

Planning & Regeneration
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9 December 2010

Dear Sir/Madam

**Hayle – Proposed Development at South Quay and Foundry Yard
Application for Listed Building Consent on behalf of ING RED UK (Hayle Harbour) Limited**

We are instructed by our client to submit an application for Listed Building Consent for the works associated with the future development of South Quay and Foundry Yard.

The enclosed application for listed building consent seeks approval for:

- The construction of a raised development platform and the installation of new paving and surfaces to establish a new public realm (including quayside promenade);
- construction of related retaining walls and flood protection measures;
- a new harbour wall to Carnsew Channel;
- works to repair the harbour walls comprising: repairs to the breach to the harbour wall to reinstate the collapsed length of masonry quay wall; repairs and repointing of existing walls; and
- the repair/reinstatement of harbour side furniture.

In this context, we attach the following:

- four copies of the application forms duly completed and signed;
- four copies of the Certificate of Ownership;
- four copies of the application drawings comprising:
 - the Location Plan (Reference -179-X-01-A)
 - the Site Plan (Reference 0179-P-101-A)
 - Long Site Elevations (Reference 0179-P-111 -A)
 - Indicative Site Levels (Reference 0179-P-116 -A)
 - Footbridge General Arrangement (CSK 01 Rev 01)
- the Design & Access Statement for the main application prepared by Mountford Piggott LLP;
- the Harbour Wall Conditions Survey Report prepared by Buro Happold;
- The Quay Walls Method Statement prepared by Buro Happold;
- The Harbour Wall Schedule of Works for Restoration of Quayside Walls prepared by Buro Happold;
- The Archaeological Evaluation Report prepared by Northamptonshire Archaeology; and
- The Heritage Assessment prepared by Christopher Pound;

As referred to above, this application is to be considered in the context of the Heritage Assessment prepared by Christopher Pound entitled "*Heritage of Hayle: An Assessment of Significance*" and the provisions of PPS5 "*Planning for the Historic Environment*".



The Historic Environment

As set out in the Heritage Assessment, the significance of Hayle is demonstrated by its inclusion in the Cornwall and West Devon Mining Landscape World Heritage Site, as inscribed by UNESCO in July 2006.

The World Heritage Site's significance lies chiefly in its industrial history which played an important part in global industrialisation. The existing settlement pattern was clearly influenced by the competing needs of the industrial activities that once dominated the town and which in turn led to the construction of the five quays that make up the harbour environment.

A full assessment of the make up of the town and in particular the area to the north of the railway viaduct and around Penpol Creek is set out in the Heritage Assessment. In summary, the application site and its immediate environs also fall within the designated Hayle Conservation Area, with the quays having been granted Grade II listed status for their group value.

The Heritage Assessment provides a full assessment of the character and appearance of the conservation area and an assessment of the views of South Quay.

Both the application for planning permission and this application for listed building consent need to be assessed against the background that there is policy support at all levels for the regeneration of the harbour lands and an extant planning permission exists for the mixed-use redevelopment of the Harbour and its immediate environs, including South Quay. These regeneration proposals were acknowledged at the time of the WHS Inscription.

The proposals seek to make efficient use of a previously developed, brownfield, site by providing a choice of housing, shopping and leisure uses in a sustainable manner, that responds positively to the heritage assets of the area.

In this context, given the underutilised nature of the application site, the proposed development will inevitably bring about a change to the historic environment. Accordingly, it is for the applicant to demonstrate that the integrity of the historic assets within the harbour area can be retained, protected and, where possible, enhanced.

The Heritage Assessment fully acknowledges the significance of the surviving fabric of South Quay but notes that this structure is currently in a poor state of repair and is largely inaccessible to the general public. It is with this in mind that the proposed development promotes necessary repairs to the deteriorating quay walls whilst promoting a range of uses that will improve public access. The proposals will bring forward a heritage package that seeks to encourage greater awareness of, and interaction with, the town's historical past.

Existing Conditions

As indicated above, the planning application site is largely vacant and derelict and, in the absence of any buildings, the significant heritage structure in the main comprises the surviving harbour walls and the quayside furniture (features including bollards, mooring hooks and access ladders).

The walls themselves are thought to have been built partly on top of an existing, naturally occurring, reef and partly upon sand. The walls themselves comprise random coursed stonework, with areas of scoria block (a bi-product of copper smelting), with the principal coping stones and quoining being in dressed granite. The fill behind the walls is likely to comprise a mix of sand, foundry waste and other materials.



Over time, the quay walls have deteriorated and with the erosion of the original mortar, areas of the walls have collapsed exposing the less stable fill behind. A very significant breach in the harbour wall exists on the western edge of South Quay, approximately half way along Penpol Creek.

Accompanying this application is a detailed Harbour Walls Condition Survey that has been undertaken by Buro Happold.

In addition to the above, Buro Happold has also undertaken a detailed "Schedule of Works for Restoration" and a "Quay Walls Method Statement". Both documents demonstrate how South Quay will be restored and the walls reinstated through the adoption of good engineering principles and, where appropriate, a conservation approach to construction.

Repairs

As a general principle, all dressed stonework will be retained in its current position and where necessary, stones will be temporarily removed to permit strengthening works to the areas below, alongside or behind. The more random coursed stonework will be repaired/strengthened in situ, but where this is not possible such areas will be re-built using the same materials and to a similar pattern.

The quayside furniture will be retained and restored in situ, or rebuilt in their current positions. Items that are considered to be of no historic significance, or serve no current purpose, will be removed. An archaeological working brief will be prepared and all works will be overseen by an appropriate engineer.

The New Harbour Wall

With regard to the new harbour wall to Carnsew Dock, to the south east of the quay, the construction approach to be adopted seeks to construct a sheet piled wall immediately behind, and protecting, the existing granite sill that is exposed at low tide. The new wall will be faced with timber baulks to reflect the historic appearance of this part of the harbour; as can be seen from the photographs included within the Heritage Assessment.

Flood Protection

In order to bring forward development on South Quay, the Environment Agency has agreed in principle to improvements to the flood defences. These measures mirror the approach adopted for the wider regeneration area. In essence, and as set out in the Flood Risk Assessment (incorporated within the Environmental Statement), existing ground levels will be increased so that the finished floor levels associated with the commercial and residential buildings will be set at a level of 6.17m ODN.

The Design & Access Statement describes in greater detail the approach to the flood defence works and promotes a detailed solution for the retail development area and its associated parking. This demonstrates how the raised platform will be set back from the edge of the quay in a way that permits the historic harbour furniture to be retained in situ and at the same time provides for a pedestrian promenade around the entire perimeter of the site. This approach has been adopted to avoid any adverse impact on the listed structure.

Whilst the same approach to flood defences will be adopted for the predominantly residential area to the north of the quay, in circumstances where the development of this part of the application site is being advanced in outline, the detailed solution will be reserved for future determination. However, it is to be noted that the pedestrian promenade to the perimeter of the quay will be provided at the



outset of development and as a consequence, detailed planning consent is sought for the whole of the promenade and the public spaces along its length at this stage.

The proposed footbridge that will span Penpol Creek has been designed to land at the finished floor level (6.17 ODN) so that it will not adversely impact on the quay walls or impede users of the promenade.

Conclusions

The Heritage Assessment undertaken by Christopher Pound fully supports the approach adopted for these mitigation works as well as the construction of a new quay wall and the proposed flood protection works. In particular, the works will add to the longevity of the structure and greatly improve its appearance with no loss of historic significance. These works have all been subject of extensive consultation with Conservation Officers at Cornwall Council who support the approach.

In summary, the benefits associated with the development proposals for South Quay will see this derelict site brought back into beneficial use in the form of a vibrant commercial and residential area, to the benefit of the local economy. The enhanced public realm (in particular the new promenade along the water's edge) and the creation of the heritage interpretation area will enhance public access to the quay, which will in turn add to the tourist attraction of Hayle.

With regards to the specific heritage benefits these can be summarised as:

- Repairs to the breach in the wall including maintenance of the existing listed structure (infilling of missing granite and re-pointing).
- A photographic record of heritage features.
- Archaeological investigation and recording of the buried heritage features.
- Reinstatement/maintenance of harbour furniture.
- Construction of a new quay wall to Carnsew Channel including exposing and maintaining the existing stone sill at low tide level.
- Education through the introduction of interpretation panels and identification of heritage assets.

Further off-site heritage benefits are advanced in the form of:

- The dedication of a site for a heritage feature (site for the Goonvean engine).
- The transfer of ownership of the Pattern Building and Cart Shed Land to the Hayle Heritage Trust.

It is against the above background, that the Applicant seeks the Council support for this application.

Yours sincerely

Peter Edwards
Partner
For and on behalf of Planning Perspectives LLP

Encl.

Appendix 1: Schedule of Benefits of the Proposed Development

APPENDIX 1

A Summary of the Planning Benefits

Heritage Benefits

- Repairs to the breach in the wall including maintenance of the existing listed structure (infilling of missing granite and re-pointing).
- A photographic record of heritage features.
- Archaeological investigation and recording of the buried heritage features.
- Reinstatement/maintenance of harbour furniture.
- Construction of a new sheet pile quay wall with timber baulks to Carnsew Channel including exposing and maintaining the existing sill at low tide level.
- The dedication of a site for a heritage feature (site for the Goonvean engine).
- The transfer of ownership of the Pattern Building and Cart Shed Land to the Hayle Heritage Trust
- Education through the introduction of interpretation panels and identification of heritage assets.

The benefits have been costed at in excess of £1,675,000.

Infrastructure Benefits

- New access to South Quay.
- Public realm improvements to Carnsew Road to improve physical integration with the town centre.
- The creation of quayside promenade linking various parts of the town to Carnsew Pool.
- A new square at the northern tip of the quay.
- A footbridge between South Quay and Penpol Terrace.
- Highway improvements to Foundry Square.

These benefits are costed at circa. £2,045,000.

Environmental Benefits

- Translocation of the existing Petalwort colony.
- Site preparation including raising of site levels to provide for climate change/flood protection.
- Introduction of soft landscaping at ISIS Gardens.

These benefits are costed at £2,225,000.

Economic Benefits

- Kick- starting the wider regeneration of Hayle (The Outline Masterplan Approval).
- Employment:
 - Maximum 277 Full Time Equivalent (FTE) operational jobs in retail and leisure sector and a further max. 83 FTE net additional indirect jobs (suppliers, distributors etc.); and
 - Maximum 176 FTE, net additional direct and indirect jobs at the construction stage.
- The new retail development will claw back retail spending to Hayle and increase footfall within the centre to the benefit of existing businesses. Stimulating new investment and an improved retail environment.
- The new residential population will introduce new spending into the local economy.
- The sourcing of local building materials will support local businesses.
- Educational contribution for every market housing unit of 2 or more bedrooms.
- Primary Health Facilities contribution for each market housing unit.
- The provision of affordable residential accommodation.

These benefits are costed at £710,400.

Community/Sustainability Benefits

- Transformation of a gateway site that is currently under-used into a vibrant commercial and residential area.
- A cinema.
- Provision of a choice of housing.
- Provision of a range of new shopping facilities – a foodstore, comparison goods floorspace and restaurants.
- Enhanced public realm that will improve public access to the water's edge and the creation of new public spaces and increase pedestrian permeability and safety.
- Improved linkage between South Quay, The Foundry Centre and Penpol Terrace.
- Maintenance of existing moorings and provision of new moorings in Carnsew Channel.
- Provision of dedicated parking and lockers for harbour users.
- Adding to the tourist attraction of Hayle and keeping tourists in Hayle for longer periods.
- More sustainable shopping patterns.
- Developer commitment to 10% reduction in CO² emissions, BREEAM "Very Good" rating for commercial development.

The total cost of all benefits have been calculated to cost £6,655,400 , excluding finance costs and arrangement fees, which would take this figure to in excess of £7million.

It is to be noted that whilst some of these benefits were promoted in association with the Outline Masterplan application, a number have been brought forward and will now be triggered on implementation of the South Quay development, should planning permission be granted.