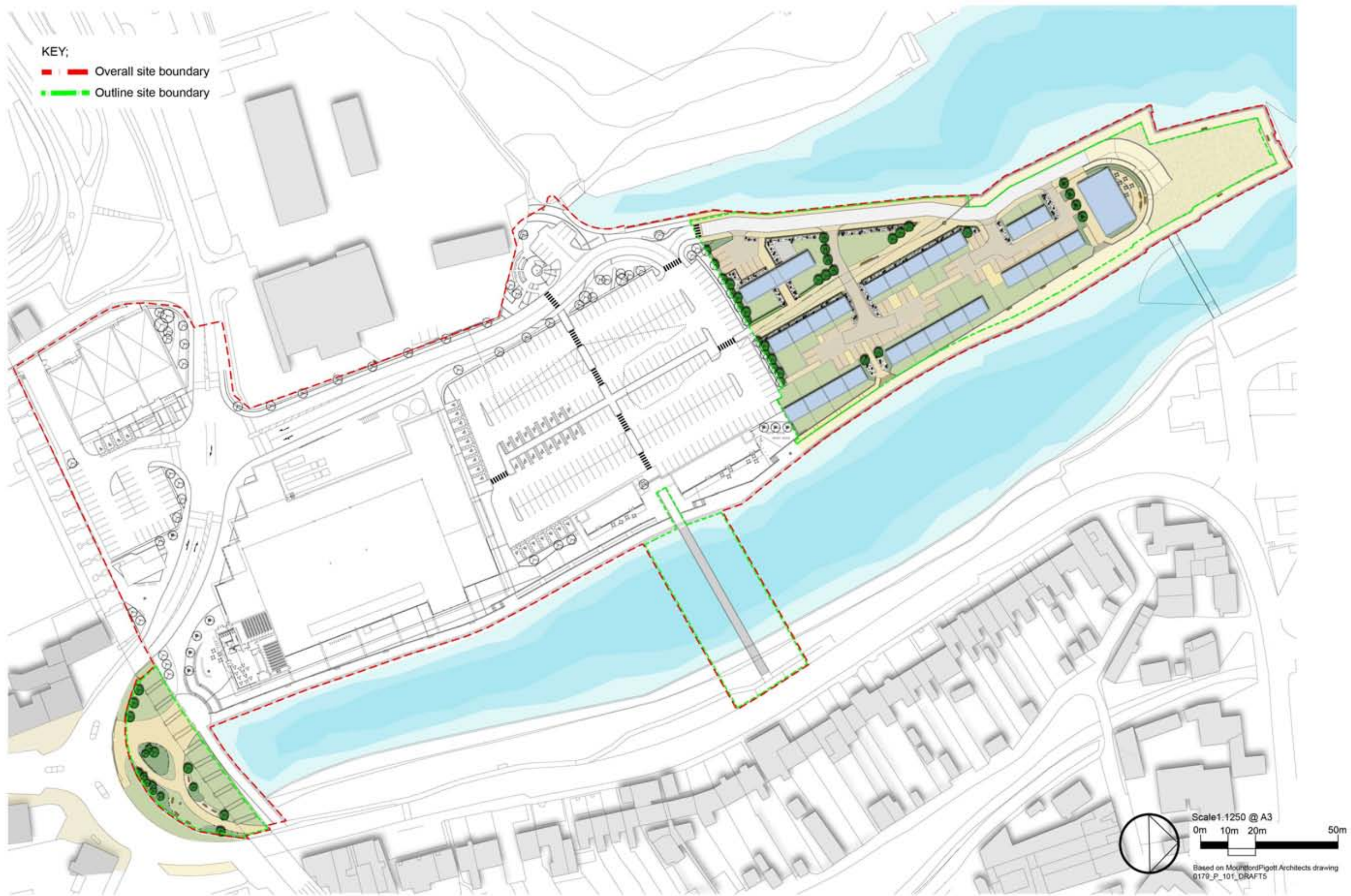
Existing trees to be retained shall be protected in accordance with BS 5837, from commencement to completion of all works on site.

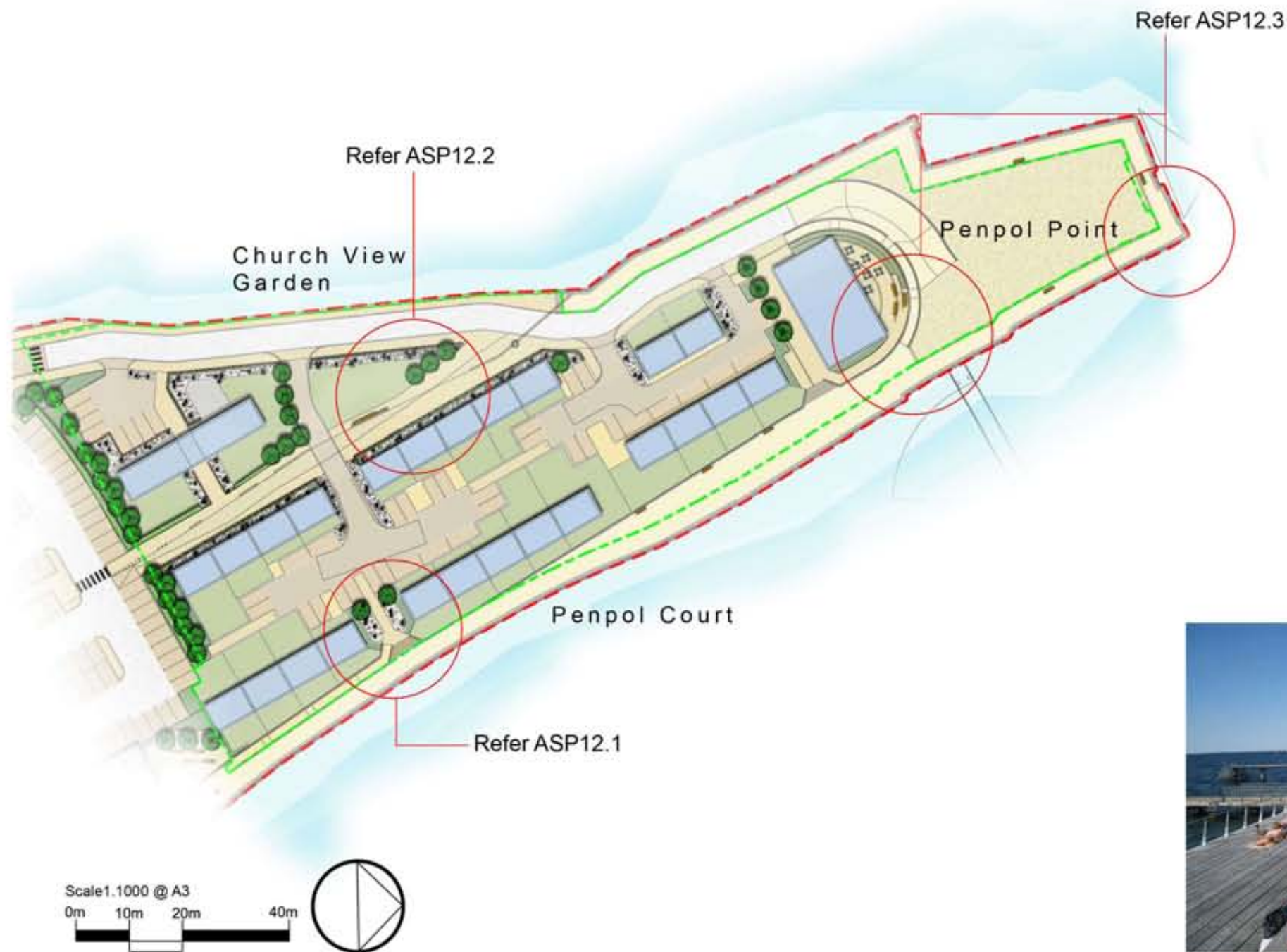


PLANTING SCHEDULE

	Size	Pot
Formal Tree Planting - species to include		
Acer campestre	16-18	Rb
Carpinus betulus 'Frans fontaine'	12-14	Rb
Liquidambar styraciflua	16-18	Rb
Prunus avium	12-14	Rb
Ornamental Tree Planting - species to include		
Carpinus betulus 'Frans fontaine'	12-14	Rb
Liquidambar styraciflua	16-18	Rb
Prunus avium	12-14	Rb
Pyrus calleryana 'Chanticleer'	12-14	Rb
Sorbus aucuparia	12-14	Rb
Malus hupehensis	12-14	Rb
Native Tree Planting - species to include		
Acer campestre	14-16	Rb
Betula pendula	14-16	Rb
Fraxinus excelsior	14-16	Rb
Prunus avium	14-16	Rb
Quercus robur	12-14	Rb
Sorbus aucuparia	14-16	Rb
Malus sylvestris	12-14	Rb
Formal Hedgerow and Edge Planting - species to include		
Berberis vulgaris	2L	4/lin m
Ilex aquifolium	3L	5/lin m DSR
Lavandula angustifolia	2L	4/lin m
Ligustrum vulgare	2L	5/lin m DSR
Low Growing Shrub Mix		
15% Foeniculum vulgare		2L
15% Geranium 'Johnson Blue'		2L
15% Hebe 'Sapphire'	20-30 d	2L
20% Lavandula angustifolia	30-40 d	2L
15% Heuchera micrantha		2L
20% Sedum spectabile	30-40 d	2L
Small shrub mix		
20% Ceanothus thyrsiflorus repens	30-40 d	2L
20% Choisya ternata	30-40 d	2L
20% Heuchera micrantha	30-40 d	2L
20% Rosa rugosa	30-40 d	2L
20% Salvia officinalis	30-40 d	2L
Medium Shrub Mix		
20% Cornus sanguinea	40-60 d	3L
20% Cornus sibirica 'Elegantissima'	40-60 d	3L
20% Choisya ternata	40-60 d	3L
20% Ilex aquifolium	40-60 d	3L
20% Rosa canina	40-60 d	3L
Large Shrub Mix		
12.5% Brachyglottis sunshine		3L
12.5% Choisya ternata		3L
12.5% Crataegus monogyna	60-90 h	br
12.5% Hippophae rhamnoides	60-90 h	3L
12.5% Hydrangea macrophylla 'Blue Wave'		3L
12.5% Sambucus nigra	60-90 h	br
12.5% Ulex europaeus	60-90 h	br
12.5% Viburnum opulus	60-90 h	br
Structural Hedge Planting		
Buxus sempervirens	3L	4m ²





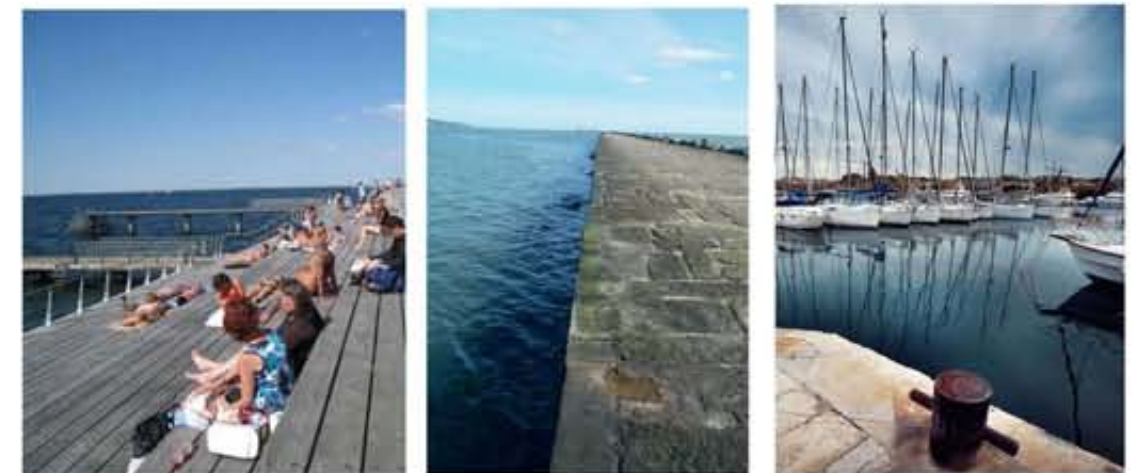


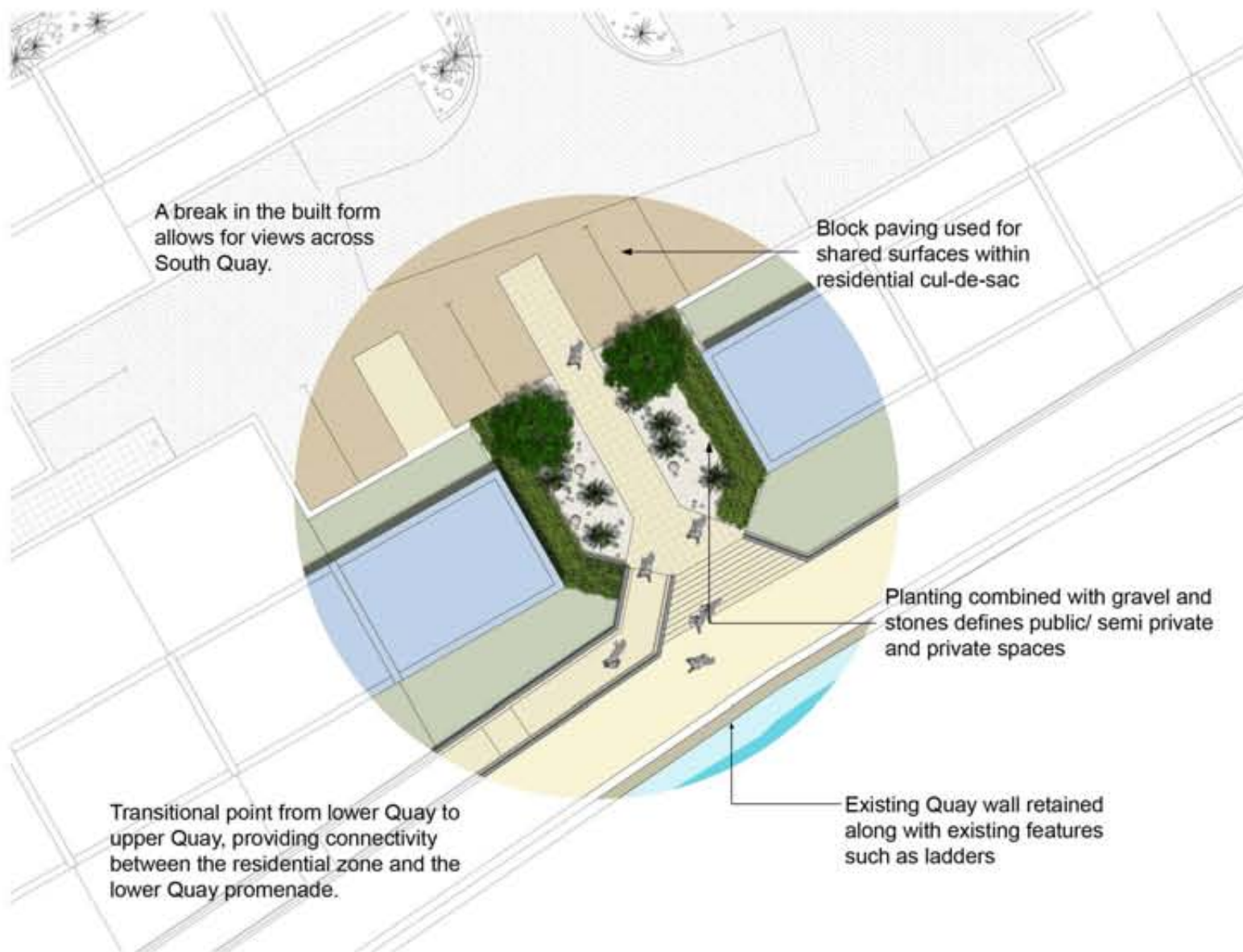
South Quay Residential will form part of the outline application and details design codes for both residential areas and public realm associated with the northern end of the Quay.

Penpol Court, a small scale residential area with shared surfaces and community spaces, continues some of the material elements seen within the South Quay retail. A generous pedestrian route provides strong connectivity between South Quay retail and the proposed restaurant to the north, alongside offering opportunities for interpretation of the Quay line heritage. In particular, a three dimensional interpretation in the form of a feature wall with associated seating which also relates to Church View Garden, a communal soft landscape area with open views to the west, providing a strong transitional palette.

To differentiate between areas of private, semi public and public space, a combination of planting, permeable fencing and stones and gravels provide a strong transition.

Penpol Point provides a public open space with an exposed character, offering seating to take advantage of views out over the water and will provide access to the proposed restaurant on the upper Quayside.





NOT TO SCALE



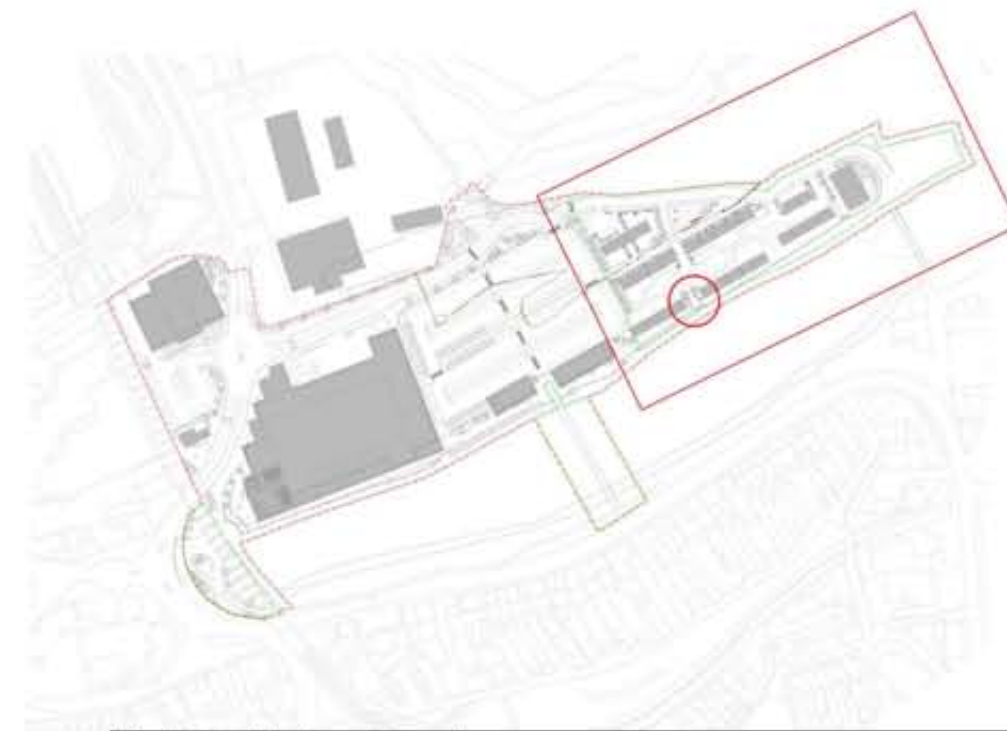
Stones and gravels



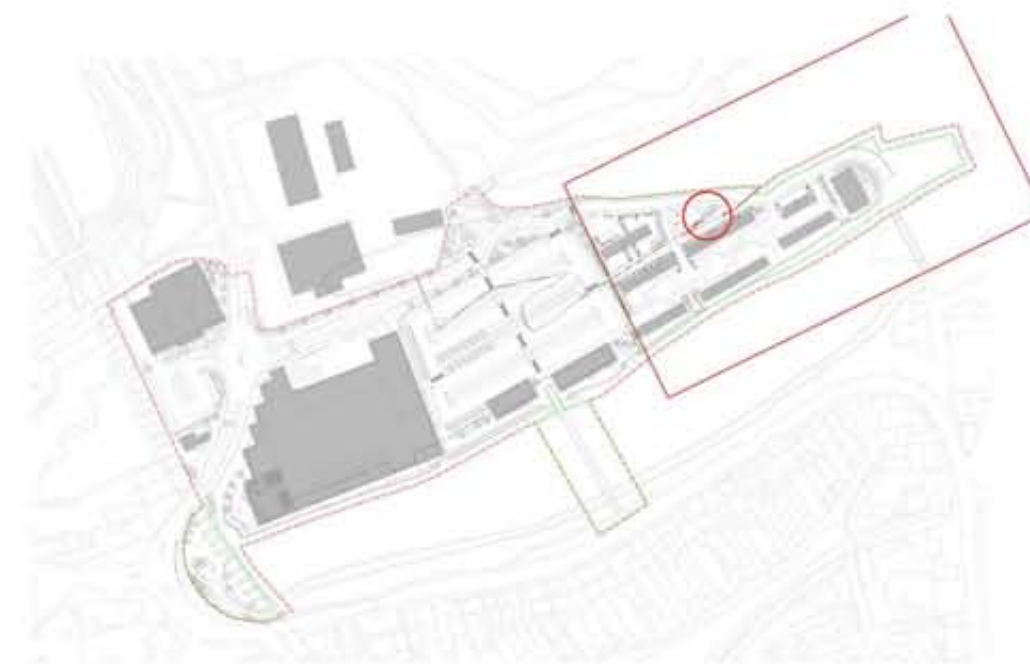
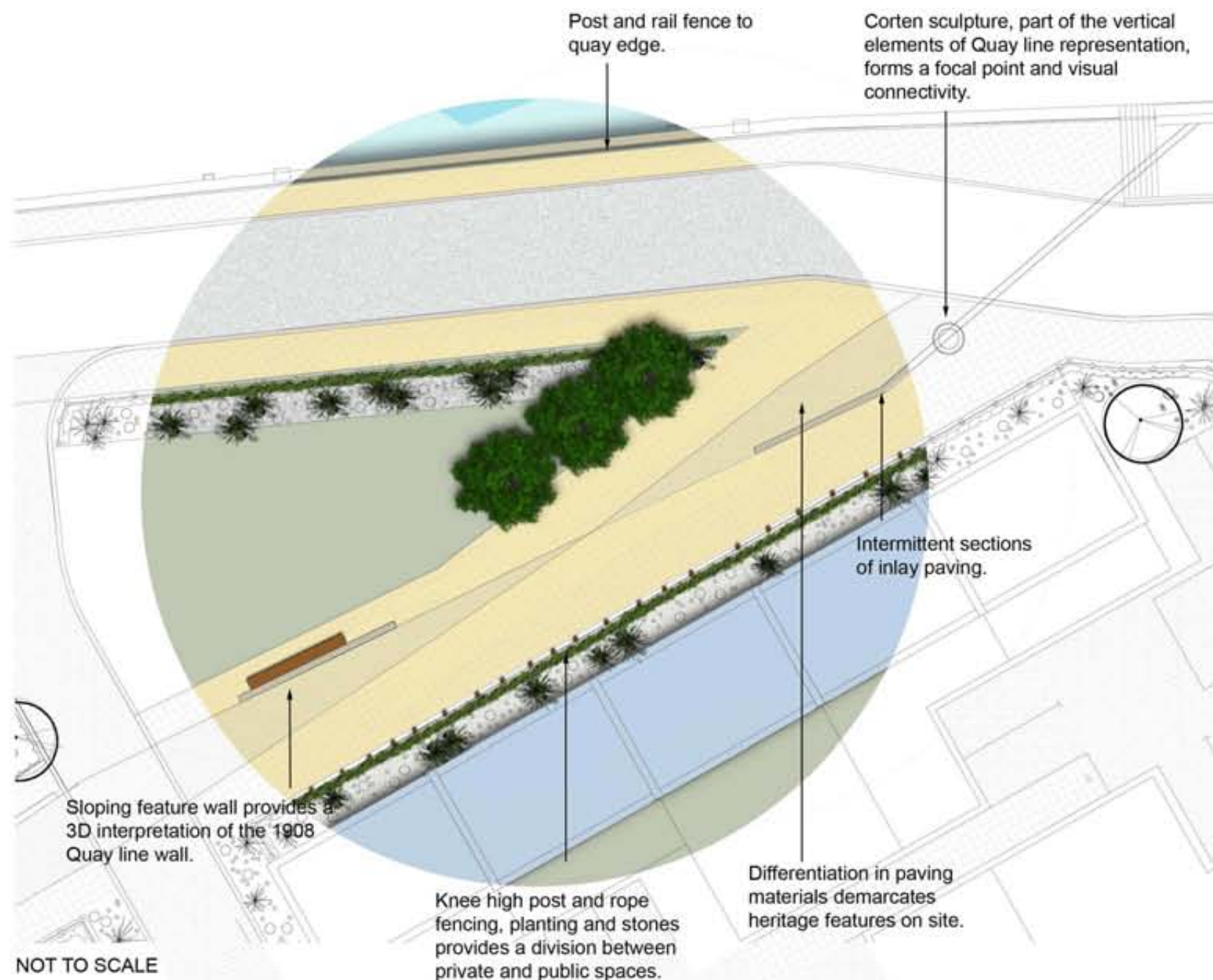
Balustrading



Lavandula angustifolia



Hayle, Cornwall: Landscape design codes	
PENPOL COURT	
Criteria	Specification
Key Characteristics	
	Small scale residential cul-de-sac Shared surfaces Residential frontages Domestic/ residential use, semi private space Native & coastal tolerant planting species to be included
Materials	
Surfacing	Shared surface - block paving Parking bays - block paving of contrasting colour Footways - concrete paving Combinations of gravels & stones Lower quay - exposed concrete aggregate Existing stone edge to quayside wall
Street furniture	Existing mooring rings and ladders on lower quay Balustrading to upper quay edge
Landscaping	
Tree planting	Ornamental, coastal tolerant species to include - Acer campestre Prunus avium Sorbus aucuparia
Formal low hedgerow/edging	Native coastal tolerant species to include - Lavandula angustifolia Ilex aquifolium
Shrub planting	Native coastal tolerant species to include - Ceanothus thyrsiflorus repens Foeniculum vulgare Geranium 'Johnson Blue' Hebe 'Sapphire' Lavandula angustifolia Heuchera micrantha Sedum spectabile



Hayle, Cornwall: Landscape design codes	
CHURCH VIEW GARDEN	
Criteria	Specification
Key Characteristics	
	3D interpretation of Quay line Focal point to Quay line interpretation, within the arterial pedestrian route through the site Transitional space between residential zone and quayside waterfront Native & Coastal tolerant planting species to be included within this soft landscape area.
Materials	
Surfacing	Road - tarmac Footways - high quality concrete paving Paving inlays - concrete paving of contrasting colour
Street furniture	Cast iron post and rail fence to quay edge Bespoke Corten steel sculpture Sloping wall with wooden wall mounted bench
Landscaping	
Formal tree planting	Species to include - Acer campestre Prunus avium Sorbus aucuparia
Formal hedgerow	Species to include - Berberis vulgaris Ligustrum vulgare
Shrub planting	Species to include - Ceanothus thyrsiflorus repens Choisya ternata Heuchera micrantha Rosa rugosa Salvia officinalis



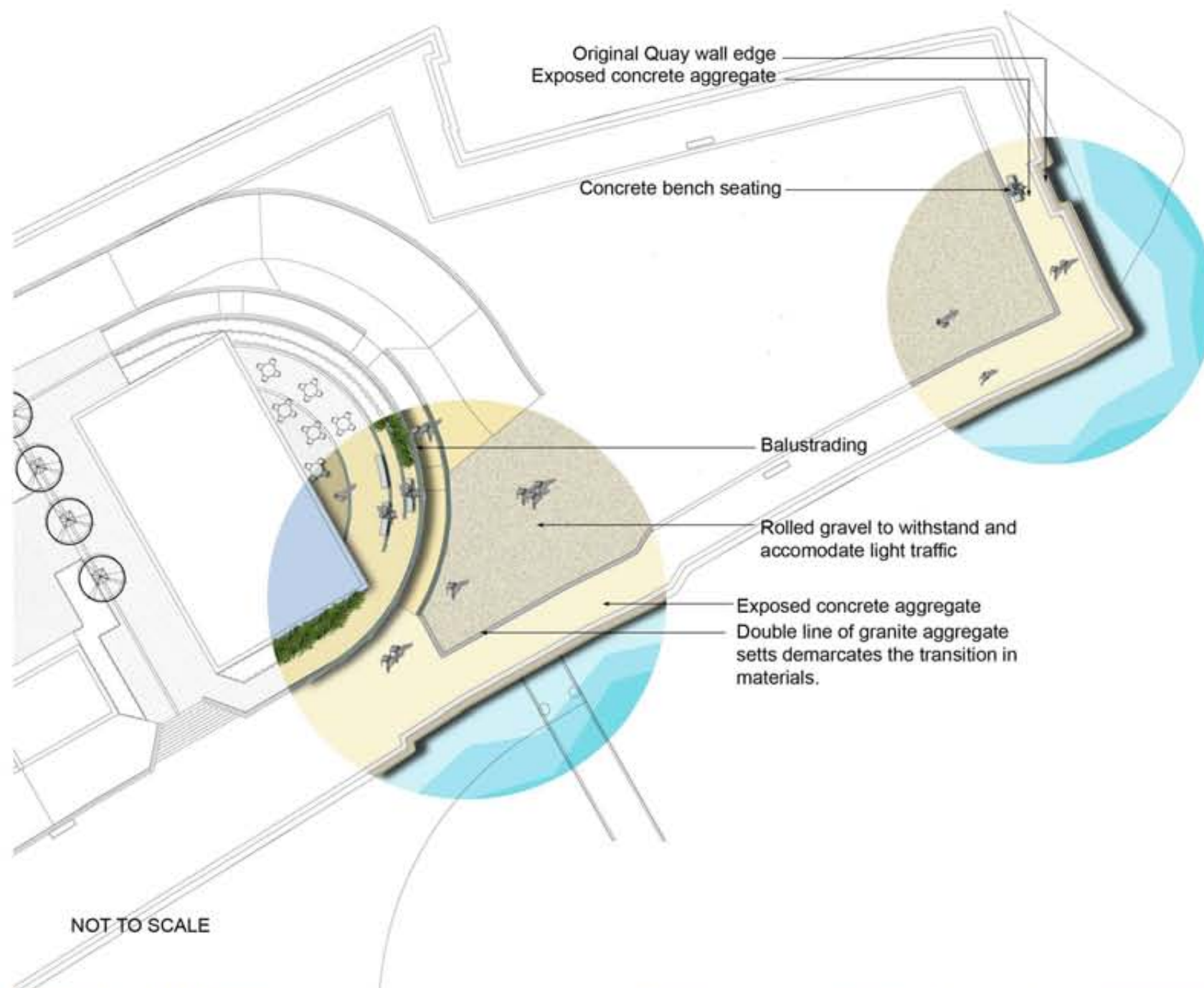
Post and rail fencing



Existing quay side features retained



Feature wall



Marshalls Bellitalia Belluno
Bench or similar



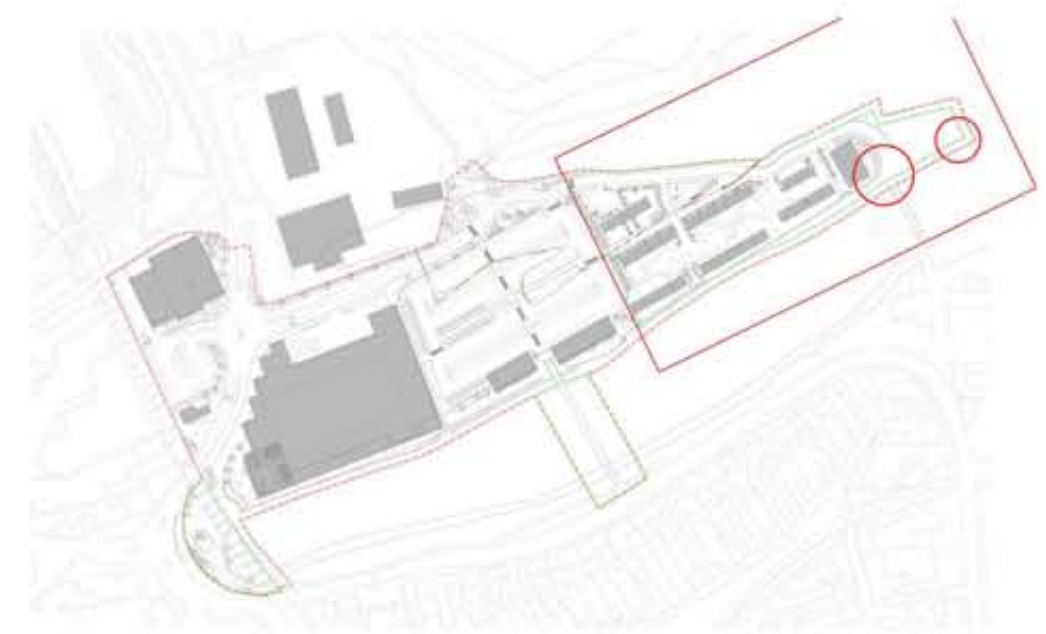
Rolled gravel



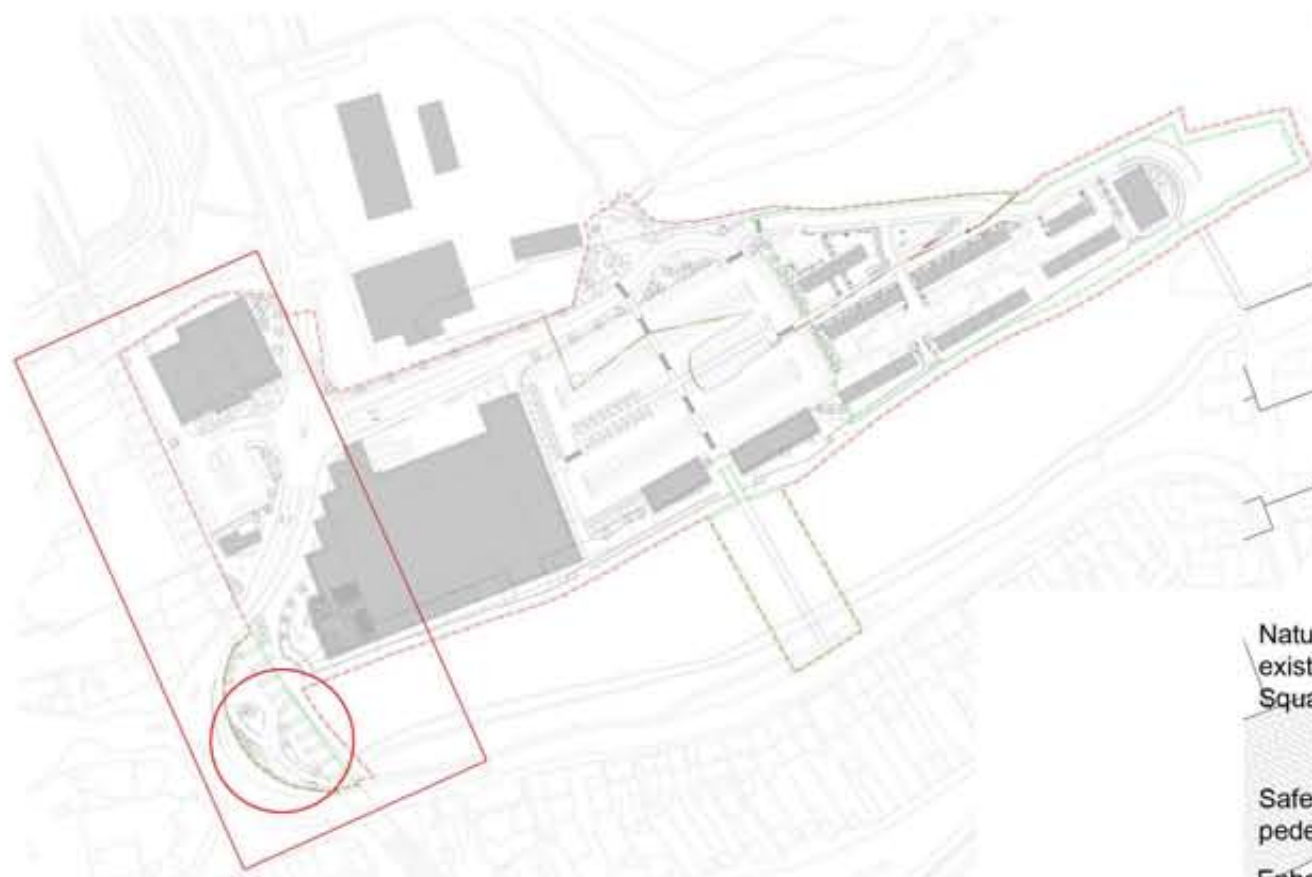
Granite aggregate
setts



Exposed concrete aggregate



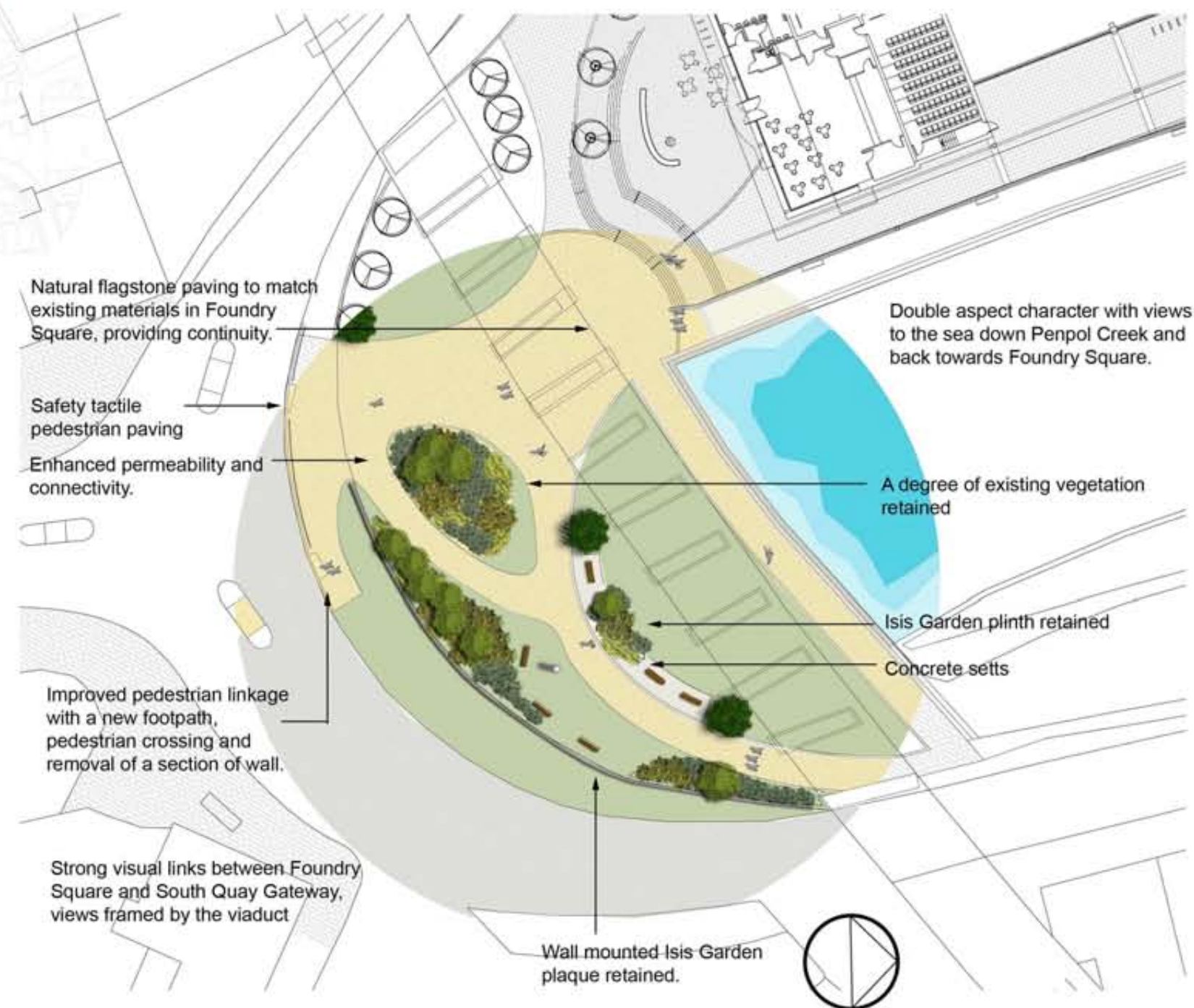
Hayle, Cornwall: Landscape design codes	
PENPOL POINT	
Criteria	Specification
Key Characteristics	
	Destination / terminal point to South Quay Area of Public Open Space Accessed and utilised by local fisherman, continuing existing provision. Highly exposed, hard surface dominant space with expansive views north Large scale hard surfacing
Materials	
Surfacing	Upper terrace - concrete paving Paving detail inlays - concrete inlays Lower quay - rolled gravel with subbase tolerate of light traffic Lower quay promenade- exposed concrete aggregate Paving insets - granite aggregate insets Paving detail - concrete paving of contrasting colour Existing stone edge to quayside wall
Street furniture	Existing mooring rings and ladders Concrete block seating on lower quay Contemporary benches on upper quay Stainless steel balustrading
Landscaping	
Tree planting	Soft landscaping only on upper terrace associated with restaurant Ornamental, coastal tolerant species to include - Acer campestre Prunus avium Sorbus aucuparia
Formal low hedgerow/edging	Native coastal tolerant species to include - Lavandula angustifolia Ilex aquifolium
Shrub planting	Native coastal tolerant species to include - Ceanothus thyrsiflorus repens Foeniculum vulgare Geranium 'Johnson Blue' Hebe 'Sapphire' Lavandula angustifolia Heuchera micrantha Sedum spectabile



A landscape strategy for Isis Garden has been proposed as part of the outline application to enhance connectivity between South Quay, Foundry Square and Penpol Terrace.

High quality natural flagstone paving is used to link between Foundry Square and Isis Garden, where new seating and wider pathways offer a closer relationship with the Quayside.

Street furniture and paving materials within Isis Garden will provide continuity with that in the town centre and Foundry Square, as the upper Quayside is reached a more contemporary palette will be evident.



Scale 1:500
0m 5m 10m 20m

Visual connectivity between Foundry Square
and South Quay, through the viaduct

Pedestrian railing to road edge

A degree of existing vegetation
retained and enhanced

Removal of a section of existing
wall allows connectivity

Crossing provides direct
link with South Quay

