

JAMES BROTHERHOOD & ASSOCIATES

CHARTERED ARCHITECTS



REPORT ON BEHALF OF

ACTORIS LTD

IN CONNECTION WITH

**PLANNING APPLICATION AND
LISTED BUILDING APPLICATION**

FOR

**THE DEMOLITION OF THE EXISTING JEWSON BUILDING SUPPLIERS
BUILDINGS ADJACENT TO CARNSEW ROAD, HAYLE
THE CONSOLIDATION, PRESERVATION
AND PRESENTATION OF
THE GRADE II LISTED BUILDING
FORMER HARVEYS DRYING SHED
AND DEVELOPMENT OF THE SITE FOR A SUPERMARKET
WITHIN THE CORNWALL AND WEST DEVON WORLD MINING LANDSCAPE
HERITAGE SITE
AND
THE HAYLE CONSERVATION AREA**

BY

AN ARCHITECT ACCREDITED IN BUILDING CONSERVATION

**JAMES BROTHERHOOD DipArch(Hons) RIBA AABC
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CHARTERED ARCHITECTS**

12th April, 2010

Heritage Report by an Architect Accredited in Building Conservation in connection with a Planning Application, Listed Building Application and Conservation Area Application for the demolition of the existing Jewson building suppliers premises and storage adjacent to Carnsew Road, Hayle; consolidation, preservation and presentation of the Harveys Grade II Listed timber drying shed, and the erection of a new supermarket, together with amendments to improve the access and egress to and from the site, operational car parking, service yard and landscaping on behalf of Actoris Ltd.

This report is to be read in conjunction with Chris Waterworth Architects' Public Consultation Presentation Boards and Chris Waterworth Architects' drawings, as existing and as proposed, as submitted for Planning and Listed Building Consent.

Contents

| | | |
|------------|---|---------|
| | The Brief | Page 3 |
| Chapter 1 | Background | Page 4 |
| Chapter 2 | Planning Policy and the Historic Environment | Page 6 |
| Chapter 3 | The World Heritage Site Outstanding Universal Value | Page 11 |
| Chapter 4 | The Jewson Site, Hayle – Proposed Morrisons Development | Page 37 |
| Chapter 5 | Meeting with Cornwall Council Officers and meeting with English Heritage | Page 51 |
| Chapter 6 | The existing listed Building structures and archaeological remains relating to the Jewson site | Page 55 |
| Chapter 7 | Existing site detractors | Page 58 |
| Chapter 8 | The significance of the Heritage Asset | Page 60 |
| Chapter 9 | Assessment of significance of the existing buildings and the potential impact of the proposed works | Page 61 |
| Chapter 10 | The assessment of the physical changes to the existing Heritage Assets | Page 62 |
| Chapter 11 | Potential for additional enhancement of the site and its setting | Page 65 |
| Chapter 12 | Assessment of the Harveys drying shed – Grade II Listed Building | Page 66 |
| Chapter 13 | Proposed works relating to consolidation, stabilisation and presentation of the Listed drying shed, design philosophy | Page 68 |
| Chapter 14 | Proposed new building design philosophy | Page 71 |
| Chapter 15 | Impact of the preferred solution on the OHV Heritage assessment and the Conservation Area | Page 79 |
| Chapter 16 | Conclusion | Page 82 |
| Appendix 1 | Cornwall Council Historic Environment Record Maps | |
| Appendix 2 | James Brotherhood DipArch(Hons) RIBA AABC CV | |

The Brief

- 1.0 To prepare a Report in connection with the proposed development of the food store, associated car parking and new vehicular access from Carnsew Road on the Jewson Site, Hayle.
- 2.0 To advise in connection with the consolidation, preservation and presentation of the Grade II Listed Building – the former Harveys Saw Mills Drying Shed
- 3.0 Undertake assessment of the existing site and its setting, together with the existing buildings on the site and the development proposals in relation to the Outstanding Universal Value of the World Heritage Site and the Conservation Area.
- 4.0 Provide information relating to assessment of the proposals in relation to Building Conservation.
- 5.0 The scope of the works to be undertaken by the Architect Accredited in Building Conservation include:-
 - 5.1 Physical context/historical context.
 - 5.2 Pre-application dialogue with Cornwall Council

Penny Stokes – Conservation Officer
Phil Markham – Historical Environment Planning Officer
Simon Thorpe – World Heritage Site Officer
Jeremy Content – Planning Case Officer
Adam Sharpe – Senior Archaeologist Historic Environment
 - 5.3 Evaluation/design response to constraints, assessment of historic environment and visual constraints.
 - 5.4 Heritage/Listed Building design assessment.
 - 5.5 Heritage statement including World Heritage Site and English Heritage matters.
 - 5.6 Impact of the preferred solution on the Heritage assessment.
 - 5.7 Conclusion

Chapter 1

This Chapter includes background information about the site and its location and the site allocation/designation.

1.0 Background

1.1 The site location

The site is currently occupied by Jewson Building Suppliers and fronts onto Carnsew Road to its southern boundary, and the ING site which lies directly adjacent to the site to the east on the former south quay works and wharfs.

The site is to the north of a hill fort on the opposite side of the Carnsew Road. To the south east is a multi-arched railway viaduct over which the railway line passes through a cutting through the hill fort.

Access to the site is off Carnsew Road



Aerial photograph of Hayle with the site which is the subject of the Planning and Listed Building Applications outlined in red

1.2 The site allocation/designation

1. The former Harveys timber works L-shaped drying shed – a Grade II Listed Building, on the south west corner of the Jewson site.
2. The site is within the Hayle Conservation Area.
3. The site is in the Cornwall and West Devon World Mining Landscape Heritage Site.
4. The site is adjacent to the Hayle Estuary and Carrack Gladden SSSI site.

Chapter 2

This Chapter includes introductory information, Planning Policy and the Historic Environment including National, Regional and Local Planning Policy and Planning Policy Guidance, Cornwall and West Devon Mining World Heritage Site Management Plan Circular and Policy information, Supplementary Planning Guidance in relation to Conservation Areas and Listed Buildings.

2.0 Planning Policy and the Historic Environment

A new unitary authority – Cornwall Council – was designated in April, 2009. The new authority is an amalgamation of the 6 existing district and borough councils (e.g. Penwith in which the site is located), as well as Cornwall County Council.

The Penwith Local Plan was adopted in 2004. It continues to be the statutory planning document for development control purposes.

The Quays are identified as important features and the Local Plan states that the redevelopment of these areas is crucial to the revitalisation of the harbour and the town.

Preface

By virtue of the application site's location within the Cornwall & West Devon Mining Landscape World Heritage Site and the Hayle Conservation Area, and in relation to the inclusion of a Listed Building as part of the proposals, policy relating to heritage, including archaeology is considered below.

National

Planning Circular 07/09: Protection of World Heritage Sites (2009)

In July 2009, the Government published Circular 07/2009 'The Protection of World Heritage Sites' which replaces and expands on the guidance in paragraphs 2.22 – 2.23 and 6.35 - 6.37 of the previous PPG15 'Planning and the Historic Environment'. It gives advice on the level of protection and management needed for World Heritage Sites, and draws attention to recent legislative measures designed to enhance the protection of these sites.

Circular 07/2009 states that World Heritage Sites are required to have effective management systems in place specifying how the Outstanding Universal Value, authenticity and integrity of each site are to be maintained. A Management Plan for each area has to be prepared to provide a framework of policies to ensure consistent management. LPAs are required to treat relevant policies in the Management Plans as key material considerations in making plans and decisions.

As such, in relation to the application site, the policies Cornwall & West Devon Mining Landscape World Heritage Site Management Plan are set out below.

Planning Policy Guidance 5: Planning for the Historic Environment (2010)

1. PPS5 was published on 23 March 2010 and sets out the Government's planning policies on the conservation of the historic environment. It replaces *Planning Policy Guidance 15: Planning and the Historic Environment* (PPG15) and *Planning Policy Guidance 16: Archaeology and Planning* (PPG16).
2. PPS15 is being accompanied by a Historic Environment Planning Practice Guide (March 2010) which explains how to apply the principles on the PPS and provides explanations and guidance for implementing the planning policies.
3. The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. The objectives are therefore to:-

- Deliver sustainable development
 - Conserve England's heritage assets in a manner appropriate to their significance
 - Contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment.
4. Policy HE1 provides an overarching policy in relation to heritage assets and climate change. Policy HE1.1 encourages LPAs to make decisions relating to heritage assets by seeking to reuse, and where appropriate, the modification of heritage assets so as to reduce carbon emissions and secure sustainable development.
 5. Policy HE6 refers to information requirements for applications for consent affecting heritage assets. The information required to satisfy this policy is set out in the Heritage Statement which accompanies this application.
 6. Unlike the PPG15, the new PPS5 emphasises the need to establish the significance of each historic asset.
 7. A key change since the previous PPG15 and PPS16, is the need for LPAs to identify and assess the particular *significance* of any element of the historic environment that may be affected by a proposal. Policy HE7.1 states that the following ought to be considered:
 - evidence provided with the application
 - any designation records
 - the historic environment record and similar sources of information
 - the heritage assets themselves
 - the outcome of the usual consultation with interested parties
 - where appropriate and when the need to understand the significance of the heritage asset demands it, expert advice ought to be pursued.
 8. Policy HE7.2 goes on to state that LPAs should take account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. In doing so, as stated in HE7.4. LPAs should take into account:
 - the desirability of sustaining and enhancing the significance of heritage assets and of utilising their positive role in place-shaping
 - the positive contribution the conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality
 9. Policy HE9 sets out the principles guiding the consideration of planning applications relating to designated heritage assets. It states that there should be a presumption in favour of the conservation of designated heritage assets, and the more significant the designated heritage, the greater the presumption in favour of its conservation should be. As such, substantial harm to or loss of a grade II listed building should be exceptional and substantial harm to or loss of an asset including a World Heritage Site should be wholly exceptional.
 10. Policy HE9.5 and HE10 refers to the fact that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Policy HE9.5 states that when considering proposals, LPAs should take into account the relative significance of the element affected and its contribution to the significance of the World Heritage Site or Conservation Area as a whole. It goes on to encourage the enhancement or better revealing of the significance of such assets where an element does not positively contribute to its significance.
 11. Policy HE10 relates to the consideration of applications for development affecting the setting of a designated heritage asset. It states that LPAs should treat favourably applications that preserve those elements of the setting of a heritage asset that make a positive contribution to or better reveal the significance of the asset.

12. Policy HE9.6 refers to heritage assets with archaeological interest which are not designated as scheduled monuments but which are demonstrably of equivalent significance (i.e. assets which have not been formally assessed for designation, are not designated by the Secretary of State or outside the scope of designation under the Ancient Monuments and Archaeological Areas Act 1979).

Regional

RPG 10

In relation to the historic environment, Policy EN3 of RPG 10 states that local authorities should afford the highest level of protection to historic and archaeological areas. New development should preserve or enhance historic buildings and Conservation Areas and important archaeological features and their settings, having regard to the advice of PPG15 and PPG16. The policy also states that local authorities should:

“encourage the restoration and appropriate re-use of buildings of historic and architectural value and take a particularly active role in bringing about their restoration where this would help bring about urban regeneration”.

Cornwall Structure Plan

Policy 2 of the Cornwall Structure Plan deals with the protection and enhancement of the natural and built environment. Policy 2 states that development throughout Cornwall must, amongst other criteria, respect local character, retain important elements of the local landscape (including historic features that add to its distinctiveness), contribute to the regeneration, restoration, enhancement or conservation of the area and positively relate to townscape and landscape character through siting, design, use of local materials and landscaping.

Draft RSS

Policy ENV5 of the draft RSS refers to the historic environment. It states that the historic environment of the South West will be preserved and enhanced. Furthermore, paragraph 7.2.14 reiterates that development proposals should make sensitive use of historic assets through heritage-led regeneration in areas for growth and change, particularly where they bring Buildings at Risk, redundant or underused buildings into appropriate use. It goes on to state that it is important to recognise the associated benefits for business – whilst ensuring that historical assets or their significance are not diminished.

Local

Penwith Local Plan

With regard to the historic environment, the Local Plan mirrors Government Policy and states that proposals within areas of great historic value and those affecting archaeological remains, will not be permitted where it would harm the historic character of the landscape or the value, character or setting of the remains.

Policy TV-10 states that proposals for development that would directly affect a listed building will not be permitted unless they respect:

- its intrinsic architectural and historic value,
- its design and particular physical features and,
- its setting and contribution to the local scene.

Policy TV-6 relates to proposals that would affect a Conservation Area. It states that they must not conflict with the objective to preserve or enhance the character or appearance of the area in terms of scale, siting, design and materials. Development that would have an adverse effect on the character, appearance or architectural and historic importance of a Conservation Area will not be permitted. Within Conservation Areas the

development of commercial premises will be required to respect the character and appearance of its surroundings, in accordance with Policy TV-17 of the Local Plan.

In relation specifically to Hayle, paragraph 7.3.10 refers to the heritage-led regeneration initiative - 'Hayle Townscape' - which aims to encourage sustainable investment in the historic town by regenerating the physical environment and reinforcing the quality of the town's heritage.

Amongst others, it is relevant to note the following objectives of the Townscape Heritage Initiative (THI):

- to support the continuing regeneration of Harveys Foundry;
- to significantly reduce the number of historic buildings known to be in serious disrepair or in danger of becoming so;
- to promote sustainable re-use of vacant or under used historic buildings;
- to restore lost architectural features from the street facing elevation of historic buildings;
- and to restore and/or upgrade historic street and paving surfaces and other features at key locations in the town.

Cornwall & West Devon Mining Landscape World Heritage Site Management Plan

Circular 07/2009 (as set out above) states that World Heritage Sites are required to have effective management systems in place specifying how the Outstanding Universal Values (OUVs) are to be maintained. Any relevant policies in the Management Plan are a key material consideration in planning decisions – and therefore any future development ought to comply with the policies listed below.

In accordance with this requirement, a Management Plan for the Cornwall and West Devon Mining Landscape Area has been prepared and covers the period 2005 – 2010. It provides a framework of policies to ensure that there will be no detrimental impact on the OUVs and ensure the consistent management of the multi-area WHS.

The Management Plan divides the key issues and strategic policies into five key themes: Administration, Protection, Conservation, Presentation and Marketing. In the case of this report, the themes of Protection and Conservation are the most relevant.

As such, the following policies need to be taken into account when determining any development proposals within the WHS:

- Policy 4c: Planning authorities should ensure that new development protects, conserves and enhance the site and its setting.
- Policy 7a: Sustainable heritage-led regeneration will be encouraged and supported.
- Policy 7b: New development should add to the quality and distinctiveness of the site by being of high quality design and respectful of setting.
- Policy 7c: There should be a presumption in favour of retaining and re-using historic buildings which are important components of the site.
- Policy 8a: The conservation and continuing maintenance of the historic fabric of the site should be undertaken to the highest standards to ensure authenticity and integrity.
- Policy 8b: The historic character and distinctiveness of the Cornwall and West Devon mining landscape should be maintained.
- Policy 9: Archives, collections and data concerning the site should be curated, catalogued and conserved and made accessible to all.

- Policy 10: The Partnership should promote access to the site that is sustainable to the environment and consistent with the values of the site.

Supplementary Planning Guidance

Supplementary Planning Guidance has been prepared in relation to Conservation Areas and listed buildings – ‘Listed Buildings: a guide for owners and occupiers’ (2005) and ‘Conservation Areas: a guide for owners and occupiers’ (2005).

Chapter 3

This Chapter includes information relating to UNESCO's designation of the Cornwall and West Devon Mining Landscape Area as a World Heritage Site, the Outstanding Universal Value (OUV) for Hayle, the extent to which South Quay contributes to OUV, Listed Buildings of South Quay, Hayle Conservation Area, Archaeology, the extent to which the Jewson site contributes of OUV, Historic Environment Record Plan, Monument/Building Record details including photographs, photographs of the former Harveys drying shed, Historic Environment Record information relating to the Grade II Listed Building former Harveys drying shed and English Heritage Listed Building description of the former Harveys timber drying shed and photographs of an industrial archaeological item.

3.0 The World Heritage Site Outstanding Universal Value

UNESCO's designation of the Cornwall and West Devon Mining Landscape Area as a World Heritage Site in July 2005 is a recognition of the international importance of the area; crucially in the role it played in the industrialisation of Britain. Cornwall also played an important role on the international stage, as one of the pioneers of the industrial revolution and the transfer of knowledge and industry throughout the world and the growth of a global industrial society.

Hayle Harbour is one of ten sites within the World Heritage Site. It was intimately linked to the activities that make the site significant as a port for the export of ore and the import of coal, but also as a centre of engineering, especially that associated with the mining industry. Pumps to drain the mines were built in Hayle which led to the production of steam pumps to drain the 'polders' of Holland. Other engineering products included ore crushers, ladders, standing pipes for the pumps and smaller objects such as picks and shovels. These were used not only in Cornwall but were exported to every part of the world where hard rock mining was being carried out.

Harveys of Hayle also exported the Cornish boiler which led to the ship building with especially designed ships to carry the boilers. Both Woolf and Trevithick worked at the Harveys foundry at Hayle – Trevithick, the most famous of the engineers associated with the World Heritage Site, married Harveys sister Jane and whilst he was in South America, at times assumed dead, Jane became the proprietor of Hayle's first hotel, the Britannia, a rather more intimate link between the World Heritage Site and the town of Hayle.

The Outstanding Universal Value (OUV) for Hayle can be summarised as follows:

- Hayle was Cornwall's principle mining port which exported copper ore to the South Wales smelters. Importing much of the Welsh coal that fuelled the Cornish steam revolution and was the means by which many of its beam engines were shipped to the far corners of the World.
- The location of Cornwall's only major copper smelter.
- Unique example of twin 'company' industry 'new towns' of Foundry and Copperhouse, these being wholly the product of their industrial past and maritime location, fringing the southern edge of the Hayle estuary in a distinctly linear character. They are characterised by rows and terraces and villas at the back of the foundry.
- Massive, landform-scale maritime infrastructure of extensive quays, wharves and massive sluicing ponds.
- The terminus of one of the most important of Cornwall's early railways (the Hayle Railway, 1834) serving a hinterland stretching eastwards as far as Redruth and Camborne, with their huge market for coal, timber and other materials.
- Within Copperhouse, the use of copper slag (scoria) blocks for construction adds a distinctive 'vernacular' character to houses, boundary walls, bridges and other structures.

The OUV for Hayle is significantly related to the town's historical association with the Industrial Revolution and technological endeavour. However, within the wider area, the many listed buildings are clear evidence of the area's former wealth and historical connections. Hayle's OUV is therefore tied up in the townscape and buildings, the now under-utilised quays around the harbour and the less tangible, but no less important, historical association, of which the Harveys timber yard and boat building quay now the Jewson site played an important part.

3.1 The extent to which South Quay contributes to OUV

The quays and their associated waterways are part of the physical assets which contribute to Hayle's OUV. The quays have changed considerably since 1914. They do not represent a preserved or authentic landscape of industrial activity during the period for which the WHS is inscribed.

This area of Hayle was an industrial harbour and industrial harbours are rarely pretty, when active they could be vibrant, full of interest, noisy, often grubby but never pretty. This was certainly the case for Hayle. The shipping activities of the harbour were associated with the movement of engineering products and raw materials in about equal measure. The raw materials were coal being imported and ore being exported. These lay on the quays or were corralled into ore hutches. To add to this commercial activity for much of the nineteenth century South Quay was the centre of a thriving shipbuilding business that was replaced by ship breaking in the twentieth century. The area was serviced by the Hayle Wharf Railway which meant that much of the quay areas were covered with rail track.

Harveys began building South Quay in 1818, with extensions in 1834 to accommodate a slipway for the building of sea going vessels. Shortly after 1879 a second slipway was built, and subsequent alterations were made in 1908. Ore was shipped from South Quay but the quay was dominated through the nineteenth century by the Harvey shipbuilding concern, mainly to provide specialist ships for the transport of their Cornish Boilers. The quay edge still bears witness to the former activity with slots created along its length to take loading shoots. The fact that the quay wall does not run in a straight line, but is scalloped, reflects the intensity of the commercial activity of the harbour, allowing ships to be moored with their bowsprits overlapping, thus allowing more ships to be brought to the quay. The company stopped building ships in 1903 and became a major builders' merchants but the shipyard site was still used, and between the wars the yard was used to break up ships. Many of the industrial products of the Harvey foundry were also shipped from the South Quay.

Carnsew Pool was not only an area to hold water for the scoring of the harbour but was also the site of shipping activity. The existing mitre gates at the Carnsew Sluice, in the south-east corner of the pool, once let ships into the area where they were loaded and unloaded at the quay. The quay wall remains mostly buried and runs along the northern boundary line of the Jewson site. The mitre gates are partially buried following an earlier investigation into their condition, which is very poor. In the same area it is understood there was also a pool for the seasoning of timber but this was believed to have been removed.

Hayle Harbour, and South Quay particularly, played a key role in the transfer of the industrial revolution to the world and thus growth of a global industrial society. South Quay was the site of the construction of ships to transport Harveys products, and the embarkation point for these products and technology across the World.

The physical components of South Quay were the walls, the slips, mooring posts and loading bays, ore bins, rail tracks, and buildings along the Quay associated with ship building. The surviving components are evidenced in the report which accompanies the Outline Masterplan.

The most significant surviving visible component is the quay wall to the east and northern sides. The buried archaeological remains of earlier phases of the quay are also of importance.

The slips have been buried beneath tipped rubbish, as has a large part of the western quay wall. These probably remain as buried archaeological features of international importance.

A number of the nineteenth century buildings were demolished just after the 1939-45 War; the concrete platforms that can be found on the quay today are probably the foundation platforms for later buildings. The effect of this later construction on the foundations of earlier buildings is unknown.

It is important to realise that the form and appearance of the harbour has changed considerably since 1914 at the end of the period for which OUV is inscribed. The current open and derelict form of the quay is not authentic. The quay had a different physical form, with slipways and buildings. There was activity, traffic, ships moored, and materials stored. The longer distance views across the harbour were clearly different from today's open vista.

It is not possible to restore the authentic appearance of the quays at any point in time during period of active use, because of the series of alterations that were made in the early 20th century (see map regression), the demolition of buildings and the burying of slipways with part of the western quay wall.

It is possible to conserve the surviving components, which include the east and northern sides of the quay wall, and individual features upon the surface such as mooring posts. The OUV would be affected if future development failed to conserve the surviving components, and did not preserve in situ archaeological remains of important features.

The OUV would also be affected if future development created surface buildings which significantly changed the character of the historic active period of use. This includes new buildings greater than 2 storeys in height, open areas, vehicle movement, mooring of boats, loading and unloading, movement and changing scene.

3.2 Listed Building of South Quay

South Quay was given a group value Grade II listing in 1988. The listing description states the following:

“Hayle 5437-5537 10/104 South Quay, including south-east side of Carnsew Dock GV II Quay walls. Circa 1819. Built for Harvey and Company (Henry Harvey). Granite and killas rubble, granite ashlar, copper slag blocks and granite dressings. Walls to 3 sides of a peninsular wharf, the long side facing north east and forming one side of a long narrow harbour. Walls are scalloped on plan possibly to allow boats to lie alongside. The north-west wall is also part of Carnsew Dock. This dock was designed so that accumulated silt could be sluiced out at intervals by releasing a large volume of dammed-up water. The walls are slightly battered and have dressed granite copings. On December the 27th 1834, there was a ceremonial opening of the sluices when the mine's adventurers and other customers and friends of the Company were invited to breakfast at the White Hart Hotel”.

It is to be noted that South Quay was added to the statutory list after part of the Carnsew Dock had been infilled. As such, the exact location of the south western section of the quay wall was unknown at that time.

It is now thought that the location and extent of the former slipways was misunderstood when the Outline Masterplan for the wider harbour regeneration was drawn up; especially the extent of the slipway that is now understood to extend further southwards and into the area now occupied by Jewson.

3.3 Hayle Conservation Area

At first glance the Harbour area of Hayle is a picture of neglect but this is misleading in an historic context and is of course not the reason for its inclusion in the Conservation Area. The interest lies in historic significance of the harbour and its past activity, which is what we have to address when looking at the impact of the proposed development on the Conservation Area.

The general picture of this part of the Conservation Area was one of an active harbour, shipping coal, copper ore and engineering products. There was also industrial activity in the harbour area which included ship building, power generation and at various times glass and sulphuric acid production to add to this general industrial outlook. There were two pockets of the Conservation Area that were exceptions to this general picture. One was the area surrounding the Packet Boat Inn, which stood on the North Quay to service the packet boats running passenger services to Bristol and Plymouth. The railway finally ended the viability of a passenger service. The inn survived into the twentieth century as the Britannia Inn but was subsequently demolished by the 1970's.

The other pocket that was and still is an exception to the general picture of the harbour are houses and shops along Penpol Terrace.

The topography of the town was initially determined by the estuary and the rivers and creeks that flowed into it. This created the linear settlement which is one of its characteristics today; the town built-up on the rising high ground behind the waterways. The harbour built out from the soft profile of the water line gave a hard edge to the settlement. Foundry started in a rather different way, the core of this part of the settlement being built on reclaimed land which gives it a greater sense of space. The southern part of the harbour extended out from Foundry Square, the South Quay and the edges of the Carnsew Pool which still largely define that side of the estuary today.

3.4 Archaeology



The site plan with the historic buildings overlay

There are a number of sites identified of previous buildings and structures which were present at South Quay. The presence of archaeological remains of these buildings is unproven at this point but there is potential for their existence. A desktop Archaeological Evaluation Study has been commissioned by Actoris in connection with the site which is attached within Technical Appendix 7. For the purposes of this report the matters referred to relate to Building Conservation and historic matters relating to the site.

Consideration of architectural implication relating to the lime kilns and adjacent cottages

The Historic Environment Record refers to lime kilns and cottages for those engaged with the lime production and are scheduled later in this report. The larger of the lime kilns referred to in the Historic Environment Record is located towards the north east of the site with the terrace of cottages for lime workers located to the south west of the lime kiln as indicated. It is understood majority of the output from the Carnsew limekiln would have been to provide slaked lime as a local agricultural improver, and for the building trade.

From studies of lime kilns elsewhere, undertaken by the Architect Accredited in Conservation, lime kilns are often built against outcrops to facilitate ease of loading of limestone and coal through the charging hole at the top of the lime kiln. The amount of each charge must be considered to be considerable to make the process economical, and therefore it is practical to avoid excessive labour that horses and carts are used to carry the limestone and coal to the charging hole. It is quite common for limestone and coal to be brought to locations where there are lime kilns, by sea, because of the practicality of access and delivery for the raw materials, and also to enable the lime to be taken away by boat if required. In circumstances where there is no outcrop for the limekilns to be built against ramping from the base of the lime kiln to the charging hole would be incorporated in the construction of the lime kiln.

It would appear that the lime kilns were built near the quay to enable easier and practical delivery of raw materials and transport of the lime produced to be transported away if there were amounts from production which were surplus to local requirements.

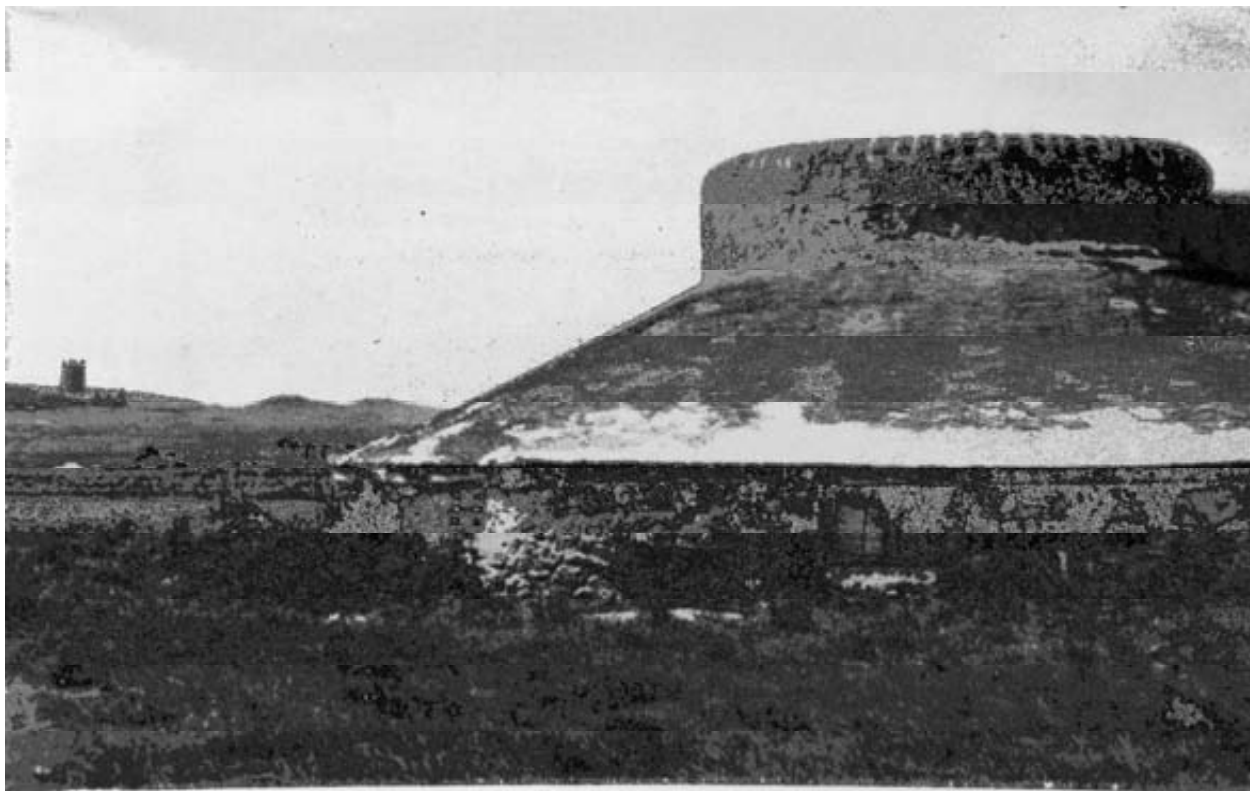
Because of the levels on the application site at present being only a gradual fall to the top of the quay wall on the north boundary of the site, it must be considered unlikely the kiln would be set into the ground because the draw hole would have to be well below the top of the quay wall.

Ramping is known to have been provided to kilns, e.g. to the lime kiln at the small harbour of Clovelly, Devon, where the ramp to the kiln top can still be seen, but that lime kiln is also built against a hillside.

Based on photographic evidence it would therefore appear likely that the lime kilns and any ramping to the charging holes have been removed in their entirety.

The same may be considered to be likely to have occurred in regard to the row of cottages indicated in the Historic Environment Record information, and it is possible that the lime kiln's outer stonework and the outer stonework of the ramping were robbed to be used elsewhere, and the residue pushed over the quay wall as an expedient way of clearing the material from the site, which in part may explain the build-up of debris and silt to the outside of the quay wall to the north. This may also have occurred when the cottages were cleared from the site, and any other above ground archaeological remains may have been similarly removed or cleared from the site.

Hayle Community Archive has kindly provided the following photographs of the lime kilns understood to be dated from the 1960's, the loading ramp is clearly visible as are the lower ancillary buildings:-



OLD CARNSEW LIMEKILNS

Following the demolition of the lime kilns and cottages it would therefore appear unlikely there may be any archaeological remains under the present ground surface; however, it would be possible for trial trenching to be undertaken in the location of the recorded archaeological items to establish if there are any elements of construction below ground. If trial trenching is undertaken, an archaeological watching brief could be undertaken to record any items found.

If there are any archaeological remains of the cottages found below ground, if they were to be affected in any way by the foundations of the proposed new construction on site, it would be possible, by agreement with the Conservation Officer and CC Building Control, to provide piling to each side of an archaeological feature, with a ground beam to span over the archaeological feature, so as to preserve it for the future.

3.5 The extent to which the Jewson site contributes to OUV

The Jewson site within the World Heritage Site outstanding universal value is considered to be significant because of its existing Listed features including the last standing Listed Building structure on the WHS and the barely discernible quay wall on the north of the site. Further considerations are –

1. The quay wall remains mostly buried but part of the top of the quay wall is exposed and runs along the northern boundary line of the Jewson site.

To the north of the quay wall there is a build-up of silt and debris against the quay wall. If the buried quay wall is as substantial as the remaining quay walls, the OUV and the interpretation of the Jewson site and the interrelationship of the site and the railway viaduct and hill fort would benefit if the silt and debris could be removed, to expose the upper part of the quay wall on the north perimeter of the site.

2. The outline of quays, since buried with fill, are recorded as being in the east part of the site, which provides great opportunity for future investigation which would create considerable benefit for the better understanding of this aspect of the Harveys Quays which could provide enhancement to the Conservation Area and World Heritage Site. It must be considered unlikely that this area of fill is as stable as the surrounding ground, and it would not appear practical to remove any part of it and provide consolidated material for building purposes because of the possible detrimental affect on the remains below ground, and therefore it is recommended this area is not an area where buildings are located.

Because of the proximity of the iron foundry and gas works, which have been demolished, it may be there is deleterious material from those facilities which has been incorporated in the fill in this area and other parts of the site which will require assessment. This is examined in the relevant chapter of the Environmental Statement which accompanies this Application.

3. The early slipway, which is understood to have been used for boat-building by Harveys, which is indicated on the OS Maps, is understood to extend into the west the area now occupied by Jewson buried under land to the north of the derelict Scuba Diving premises, but the extent of this is not known. This area of land now forms part of the proposed redevelopment site.
4. The buried archaeological remains of earlier phases of the quay are important and are recorded in the CC Historic Environment Record plan and record sheets, as follows.

3.6 Historic Environment Record Plan

Cornwall Council's Historic Environment Records plan indicating information relating to each of the building record details for the existing site, as recorded on the CC Historic Environment Record



Cornwall Council have kindly provided additional drawings from the Historic Environment Record, for reference, which indicate -

- A. Outline of the site, based on an aerial photograph, with the Historic Record information for Hayle and the Jewson site incorporated on it.
- B. Part of Hayle including the Quays and the Jewson site with the World Heritage Site area indicated in pink.
- C. A map indicating part of Hayle and the Historic Environment Record information relating to the Quays and the Jewson site.
- D. A map indicating part of Hayle and the Historic Environment Record information relating to the Quays and the Jewson site Conservation Area coloured blue.
- E. An enlarged aerial photograph of the Jewson site, including part of the hill fort, part of the ING site and the Jewson site, with the Historic Environment Record information.
- F. An extract of the 1908 Ordnance Survey Map of the Carnsew timber yard and sawmills, now the Jewson site, with Historic Environment Record information.
- G. An extract of the 1979 Ordnance Survey Map.
- H. Early Historic Environment map including outlines of buildings in relation to the Jewson site and adjacent quay. **See Appendix 1**

Monument / Building record details

Preferred Ref: 139018
Type of record: Monument
Name: HAYLE - Post Medieval timber yard
Last updated: 14/04/2009 23:30:24

Description

Summary

Full description

This is a C19 timber drying shed built by Harveys. The lower outer wall (to the roadside) and the left return lower wall are built of rubble stone, and are shown as simple enclosure walls on the 1877 OS map. The upper wall, with brick ventilating infill panels, together with the roof structure and timber supporting structure was added between 1877 and 1907 and. The curved and glazed right (east) end is a late C20 addition. The only surviving complete structure of Harveys' extensive complex on the wharves.

Location

Map Sheet: SW53NE
Grid Reference: Centroid SW 5563 3721 (MBR: 10m by 10m)
Spatial type: Point
Civil Parish: Hayle, Penwith, Cornwall
District: Penwith, Cornwall

Current / Historic Names and Addresses

- HAYLE

Monument/Component Types

- TIMBER YARD (19th Century - 1801 AD to 1900 AD)

Finds (0)

Related Monuments (0)

Designations (2)

DCO181 Conservation Area HAYLE: HAYLE
DCO1746 World Heritage Site: The Port of Hayle

Associated Events/Activities (2)

ECO1804 Hayle Historic Survey
ECO2341 Hayle Historic Survey

Sources (0)

Other statuses and references (2)

- Cornwall PROJ_ID: HY
- SITE_ID (old PRN): 139018

Land classifications (0)

Related HLC (0)

Scores (2)

- Condition: U - Unknown (undated)
- Survival: U - Unknown (undated)

Contacts (0)

Monument / Building record details

Preferred Ref: 140844
Type of record: Monument
Name: HAYLE - Post Medieval path
Last updated: 14/04/2009 23:30:41

Description

Summary

Full description

Granite kerbstones/paving. C19. A small area of granite pavours/kerbs marking the position of the gateway to Harveys sawmills and timber yard (see also item [45]).

Location

Map Sheet: SW53NE
Grid Reference: Centroid SW 5568 3722 (MBR: 10m by 10m)
Spatial type: Point
Civil Parish: Hayle, Penwith, Cornwall
District: Penwith, Cornwall

Current / Historic Names and Addresses

- HAYLE

Monument/Component Types

- PATH (19th Century - 1801 AD to 1900 AD)

Finds (0)

Related Monuments (0)

Designations (2)

DCO181 Conservation Area HAYLE: HAYLE
DCO1746 World Heritage Site: The Port of Hayle

Associated Events/Activities (2)

ECO1804 Hayle Historic Survey
ECO2341 Hayle Historic Survey

Sources (0)

Other statuses and references (2)

- Cornwall PROJ_ID: HY
- SITE_ID (old PRN): 140844

Land classifications (0)

Related HLC (0)

Scores (2)

- Condition: U - Unknown (undated)
- Survival: U - Unknown (undated)

Contacts (0)



C19. Granite kerbstones/paving marking the position of the gateway to Harveys sawmills and timber yard, the upstand of the kerbing being lost by overlaying of tarmac, as part of entrance works to the Jewson site.

Monument / Building record details

Preferred Ref: 31774
Type of record: Monument
Name: CARNSEW - Medieval settlement
Last updated: 14/04/2009 23:30:16

Description

Summary

The settlement of Carnsew is first recorded in 1298. Carnsew is now part of Hayle.

Full description

The settlement of Carnsew is first recorded in 1298 when it is spelt "Carndu" (b1). The name is Cornish and contains the elements carn 'rockpile, tor' and du 'black' (b3). Carnsew is now part of Hayle (b2).

Location

Map Sheet: SW53NE
Grid Reference: Centroid SW 5560 3725 (MBR: 10m by 10m) (Settlement)
Spatial type: Point
Civil Parish: Hayle, Penwith, Cornwall
District: Penwith, Cornwall
Ecclesiastical Parish: St Erth

Current / Historic Names and Addresses

- CARNSEW

Monument/Component Types

- SETTLEMENT (Medieval - 1066 AD to 1539 AD)

Finds (0)

Related Monuments (0)

Designations (2)

DCO181 Conservation Area HAYLE: HAYLE
DCO1746 World Heritage Site: The Port of Hayle

Associated Events/Activities (0)

Sources (3)

<1> SCO3402 Bibliographic reference: Gover, JEB. 1948. Place-Names of Cornwall. 592
<2> SCO4045 Bibliographic reference: Ordnance Survey. 1970s. 1:10,000 Map.
<3> SCO4064 Bibliographic reference: Padel, OJ. 1985. Cornish Place-Name Elements. 38, 89, 252

Other statuses and references (1)

- SITE_ID (old PRN): 31774

Land classifications (0)

Related HLC (0)

Scores (3)

- Condition: F - Destroyed (undated)
- Condition Qualifier: Built over (undated)
- Survival: U - Unknown (undated)

Contacts (0)

Monument / Building record details

Preferred Ref: 139021
Type of record: Building
Name: HAYLE - Post Medieval quay
Last updated: 14/04/2009 23:30:24

Description

Summary

A quay originally built in 1758 seems to have continued in use after the construction of Carnsew Pool in 1834 until the early C20. The quay was served by trams.

Full description

This is the quay edge of the C18 or early C19 Carnsew quays, consisting of granite coping stones. It is in two sections, the southerly stretch is the retaining wall for a slipway served by a network of tram lines recorded on the 1st and 2nd Edition 1:2500 OS maps c1877 and 1907. The quays, originally built in 1758, seem to have continued in use after the construction of Carnsew Pool in 1834 until the early C20 (there are still C20 steel guard rails along part of its length), but are now buried or partly removed.

Location

Map Sheet: SW53NE
Grid Reference: Centroid SW 5554 3723 (MBR: 10m by 10m) (Centred)
Spatial type: Point
Civil Parish: Hayle, Penwith, Cornwall
District: Penwith, Cornwall
Ecclesiastical Parish: St Erth

Current / Historic Names and Addresses

- HAYLE

Monument/Component Types

- QUAY (19th Century - 1801 AD to 1900 AD)

Finds (0)

Related Monuments (0)

Designations (2)

DCO181 Conservation Area HAYLE: HAYLE
DCO1746 World Heritage Site: The Port of Hayle

Associated Events/Activities (2)

ECO1804 Hayle Historic Survey
ECO2341 Hayle Historic Survey

Sources (0)

Other statuses and references (2)

- Cornwall PROJ_ID: HY
- SITE_ID (old PRN): 139021

Land classifications (0)

Related HLC (0)

Scores (2)

- Condition: U - Unknown (undated)
- Survival: U - Unknown (undated)

Contacts (0)

LibraryLink files (1)

File

F78-036.jpg

Dimensions

2010 x 3036

Size

4.18MB

This file is accessible from CC Monument/Building Record details.

The top of part of the quay boundary wall to the north of the site taken from the area of silt and debris build-up against the quay wall. Unfortunate modern tubular railing incorporated in quay wall which has a detrimental affect upon the quay wall and affects the understanding of the quay wall.



Monument / Building record details

Preferred Ref: 108269
Type of record: Monument
Name: HAYLE - Post Medieval lime kiln
Last updated: 14/04/2009 23:30:54

Description

Summary

Limekilns operated by Harveys, shown on Tithe Award.

Full description

Limekilns at Carnsew are shown on the Tithe Map (b1). The recorded NGR suggests these may be different kilns to those on South Quay (31893), but still likely to have been operated by the same company, Harveys, due to the lime wars in the town - Harveys operating in the W and Cornwall Copper Company in the E.

Location

Map Sheet: SW53NE
Grid Reference: Centroid SW 5558 3724 (MBR: 10m by 10m)
Spatial type: Point
Civil Parish: Hayle, Penwith, Cornwall
District: Penwith, Cornwall
Ecclesiastical Parish: St Erth

Current / Historic Names and Addresses

- HAYLE

Monument/Component Types

- LIME KILN (19th Century - 1801 AD to 1900 AD)

Finds (0)

Related Monuments (0)

Designations (2)

DCO181 Conservation Area HAYLE: HAYLE
DCO1746 World Heritage Site: The Port of Hayle

Associated Events/Activities (0)

Sources (1)

<1> SCO4839 Bibliographic reference: Tithe Award. 1840s. Phillack.

Other statuses and references (2)

- Old SMR number (OS MAP and SMR_NO): SW53NE 82
- SITE_ID (old PRN): 108269

Land classifications (0)

Related HLC (0)

Scores (2)

- Condition: F - Destroyed (undated)
- Survival: G - 0% (undated)

Contacts (0)

Monument / Building record details

Preferred Ref: 40384
Type of record: Monument
Name: HAYLE - Post Medieval saw mill
Last updated: 14/04/2009 23:30:19

Description

Summary

A sawmill is recorded on the Tithe Map at this location, Carnsew. This site is occupied by Builders Merchants.

Full description

A sawmill is recorded on the Tithe Map at this location, Carnsew. This site is occupied by Builders Merchants (Mastermap 2006 BJP).

Location

Map Sheet: SW53NE
Grid Reference: Centroid SW 5564 3726 (MBR: 10m by 10m) (Group)
Spatial type: Point
Civil Parish: Hayle, Penwith, Cornwall
District: Penwith, Cornwall
Ecclesiastical Parish: Phillack

Current / Historic Names and Addresses

- HAYLE

Monument/Component Types

- SAW MILL (19th Century - 1801 AD to 1900 AD)

Finds (0)

Related Monuments (0)

Designations (2)

DCO181 Conservation Area HAYLE: HAYLE
DCO1746 World Heritage Site: The Port of Hayle

Associated Events/Activities (2)

ECO1804 Hayle Historic Survey
ECO2341 Hayle Historic Survey

Sources (1)

<1> SCO4839 Bibliographic reference: Tithe Award. 1840s. Phillack. SAW MILLS

Other statuses and references (3)

- Cornwall PROJ_ID: HY
- Old SMR number (OS MAP and SMR_NO): SW53NE 83
- SITE_ID (old PRN): 40384

Land classifications (0)

Related HLC (0)

Scores (2)

- Condition: U - Unknown (undated)
- Survival: U - Unknown (undated)

Contacts (0)

Monument / Building record details

Preferred Ref: 139134
Type of record: Monument
Name: HAYLE - Post Medieval terrace
Last updated: 14/04/2009 23:30:25

Description

Summary

A terrace or row of dwelling houses is recorded at Carnsew on the 1864 Plan of Hayle Foundry and Lands adjoining.

Full description

A terrace or row of dwelling houses is recorded at Carnsew on the 1864 Plan of Hayle Foundry and Lands adjoining. (GRH 148/1, CRO 214/3/2).

Location

Map Sheet: SW53NE
Grid Reference: Centroid SW 5564 3727 (MBR: 10m by 10m)
Spatial type: Point
Civil Parish: Hayle, Penwith, Cornwall
District: Penwith, Cornwall
Ecclesiastical Parish: St Erth

Current / Historic Names and Addresses

- HAYLE

Monument/Component Types

- TERRACE (19th Century - 1801 AD to 1900 AD)

Finds (0)

Related Monuments (0)

Designations (2)

DCO181 Conservation Area HAYLE: HAYLE
DCO1746 World Heritage Site: The Port of Hayle

Associated Events/Activities (2)

ECO1804 Hayle Historic Survey
ECO2341 Hayle Historic Survey

Sources (0)

Other statuses and references (2)

- Cornwall PROJ_ID: HY
- SITE_ID (old PRN): 139134

Land classifications (0)

Related HLC (0)

Scores (2)

- Condition: U - Unknown (undated)
- Survival: U - Unknown (undated)

Contacts (0)

Monument / Building record details

Preferred Ref: 31893
Type of record: Monument
Name: CARNSEW - Post Medieval lime kiln
Last updated: 14/04/2009 23:30:54

Description

Summary

Carnsew kilns, operated by Harveys.

Full description

Built in the 1790s by Harveys, and supplied by sea with limestone from Plymouth; fell out of use after 1874 when finished lime was brought more cheaply from Plymouth by rail (C. Noall, The Book of Hayle, 1984, p 80). Demolished in the 1960s (comparison of 1962 photograph in Noall, 1984, p 87 and 1968 aerial photographs). The kiln consisted of two circular kiln towers, surrounded almost completely around their circumference by lean-to storage (b5).

Location

Map Sheet: SW53NE
Grid Reference: Centroid SW 55631 37303 (MBR: 1m by 1m) (Centred)
Spatial type: Point
Civil Parish: Hayle, Penwith, Cornwall
District: Penwith, Cornwall
Ecclesiastical Parish: St Erth

Current / Historic Names and Addresses

- CARNSEW

Monument/Component Types

- LIME KILN (Unknown to 19th Century)

Finds (0)

Related Monuments (0)

Designations (2)

DCO181 Conservation Area HAYLE: HAYLE
DCO1746 World Heritage Site: The Port of Hayle

Associated Events/Activities (2)

ECO1804 Hayle Historic Survey
ECO2341 Hayle Historic Survey

Sources (5)

<1> SCO4045 Bibliographic reference: Ordnance Survey. 1970s. 1:10,000 Map.
<2> SCO4989 Bibliographic reference: Vale, HED. 1966. The Harveys of Hayle. 293
<3> SCO2731 Bibliographic reference: Appleby, C. 1975. St Erth Checklist. CA No 14. VOL 14, 115
<4> SCO4045 Bibliographic reference: Ordnance Survey. 1970s. 1:10,000 Map.
<5> SCO3625 Bibliographic reference: Isham, K. 2000. Lime and Lime Burning in Cornwall. 184

Other statuses and references (3)

- Cornwall PROJ_ID: HY
- Old SMR number (OS MAP and SMR_NO): SW53NE 148
- SITE_ID (old PRN): 31893

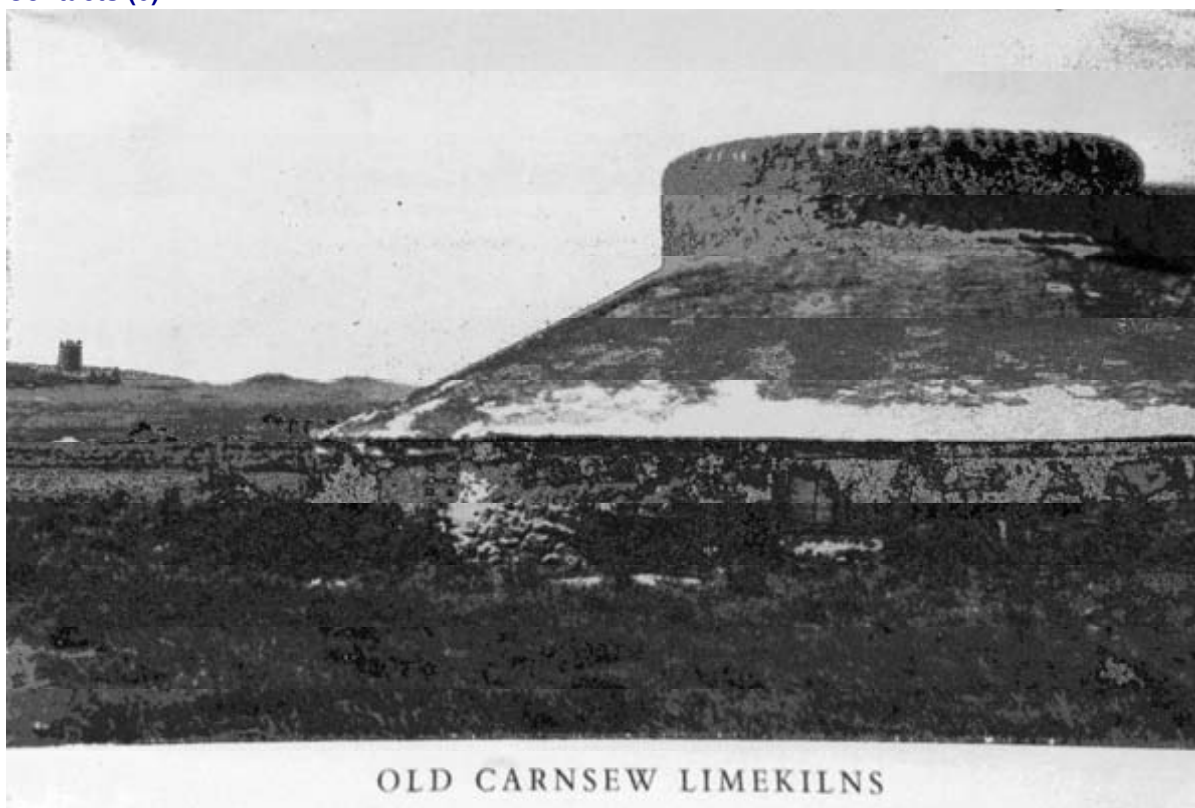
Land classifications (0)

Related HLC (0)

Scores (2)

- Condition: F - Destroyed (undated)
- Survival: G - 0% (undated)

Contacts (0)



The above 2 No. photographs reproduced by consent from Hayle Community Archive

Monument / Building record details

Preferred Ref: 139018
Type of record: Monument
Name: HAYLE - Post Medieval timber yard
Last updated: 14/04/2009 23:30:24

Description

Summary

Full description

This is a C19 timber drying shed built by Harveys. The lower outer wall (to the roadside) and the left return lower wall are built of rubble stone, and are shown as simple enclosure walls on the 1877 OS map. The upper wall, with brick ventilating infill panels, together with the roof structure and timber supporting structure was added between 1877 and 1907 and. The curved and glazed right (east) end is a late C20 addition. The only surviving complete structure of Harveys' extensive complex on the wharves.

Location

Map Sheet: SW53NE
Grid Reference: Centroid SW 5563 3721 (MBR: 10m by 10m)
Spatial type: Point
Civil Parish: Hayle, Penwith, Cornwall
District: Penwith, Cornwall

Current / Historic Names and Addresses

- HAYLE

Monument/Component Types

- TIMBER YARD (19th Century - 1801 AD to 1900 AD)

Finds (0)

Related Monuments (0)

Designations (2)

DCO181 Conservation Area HAYLE: HAYLE
DCO1746 World Heritage Site: The Port of Hayle

Associated Events/Activities (2)

ECO1804 Hayle Historic Survey
ECO2341 Hayle Historic Survey

Sources (0)

Other statuses and references (2)

- Cornwall PROJ_ID: HY
- SITE_ID (old PRN): 139018

Land classifications (0)

Related HLC (0)

Scores (2)

- Condition: U - Unknown (undated)
- Survival: U - Unknown (undated)

Contacts (0)



Former Harveys timber drying shed from Carnsew Road





Former Harveys timber drying shed from inside the proposed development site



The north gable of the short return of the drying shed indicating the twist in the gable wall

Over two of the openings the metal letters P and R can be seen. There are letters C to R over the openings which currently remain. Bays A and B have been previously removed.



The north gable of the short return of the drying shed indicating cracking and repointing in gable wall



Cracking in outer perimeter wall against Carnsew Road

The cracking to the earlier rubble stonework boundary wall of the drying shed near the south-west corner of the drying shed against Carnsew Road, with the crack visible in the later ventilation brickwork panel above.

Group Value

The Grade II Listed Building Harveys timber drying shed have a group value in relation to the quay walls, slipway and sluices and are the only surviving complete structure of Harveys' extensive complex on the wharfs.

Historic Environment Record Information

Location: Carnsew Quay

Grid Ref: SW53NE

Statutory Protection: Listed Grade II Building

The building Stands within the Hayle Conservation Area – DC0181

The building Stands within the World Heritage Site: The Port of Hayle

Historic Record Reference No 139018

Circa late 19th century with additions

This is a C19 timber store built by Harveys as part of the Harveys timber works.

The lower outer wall (to the roadside) and the left return lower wall are built of rubble stone, and are shown as simple enclosure walls on the 1877 OS map.

The upper wall, with brick ventilating infill panels, together with the roof structure and timber supporting structure was added between 1877 and 1907.

The bay openings on the internal elevations where there were once doors are numbered with metal alphabet letters numbered C – R inclusive

Bays A & B of the drying shed have been demolished

The faceted and glazed right (east) end is a late C20 addition.

The Carnsew Pool Quay that ran to the north west of the drying shed once had a timber pool where the timber was seasoned.

Significance: Local: "The only surviving complete structure of Harveys extensive complex on the wharfs."

Baseline Condition: Fair

English Heritage Listed Building Description of the former Harveys Listed Timber Drying Sheds

| Building | Details: | Details: |
|---|--|------------------------------------|
| Building Name: FORMER HARVEYS TIMBER STORE AND DRYING SHED (JEWSONS BUILDERS MERCHANTS) | LBS Number: 486701 | Grade: II |
| Parish: | HAYLE | Date Listed: 20/11/2000 |
| District: | PENWITH | Date Delisted: |
| County: | CORNWALL | NGR: SW5563337214 |
| Postcode: | | |
| Listing | Text: | |
| HAYLE | | |
| SW5537 | CARNSEW | ROAD |
| 1534/10/10011 | Former Harveys timber store and drying | shed (Jewson's Builders Merchants) |
| 20-NOV-00 | | |
| II | | |
| <p>Timber store and drying shed. Built circa mid C19 for Harvey and Co; altered late C20. Granite and brick. Hipped and gable-ended roof re-clad in corrugated asbestos. L-shaped on plan, the longer SE range 10 bays, the shorter NW range 4 bays.; C20 glazed addition on east end.</p> <p>Single storey. 10 and 4-bay open north and east fronts with square dressed granite piers, the four bays at east end glazed in C20. The rear wall is of stone rubble with brick superstructure above pierced by ventilation holes.</p> <p>INTERIOR: Tie-beam roof trusses.</p> | | |
| Listing NGR: SW5563337214 | | |

Industrial archaeological item



A section of cast iron pipework which appears to be part of the former sluicing system located on the silt and debris outside the quay wall to the north of the site.

The ownership of this piece of industrial archaeology is not known but it is recommended that this item is retained.

Chapter 4

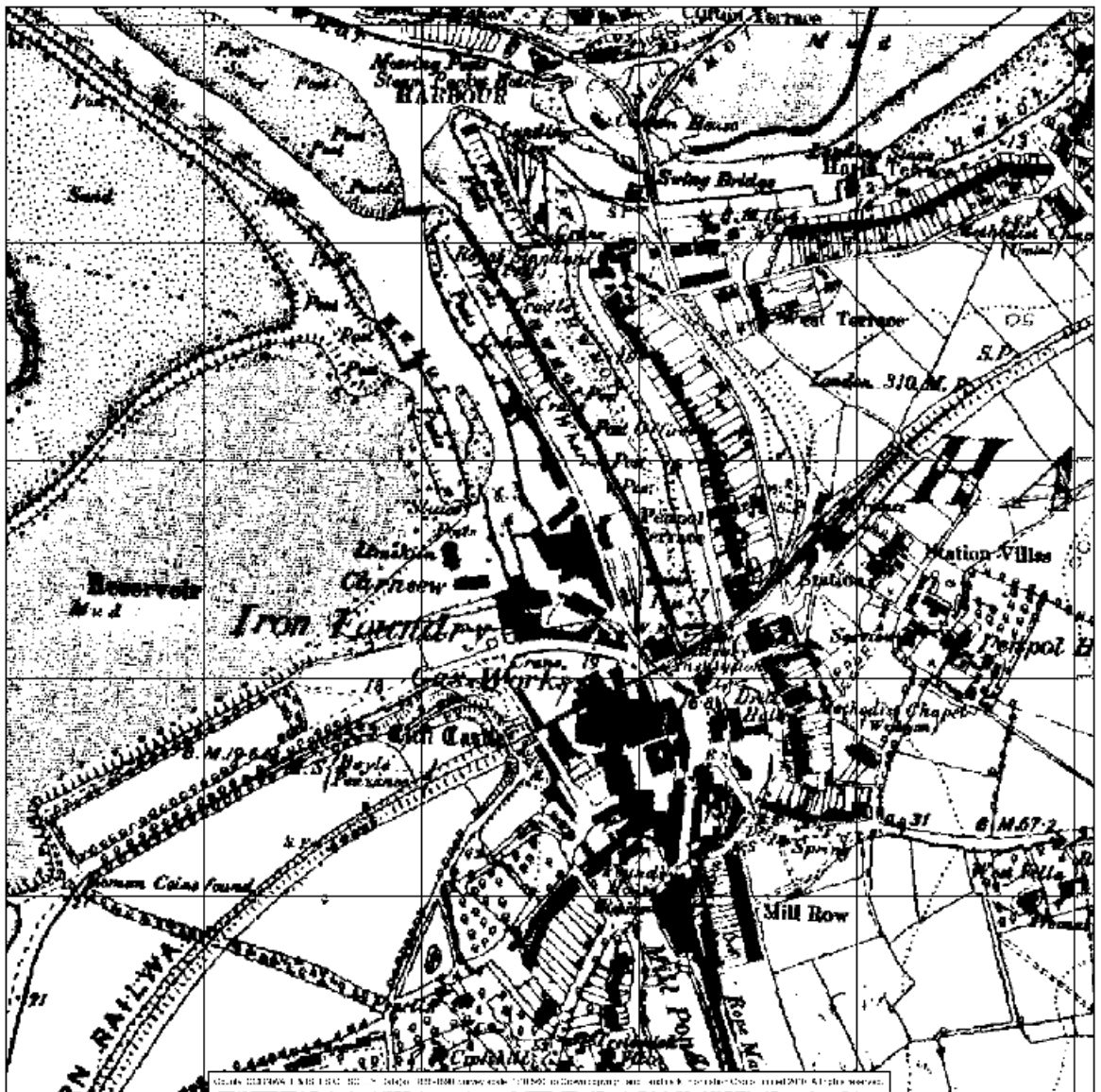
This Chapter includes information, maps and photographs about the existing site, the buildings on the site and its setting.

4.0 The Jewson Site, Hayle – Proposed Morrisons Development.

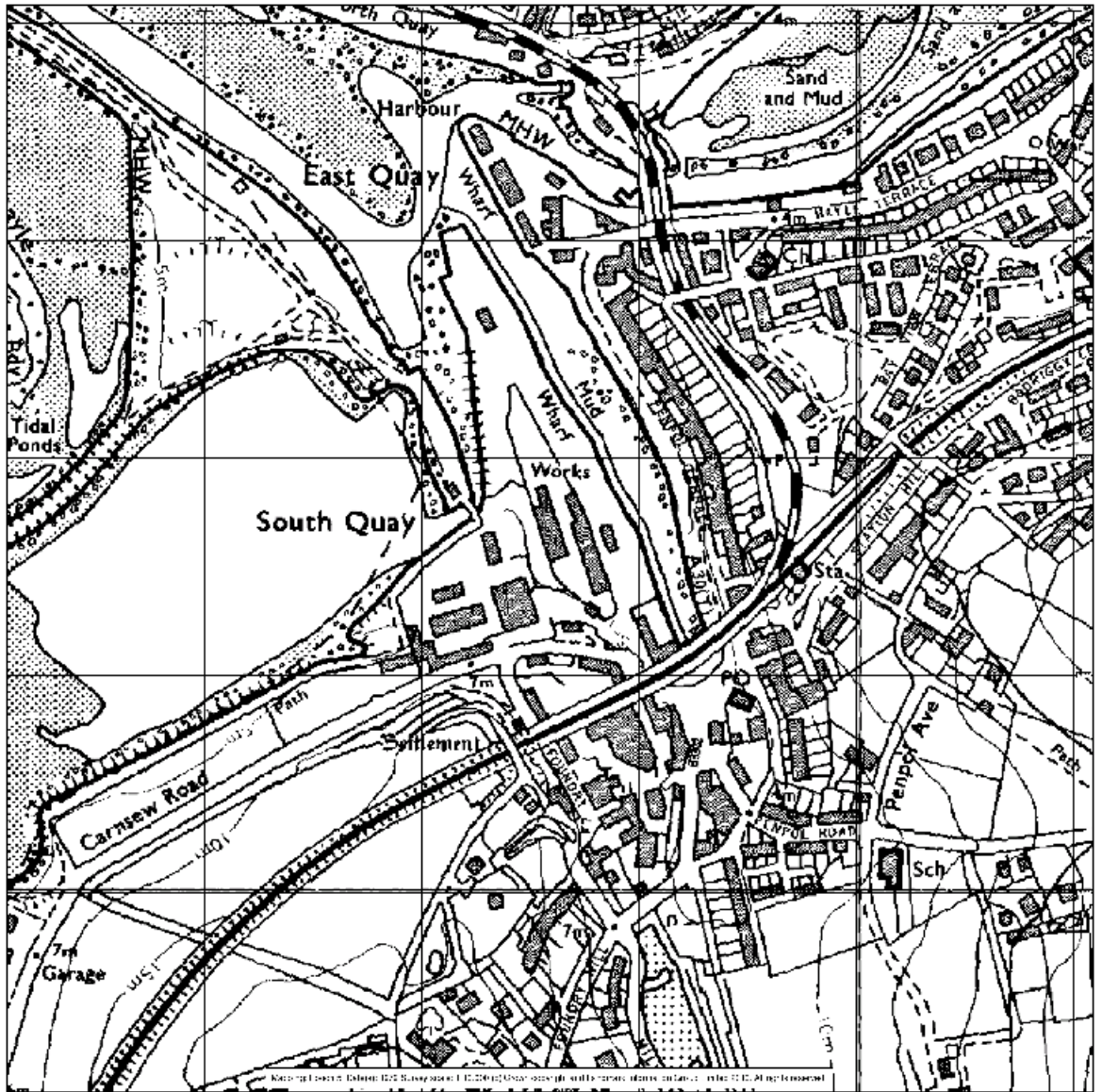
4.1 The existing site, buildings on the site and its setting

Following a preliminary viewing of the Jewson site, the existing Listed Grade II drying shed building on the Jewson site and its setting together with the derelict Scuba Diving building and adjacent land by an Architect Accredited in Building Conservation assessed the existing site, including the Jewson main admin and shop building, outbuilding/storage sheds, service and storage yard, site perimeter and a length of the top of the granite quay on the northern edge of the site.

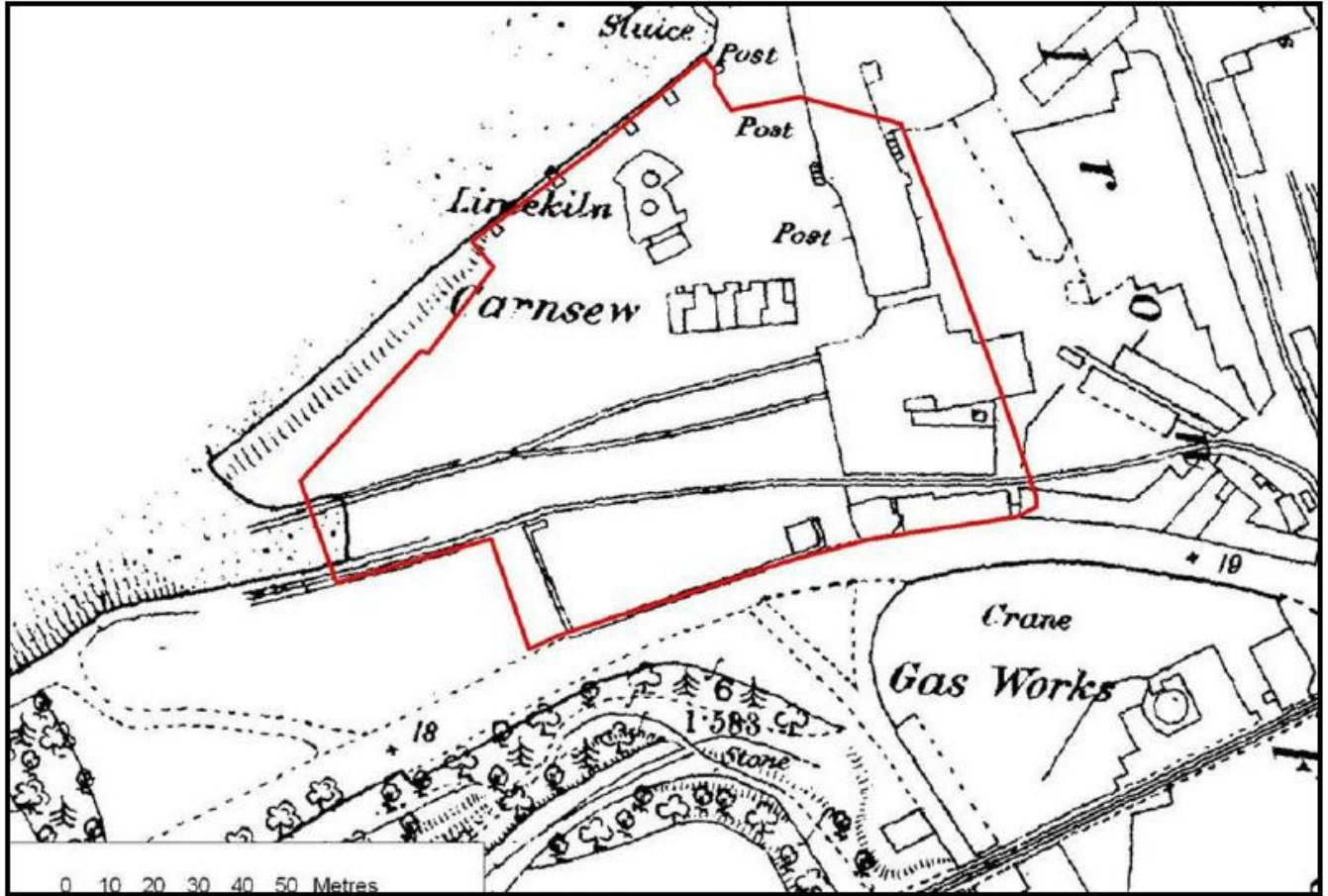
The site as indicated on the 1888-90 OS Map



The site as indicated on the 1979 OS Map

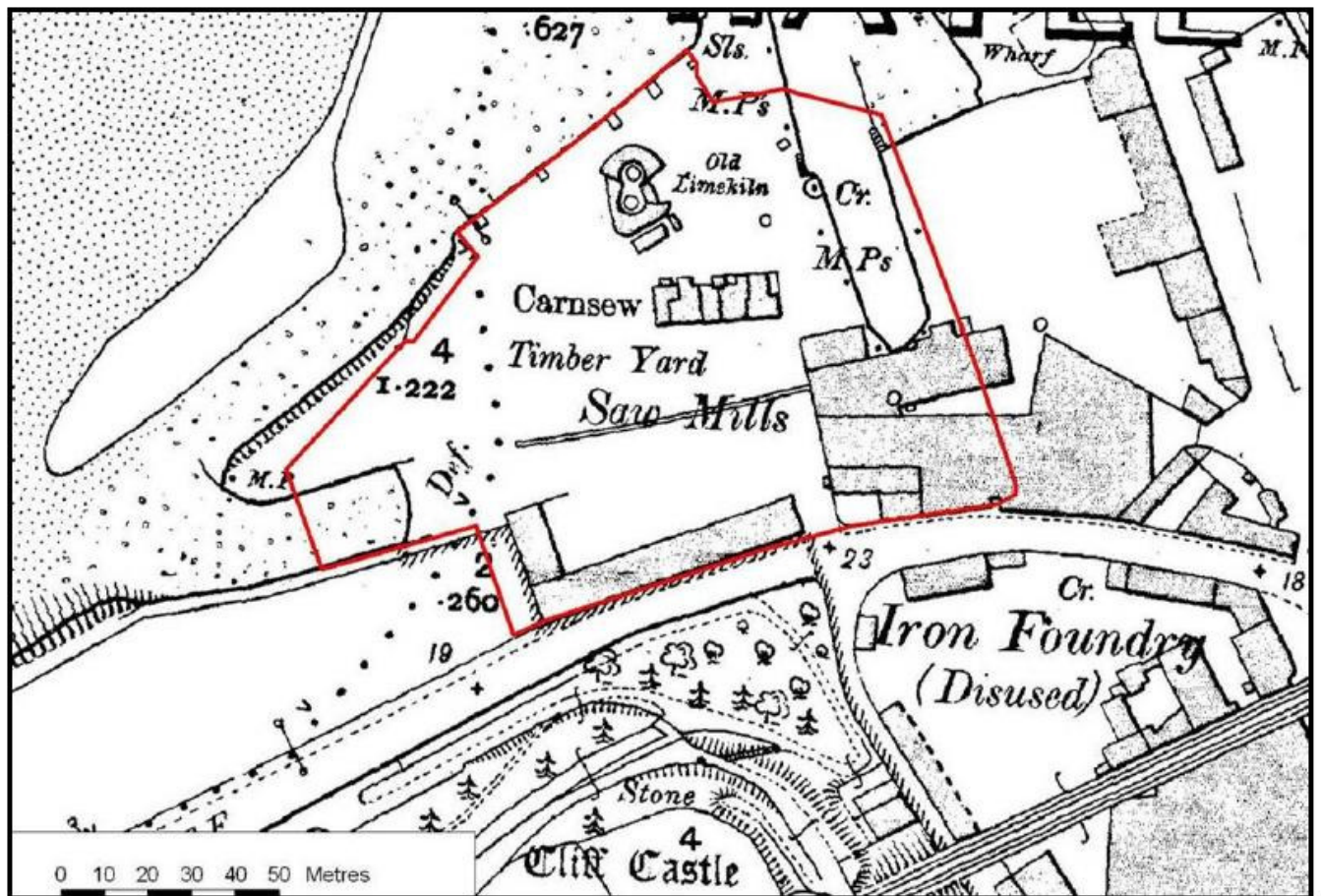


The site outline superimposed on the 1880 OS Map Extract

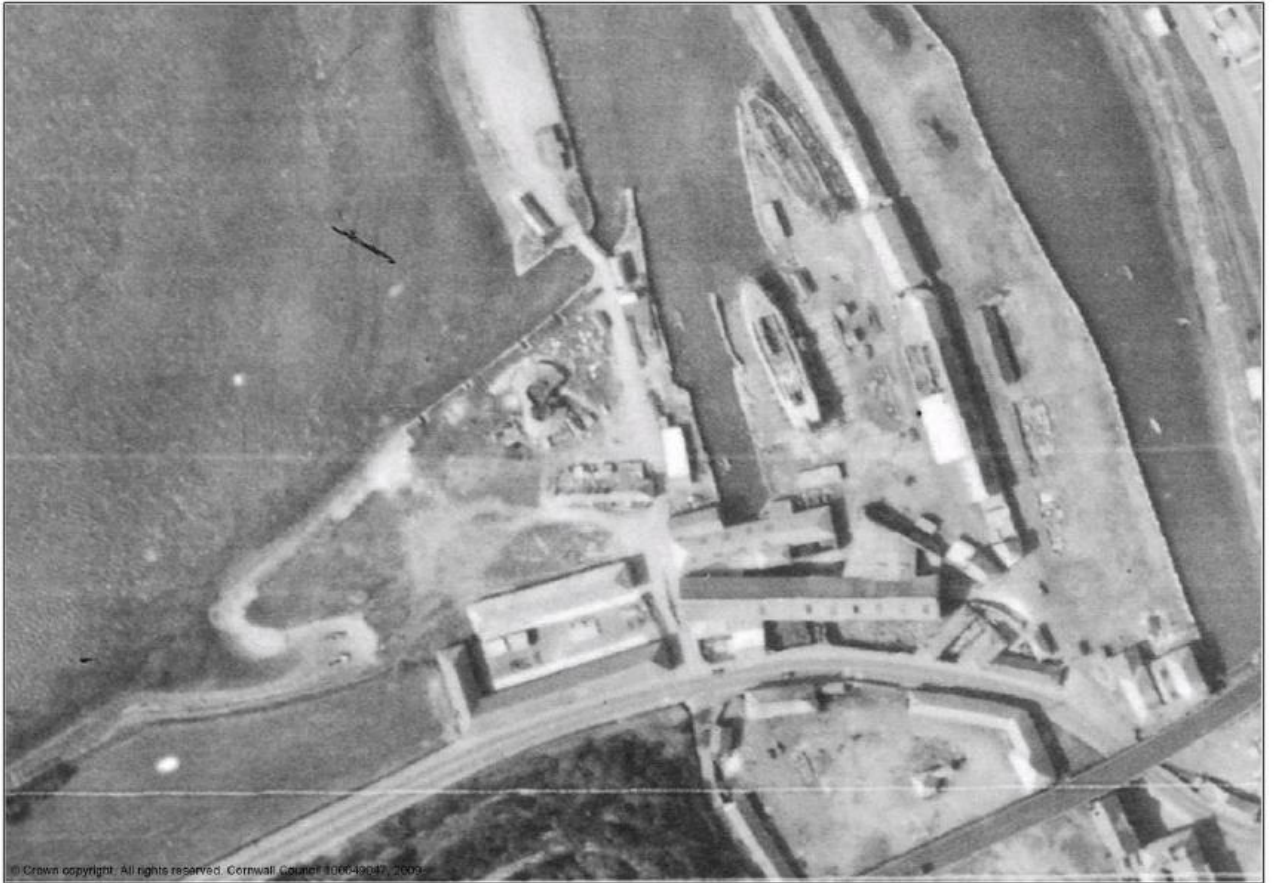


Note - The Harveys L shaped drying shed has not been built yet but there is evidence of the perimeter stone wall which was later incorporated in the drying shed.

The site outlined in red superimposed on the 1908 OS Map Extract



Note - The Harveys L shaped drying shed is now included on the site.



Aerial photograph of the site in 1946

Aerial photograph of the Carnsew Quays including the site in 1921 verified by the cruiser Bristol waiting to be scrapped. The drying shed, lime kilns and slipway on the site are visible



Aerial photograph of the site from the west in thy 1960's with the lime kilns still visible
Above 2 No. photographs reproduced by consent from Hayle Community Archive

The Jewson site as viewed from the existing hill fort to the south on the opposite side of the Carnsew Road with the Quays and foundry site beyond with part of Hayle in the background



The Grade II Listed Harveys drying sheds and part of the Jewson site as viewed from the existing hill fort to the South on the opposite side of the Carnsew Road



The Jewson site entrance from the south



The Jewson site as viewed from the existing South Quays to the north east and east





Views towards the Jewson site from the quays to the north and north east



Views towards the Jewson site from the north east and east indicating debris spoil



The Jewson site as viewed from the east

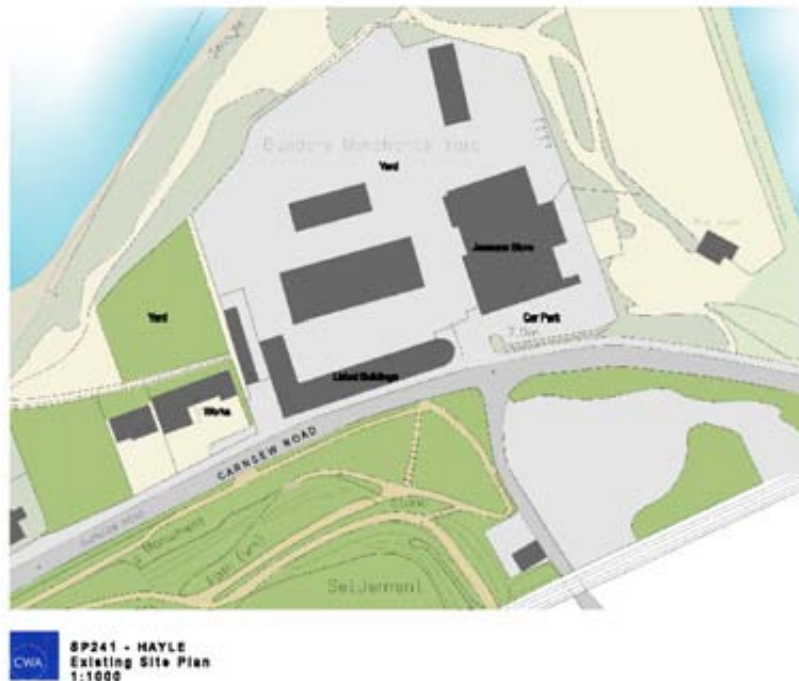


The approach to the Jewson site entrance from the south east



The approach to the Jewson site entrance from the west

Existing Site Plan



Chapter 5

This Chapter includes information about the Architect Accredited Building Conservation's meetings with Cornwall Council Officers on site, and English Heritage in Bristol.

5.0 Meeting with Cornwall Council Officers and meeting with English Heritage

5.1 Meeting with Cornwall Council Officers on site on 24th February, 2010

A meeting took place on site on 24th February 2010 attended by Penny Stokes, Cornwall Council's Conservation Officer, Jeremy Content, CC Case Officer, Phil Markham, CC Historic Environment Planning Advice Officer, and Simon Thorpe, CC World Heritage Site Officer with the Architect Accredited in Building Conservation.

Those present viewed the site and discussed the importance of the site in relation to the World Heritage Site, and Hayle Conservation Area, the import of the existing Listed Grade II drying shed structure, the original entrance granite stonework which is visible in the vicinity of the existing entrance to the site, the two elements of site perimeter boundary to the West, North and East, the quayside boundary wall, which is a Listed structure referred to in the Listing of the Hayle Quays and a historical sluice casting in the vicinity of the quay boundary wall together with the area of silt and debris to the North of the quay wall.

The ownership of the granite quay wall, the area of silt and debris together with that of the industrial archaeological casting was not known at the time of the meeting.

The missing bays A and B of the Listed drying shed structure were pointed out by the AABC architect, and this was later confirmed by reference to the 1908 Landmark Historic Map which shows the extent of the drying shed as originally built.

5.2 During the course of the discussion the following matters were referred to :-

1. It was made clear that the significance of the redevelopment of the Jewson site within the World Heritage Site must not be underestimated. Penny Stokes advised the significance of the development of the Jewson site, in terms of the Council's relationship with the World Heritage Site bodies, is extremely important. Because of the sensitivity of the situation, we would propose this should be the subject of separate discussion with her and others, after which it may be considered that information may need to be incorporated in the Supporting Planning Statement documentation to assist the Council in this regard.
2. The proposed accessway and parking area will be built over early boat-building quays, of which there appear to be several outlines in approximately the same vicinity. This early boat-building feature is considered to be of considerable significance in World Heritage terms, which will be referred to specifically in this report, following discussions with Simon Thorpe.
3. Whilst assessing the Listed drying shed it became clear that two bays of the shed have been previously demolished to enable a wider entrance to the Jewson site to be formed. This was drawn to Penny Stokes' attention to the Bay lettering over the Bays of the Listed drying building and the gudgeon pins in the walls for outer doors. The lettering starts at Bay C and therefore it was proposed Bays A and B had been demolished, which she advised she had not previously considered.
4. Reference was made to archaeological feature 31893 – Carnsew Kilns, operated by Harveys, which Phil Markham advised a colleague in the Council is particularly concerned to ensure that the development proposals have no detrimental affect upon those lime kilns.
5. Referring to the Listed Building drying shed, two granite piers have been removed at some time.
6. There is a large crack near the outer corner of the Listed structure facing the road, which will need to be addressed as part of the Planning and Listed Building Applications.
7. There was a discussion about the materials for re-roofing of the Listed drying sheds as at the public exhibition it was suggested by a local councillor that the roof was originally pan tiles as

some pan tiled roofs had been noted but the re-roofing materials for the drying sheds stated as a requirement are to be slate with clay ridge tiles. Sample slates and clay ridges to be to CC approval.

8. A desktop archaeological study is required to be provided, together with all archaeological information relating to the site, and are to be incorporated in the supporting statement. A brief has been provided and Adam Sharpe of Cornwall Archaeology has been instructed.
9. The proximity of the new supermarket structure to the gable of the Listed Building was raised.
10. With regards to the new supermarket being located near the old quay wall, which is a Listed structure, as part of the Carnsew Quay perimeter wall structure Listing, it must be demonstrated that the new construction will not have a detrimental affect upon the quay wall, and that the quay wall has been considered as a Listed structure and referred to accordingly in the Supporting Statements.
11. RSPB matters must be addressed in the supporting statement document, and mitigation proposals referred to on the submitted drawings.
12. Glass facing towards the quays and the bay must be only see-through from the inside, so as not to disturb the birds.
13. Whilst it may be proposed to remove the self-seeded vegetation on the outside of the quay edge, this may have to be reinforced for bird habitat.
14. Penny Stokes suggested a visit the Harbour Master and obtain consent to go onto the quay so the site could be assessed from the quays to the north and north east.

Consent was obtained from the Harbour Master to walk on the quays outside the Jewson site, which has been the subject of the proposals by ING on the former iron foundry site and photographs were taken from the quays towards the Jewson site and buildings, together with the hill fort in the background and railway viaduct in the background for reference purposes.

Since the meeting Phil Markham has kindly forwarded 8 No annotated CC satellite photographs and maps of the site, with various items outlined on it, including the Historic Environment Record information which are incorporated in this report. **See Appendix 1.**

5.3 Meeting with English Heritage at English Heritage's Bristol office

A meeting took place with Simon Ramsden, English Heritage, at English Heritage's office in Bristol on 10th March, also attended by Matt Bryant, Actoris, Applicant; Geraint John, Savilles' Planning Consultant; Paul Williams, Savilles' Planning Consultant; Chris Waterworth, Chris Waterworth Architects, Designer; and the Architect Accredited in Building Conservation.

The meeting with Simon Ramsden was to advise him about the Planning and Listed Building background of the existing Jewson site, to discuss the repair, consolidation and reinstatement of the Harveys Listed drying shed on the site, and the proposed demolition of all of the existing Jewson buildings on the site and their replacement with a supermarket.

Reference was made to meetings and discussions which had been undertaken with representatives of Cornwall Council and others, archaeological considerations, the Jewson site within the World Heritage Site and within the Conservation Area, together with opportunities to improve the setting of the Listed Building and the site within the World Heritage Site and the Hayle Conservation Area.

It was explained the existing site and the existing buildings have been carefully considered when viewed from the vantage points of the hill fort on the opposite side of Carnsew Road, and Hayle Quays to the north-east, and particular consideration has been given with regards to the setting of the Listed Building and the setting of the site in the World Heritage Site and the Hayle Conservation Area. The proposals had also been considered, so that when viewed from the hill fort and the Quays, the impact would be less than that of the existing buildings on the site, and the views would be improved.

The proposed new site layout was discussed and it was described how great care had been taken so that the proposals would have not detrimental affect upon the existing archaeological features which had been previously recorded, including the historic quay, which is located to the east of the site, the site of the former lime kilns and adjacent cottages, together with other features on the site, and there was a discussion about the potential for trial architectural trenching on the site during the course of construction works on site.

As part of the new works, it was agreed it would be possible to delineate the outline of the infilled quay and lime kilns, which would be in the parking and landscaped area, outside the curtilage of the proposed supermarket. The original granite kerbing visible at the present entrance to the site would be incorporated in the revised entrance, by way of information. It was also agreed it would be possible to incorporate description presentation plaques in various locations around the site, by way of explanation to visitors to the site of historic information relating to the site and surrounding area.

It was explained that with regards to the possible location of the foundations of the former terrace of cottages near the lime kilns, if any part of their foundations was likely to be affected by the new construction, it would be possible to incorporate piles to each side of the existing foundations, with a ground beam incorporated to link with the piles so as not to affect the archaeological remains. The AABC Architect advised this method of protection of historic remains has been used successfully in similar situations elsewhere.

It was accepted the existing Jewson shop and office building prevented the full excavation of the archaeological remains of the slipway over which it was partially constructed. As the Jewson shop and office is to be removed as part of the proposed works none of the proposals would have a detrimental affect upon the archaeological remains if the quay/ slipway. It was agreed with the removal of the existing Jewson shop and offices the archaeological remains would be available for future excavation.

There was a discussion about the proposed works of consolidation, stabilisation and reinstatement of the former Harveys drying shed, as part of the works, and that great care and attention was being taken to ensure traditional details, materials and construction techniques would be used in connection with those works.

The materials used in connection with the Listed Building works and the new supermarket construction would also include the use of traditional, sustainable and ecologically sound materials.

The Architect made a full presentation about the evolution of the design, to date, of the supermarket building, and how the impact of the building had been reduced by incorporating a roof structure, sub-divided into three main ridged elements which, because of the fall of the existing land, meant that the proposed ridge height of the new supermarket, would be only marginally higher than that of the ridge of the existing drying shed, Listed Building. The new supermarket ridge height is 450mm higher than that of the ridge of the existing Listed Building and will be barely perceptible as the ridges of the supermarket are square to the ridge of the drying shed. See CWA Drawing No. SP241 – P31 included later in this report.

The ridged form and construction of the main part of the supermarket building, which in the main is masked, as viewed from Carnsew Road, by the existing drying shed, will be visible from the north across the World Heritage Site and the Hayle Quays to the east, are traditional in form to emulate the industrial buildings which once stood on the quays. The amount of glazing has been reduced from that of earlier designs to minimize the affects of the proposals on birds in accordance with the requirements of the RSPB.

The servicing of the development was explained, as was the contemporary form of the servicing ancillary accommodation, as part of the main building construction adjacent to the Listed drying shed.

There was also discussion about the potential to expose more of the face of the northern quay wall, which had been lost to view, but because of the build-up of silt and materials which had occurred against the quay wall, it was advised at this time it was not clear as to the ownership of that land, but if possible to achieve there would be obvious benefits in improving the understanding of the site and enhancement of the site within the World Heritage Site and the Conservation Area.

It was explained that, at present, the design and landscaping design was ongoing, and is nearing finalisation, which would be submitted in due course, together with all the supporting documentation, reports and appraisals necessary for an Application on such an important site.

Chapter 6

This Chapter includes information about the existing Listed Building structures and archaeological remains relating to the site.

6.0 The existing Listed Building structures and archaeological remains relating to the Jewson site

The existing Listed Building structures and elements of construction referred to in the Historic Environment Record, which are visible on the Jewson site area are:-

- 6.1 The reduced Listed drying shed main structure and short return on the south west of the site.



6.2 Part of the early granite Harveys site entrance stonework as viewed in the existing entrance.



6.3 Part of the quay wall system to the northern perimeter of the site. Ownership to be established.



6.4 The modern tubular railings which have been fitted to the top of the quay wall are intrusive as are the concrete post and wire fencing and separate metal security fencing to the perimeter of the site.

6.5 Other visible Listed Buildings or historic structures

From the information provided by Cornwall Council's Historic Environment Record extract of the site and records relating to the items referred to, there is no visible evidence of the historic building structures remains on the site, as viewed at present.

Chapter 7

This Chapter includes consideration of the existing site and detractors affecting the site and Listed Building, resulting from the existing Jewson buildings, perimeter fencing, surface treatment and the derelict scuba diving to the west of the Listed Building on part of the development site.

7.0 Existing site detractors

7.1 As viewed from the hill fort, the existing Listed Grade II drying shed to the south west of the Jewson Site, adjacent to the Carnsew road, had a corrugated asbestos roof and is in poor condition.

7.2 The roof structure of the drying shed supporting the corrugated asbestos roof covering of the drying shed does not appear original.

There are non-original subdivisions and support elements inside the drying shed structure which detract from the understanding of the existing structure.

Two of the original granite piers have been removed on the internal elevation of the L shaped drying shed.

There is a large crack to the main elevation of the drying shed on the south wall near the corner short return element of the drying shed to the West.

The north end gable of the short return element of the drying shed shows evidence of cracking and the gable wall is in twist.

7.3 Two of the original bays (bays A & B) of the drying shed have been demolished from the east end of the building and the east gable has been lost during the removal process.

7.4 A modern faceted conservatory style extension to east end of the drying shed building is alien and detracts from the Listed Building. If this is removed, there will be a large opening spanning from the outer drying shed boundary wall towards the original inner pier.

7.5 The Jewson site signage and entrance detracts from the setting of the site.

7.6 The Jewson flat roof large office building, including the display/purchasing area, staff accommodation and storage areas, is an alien structure on the site, which detracts from the site, the setting of the site and the World Heritage Site and Conservation Area.

This is a very intrusive building because of its colour, lack of quality of detailing, the blue of the mass of the building, together with its large signs also detracts from the World Heritage Site, the Conservation Area, the Listed building and the setting of the site.

7.7 The mixture of storage buildings, as viewed from the hill fort beyond the Listed drying shed buildings, have a variety of roofscapes, but the main roofs of the storage buildings on the site are corrugated asbestos, which further detract from the setting of the Listed drying sheds, the World Heritage Site and the Conservation Area.

7.8 The storage racking, storage of materials on site in various locations, and at various heights, together with the large expanse of circulation area of different materials of finish, including concrete, tarmac, gravel hardstandings and waste material hardstandings detract from the setting of the Listed Building, and have a material affect upon the World Heritage Site and Conservation Area.

7.9 The perimeter boundary fence to the site is made up on two types of boundary fence, as follows:-

7.9.1. Earlier concrete boundary posts with cranked tops, turning in towards the site with wire mesh links and wires between the posts;

7.9.2. An inner perimeter security fence of metal posts and metal vertical infill security panels with pointed tops.

- 7.10 The perimeter fencing detracts from the setting of the site, the setting of the Listed Building, and has a detrimental affect upon the openness of the quays and expanses of water of the World Heritage Site and the Conservation Area.
- 7.11 As viewed from the quays it is difficult to see the Jewson site because of mounding of debris material on part of the quay area to the north and east of the site.
- 7.12 As viewed from the quays elements of the existing site which are visible are the storage racking areas, the storage buildings, the faceted gable of the Listed drying shed, part of the drying shed, the flat roofed Jewson blue office/administrative block. The view of the site is further obscured by the perimeter fencing and security railings.
- 7.13 As viewed from the quays there are electrical supply cables on double timber support poles, with larger insulators crossing the site and the view towards the hill fort behind the Jewson site.
- 7.14 The existing Jewson administrative flat roofed block, which comes more into view from the quays and from the road adjacent to the Hayle residences and single-storey shops on the main road adjacent to the quay leading towards the railway viaduct structure, masks the main storage buildings of the Jewson site behind, but also masks the Listed drying shed and the view of the hill fort.
- 7.15 The derelict Scuba Diving poor quality building to the West of the short return of the drying shed, detracts from the Grade II Listed Building



- 7.16 There may be deleterious materials within the silt and waste on the site.

Chapter 8

This Chapter refers to the significant heritage assets on the Jewson site.

8.0 The Significance of the Heritage Asset

8.1 The significant heritage assets on the Jewson site are:-

- 1.The existing quay walls.
- 2.The existing granite kerbing at the entrance to the site.
- 3.The Grade II Listed Harveys drying shed.

8.2 In connection with the Listed Building and Planning Application for the proposed works on the Jewson site, it is important to properly assess the nature, extent and importance of the significance of the Heritage assets and the contribution of their setting, to conceive of and design and successful development in order for Cornwall Council Planning Department and English Heritage to make decisions in line with the objectives of PPS5 and the Development Plan.

8.3 Understanding the nature of the significance is also important, as it is vital to understand the best means of conservation.

8.4 Understanding the extent of the fabric that holds that interest is also important, because this can, amongst other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

8.5 Understanding the level of importance of that interest is important, as it provides the essential guide to how protectively the policy should be applied, which is fundamental to decision making where there is unavoidable conflict with other Planning objectives.

Chapter 9

This Chapter refers to the assessment of the development plan, local and national records including Cornwall Council Historic Environment Record, the Hayle Community Archive Records, other relevant sources and significance of the existing buildings and the potential impact of the proposed works.

9.0 Assessment of significance of the existing buildings, and the potential impact of the proposed works

- 9.1 An assessment of the Development Plan, local and national records, including the Cornwall Council Historic Environment Record, statutory and local lists and other relevant sources of information, including the Hayle Community Archive, has been undertaken and are referred to later in this report.
- 9.2 An examination of the assets and their setting has been undertaken and is referred to later in this report.
- 9.3 The assessment of the affected significance has been undertaken by an Architect Accredited in Building Conservation.
- 9.4 Traditional building techniques associated with the conservation of the Heritage asset have been considered and are referred to later in this report.
- 9.5 An Archaeological desk based assessment of the assets and the site has been undertaken, together with an assessment of the Historic Environment Records and Hayle Community Archive Records by the Architect Accredited in Building Conservation.
- 9.6 The question of physical intervention in connection with the stabilisation of the existing Listed Building, its consolidation, reinstatement and restoration, has been undertaken and is referred to later in this report. The question of physical intervention relating to the twist which has occurred to the gable of the return bay of the drying shed has been considered, and is referred to later in this report.
- 9.7 Additional assessment by means of careful exposing of the floor construction of the existing drying shed for assessment and discussion with the Conservation Officer is proposed, and referred to later in this report.
- 9.8 Additional assessment in connection with the location of archaeological remains of the lime kilns and adjacent terrace of cottages by means of trial trenching is referred to later in this report, and in the Archaeologist's desk based assessment
- 9.9 Additional assessment in connection with the location of archaeological remains of the slipways by means of trial trenching is referred to later in this report, and in the Archaeologist's desk based assessment.
- 9.10 The significance of the granite kerb stones at the existing site entrance are referred to later in this report.
- 9.11 The potential to expose the quay wall to the north of the site, the top of which is only visible because of fill, silt and debris to the north of the quay wall, whilst being an intervention in relation to the removal of the existing silt, fill and debris, referred to later in this report, provides the opportunity to enhance and improve the significance of this Heritage asset.
- 9.12 The proposed works of stabilisation, consolidation, reinstatement and restoration of the existing Harveys Listed drying shed are described in detail, later in this report, and the proposed works to the Listed Building will provide significant improvements to this building, its understanding and the future maintenance of this Heritage asset.

Chapter 10

This Chapter includes the assessment of the physical changes to the existing Heritage assets and the setting of the site, together with the main advantages which relate to the proposed works to the former Harveys Listed drying shed, the main existing physical changes to the quay wall, the main advantages which will result from the consolidation, stabilisation, restoration and conservation of the former Harveys drying shed relate to the removal of features which have been undertaken during the course of works to the building by Jewson since occupying the site, comment about the granite kerbing at the entrance of the site and conclusion.

For the purposes of this report, based on table 7.1 : Value of Cultural Heritage in the Environment Statement the ranges of significance on a scale of one to one hundred, medium significance being the mid point at fifty, to be as follows:-

Very high significance - one hundred

High significance - seventy five

Medium significance - fifty

Low significance - twenty five

Uncertain significance - zero

10.0 The assessment of the physical changes to the existing Heritage assets.

10.1 The assessment of the physical changes to the existing Heritage assets referred to above, and the setting of the site and the Heritage assets are referred to later in this report.

10.2 The main physical changes which have occurred to the existing Listed drying shed since Jewson occupied the site are -

- the removal of two of the bays of the drying shed
- the incorporation of a modern glazed structure for display purposes
- the opening up of bays by the removal of existing granite piers
- the removal of the original roof structure and roofing materials and their replacement with asbestos roof coverings and a light-weight timber roof construction, sufficient to support the asbestos roof cladding
- the removal of brick vent panels and their infilling
- the introduction of racking for the storage of materials, concrete flooring and concrete apron to the approach to the building bays
- the cracking of the outer perimeter wall near the corner of the main range and short return
- the twist which has occurred to the gable of the short return.

10.3 The main advantages which will result from the consolidation, stabilisation, restoration and conservation of the former Harveys Listed drying shed relate to the removal of features which have been undertaken during the course of works to the building by Jewson since occupying the site are –

- the removal of the modern glazed structure for display purposes
- the reinstatement of the granite piers to the bays where they have been removed
- the reinstatement of a slated roof structure with traditional roofing materials and the introduction of a traditional oak framed roof structure
- the reinstatement of the brick vent panels to the perimeter of the building

- the removal of racking for the storage of materials, concrete flooring and concrete apron to the approach to the building bays
- the consolidation of the cracking of the outer perimeter wall near the corner of the main range and short return
- the stabilisation of the twist which has occurred to the gable of the short return
- the improvement of the setting of the Listed Building by the removal of all of the existing Jewson buildings on the site, other than the Listed drying shed which will improve the setting
- the removal of the perimeter fencing to the site and proposed works which will improve the setting of the Listed Building and the site.

10.4 The main existing physical changes to the quay wall to the north of the site are that –

- only the top of the quay wall is discernible in part
- modern tubular handrailing has been incorporated in part of the top of the quay wall
- silt, debris and fill have been built up against the quay wall so that it is not possible to discern the form and extent of the Heritage asset from the quays which are exposed to the east and north
- the existing Jewson site boundary fencing, which is of two types of construction, affects the significance and appearance of the Heritage asset
- self-seeded vegetation on the filled area to the north of the quay wall has a detrimental affect upon the significance of the quay wall and its interpretation within the setting

10.5 The main advantages which will result following the removal of features which have been undertaken during the course of works by Jewson since occupying the site are –

- the top of the quay wall could be exposed and become more discernible and understandable
- the modern tubular handrailing which has been incorporated in part of the top of the quay wall can be removed
- silt, debris and fill against the quay wall can be removed so that it is possible to discern the form and extent of the Heritage asset from the quays which are exposed to the east and north
- the existing Jewson site boundary fencing, which is of two types of construction, can be removed which will improve the significance and appearance of the Heritage asset
- the self-seeded vegetation on the filled area to the north of the quay wall can be adjusted in accordance with the landscaping proposals which will have a beneficial affect upon the significance of the quay wall and its interpretation within the setting

10.6 The main existing physical changes to the granite kerbing at the entrance of the existing site.

10.6.1 The only visible element of the granite kerbing is the top of the granite kerbing. The existing road build-up at the entrance to the site has filled in the kerb upstand, and therefore it is not possible to understand the form of the granite kerbing unless the surfacing is removed.

10.6.2 The existing granite kerbing, being located within the enlarged entrance to the site, has lost its meaning, particularly as the kerbing to the other side of the original entrance has also been lost during the course of the enlargement of the entrance to the site.

10.6.3 The existing physical features and circumstances of the granite kerbing can be maintained if the granite kerbing is covered with a protective layer, prior to the formation and build-up of the new entrance roundabout, so it will be preserved for the future. If acceptable to the Conservation Officer, the granite kerbing could be relocated and exposed as part of the proposed works.

10.7 Conclusion

At present the quay wall, whilst being a medium significant feature, is not able to be understood because of the build-up of silt and debris to the north of the quay wall, which prevents the quay wall being seen from the north and north-east.

The Listed timber drying shed is also a medium significant feature because it is the last remaining structure standing on the site in this part of the WHS and the Hayle Conservation Area but is only in fair condition if its existing condition is unchanged.

The granite kerbing which is evident at the existing entrance to the site is of low significance because only the top of it is visible, and it has lost its context, as there are no other related historical features evident.

Once the proposed works, which are the subject of the Planning and Listed Building Applications, are undertaken, both the quay wall and Listed drying shed will become Heritage assets of high significance.

Chapter 11

This Chapter refers to the potential for additional enhancement of the site and its setting.

11.0 Potential for additional enhancement of the site and its setting in OUV and the Hayle Conservation Area

- 11.1 The Applicant owns the quay boundary wall to the north of the site. It would be possible for this important historic feature to be exposed to indicate and demonstrate the construction, extent and form of the site boundary which would be an important achievement if agreement can be reached with the owner of the land outside the ownership of the Applicant to the north of the site. The removal of the intrusive alien metal tubular handrailing on the top of the buried quay wall will be beneficial.
- 11.2 Careful trial excavation and removal of silt and debris against the buried quay wall, in the area of land owned by the Applicant, would establish the quality of its materials and construction, and the extent of repairs to the quay wall which is exposed will be able to be established.
- 11.3 If able to be exposed, the extent of the exposing of the wall would have to be considered as viewed from a distance, but 1.5 metres of silt and debris removed from the front of the quay wall to the north boundary of the site, over the full width of the silt and debris, would create considerable visual and environmental impact and benefit within the World Heritage Site and the Conservation Area.
- 11.4.1 There are piles of debris of varying height and extent which sit in various locations on the quays to the north-east and east of the site. The debris has a considerable detrimental affect on the quays within the World Heritage Site and the Conservation Area and the site which is the subject of the applications. Whilst the waste and debris is outside the influence of the applicant, if it were to be able to be removed it would give considerable meaning to the visual interpretation of the quay, expanses of water and the proposed development which would be of benefit to local residents and visitors to Hayle.
- 11.5 The incorporation of description presentation plaques in various locations around the site, by way of explanation to visitors to the site of historic information relating to the site and surrounding area will enhance the understanding and perception of the site. See CWA drawing No SPA 241 P07.

Chapter 12

This Chapter refers to assessment of the Harveys drying shed Listed Building.

12.0 Assessment of the Harveys Drying Shed - Grade II Listed Building

- 12.1 The character of this building is one of an agricultural appearance rather than that of an industrial building.
- 12.2 The Grade II Listed Harveys timber drying shed is located to the south west of the Jewson site and the principal range of this L-shaped building forms the boundary of the site against the pavement of the Carnsew Road to the south of the building. To the west of the Listed Building there is an accessway leading to the scuba diving derelict building.
- 12.3 Whilst assessing the Listed drying shed building, the internal bays are numbered B – R inclusive, the short return drying shed openings are lettered from the internal corner of the Listed Building O – R inclusive – R being adjacent to the end gable of the short return of the structure. Referring to the main bays of the drying shed, as viewed from the internal courtyard area, the left hand bay is numbered C, although the left hand end pier has projecting hinge gudgeon pins on the left hand end pier, indicating there were other drying bays, presumably A and B, proposed as being demolished to enable a wider entrance to be formed and at some time later the modern conservatory display structure was built against the exposed end opening.
- 12.4 The present roof finish is corrugated asbestos, some of the outer perimeter airing brick panels have been removed, the granite piers between bays K and L, and M and N have been removed and large steel beams inserted in the retained structure.
- 12.5 The asbestos roof covering is over lightweight timber construction including timber trusses, which appear to be replacement of earlier trusses and roof construction, which have disappeared. The perimeter roof guttering is cast iron and is ogee in pattern with circular cast iron down pipes. Ogee guttering is more sophisticated than one would normally expect to find on this type of simple building but as it has been installed, as part of telling the story of the evolution of the drying sheds to date, it has been decided to retain the ogee cast iron guttering when the building is re-roofed.
- 12.6 The timber roof structure appears not to be original as it is light in section, has poor quality bracing connections in the truss arrangement which sit on the original granite piers and appears to be only sufficient to support the corrugated asbestos covering.
- 12.7 The perimeter walls are built of random rubble local stone, with lime mortar which was probably created on the site from the lime kilns which have since been removed. On the inside face of the L-shaped range there are granite piers with gudgeon hooks for doors which have disappeared, but are likely to be of a hit-and-miss boarded design to allow free flow ventilation through the building, also aided by the inclusion of 30 high level perforated brick panels on the outside face of the main range and return.
- 12.8 There is a large crack near the corner return to the south west visible from Carnsew Road.
- 12.9 The Manager of the Jewson store, explained Jewson are to replace the missing air vent brickwork panels and re-build/reinstate the remaining airing brick panels by agreement with the CC Conservation Officer. At the time of the discussion it was understood this work would be undertaken in the near future, because of concerns relating to Health and Safety matters. This work is referred to later in this report.
- 12.10 The gable to the smaller L-shaped return is in twist, and there is evidence of cracking to the gable which has been made good over the years with lime mortar.
- 12.11 Two bays of the main range, bays A and B, have been removed, and an alien conservatory-type structure has been added. There is no infill to the gable behind this structure if it is removed. Consideration will have to be given as to how this gable should be treated.

- 12.12 There are internal subdivisions and racking which have introduced strain into the existing perimeter walls and piers which, once removed, will require further assessment and is likely to require sympathetic engineering input.
- 12.13 Two steel beams have been introduced to enable granite piers to be removed between bays K and L, and M and N.
- 12.14 The floor finish is generally concrete.
- 12.15 It was not possible to fully assess the construction of the timber drying shed as elements of construction of the building were covered up, inaccessible or unavailable to view, and therefore further investigation will be necessary once the building has been cleared, which may involve further sympathetic engineering and architectural input.

Chapter 13

This Chapter refers to proposals for consolidation, stabilisation and presentation of the Listed drying shed.

13.0 Proposed works relating to consolidation, stabilisation and presentation of the Listed Drying Shed, design philosophy

13.1 There should be an assessment of the existing random stonework of the perimeter walls to establish the extent of any settlement or movement which has occurred, and how this may be addressed.

13.2 With regards to the large crack near the corner return to the south west visible from Carnsew Road, it is recommended this is investigated. The traditional method of consolidating and stabilising this type of problem is localised underpinning and tying together the structure using Cintec anchors which are incorporated in the existing structure.

As this crack is located near the corner of the main range and return range, it would also be prudent to provide Cintec anchors and stitching in both directions at the corner. Cintec anchors, once grouted, can be cut back so that the small hole caused by the introduction of the Cintec anchor can be filled with hydraulic lime mortar as part of any repointing. The locations for drilling Cintec anchors may be able to be accommodated within the existing rubble joints.

Once stabilised, it is proposed the external crack to the wall should be expressed by either raking back the mortar, or applying pigment to the mortar of the crack, subject to agreement with the Conservation Officer. This approach will demonstrate what has occurred to the building over time.

13.3 It is understood from the Manager of the Jewson store that Jewson are intending to undertake the replacement of the brick vent panels on the external elevation of the drying shed, using an approved brick and lime mortar, as agreed with Penny Stokes, Conservation Officer, as part of necessity to achieve Health and Safety compliance, as the existing brick vent panels are understood to be unstable. It is understood this work is being undertaken independently of the Planning, Listed Building and Conservation Area Applications for the proposed development.

It is recommended this work is undertaken at the same time as the stabilisation and reinstatement work of the Listed drying shed as part of the works for which Listed Building Consent is being applied for. Part of the reasoning behind this is that it is important the person who undertakes the mortar pointing (which should be hydraulic lime pointing) on the building undertakes the repointing of the brick vents so that the pointing is by the same 'hand'. By this means, the pointing works will not appear to be a patchwork, and the hydraulic lime pointing will have the same consistency and colour.

It is understood this recommendation has been accepted and the replacement of the brickwork air vents will be undertaken during the course of the stabilisation, consolidation and restoration of the drying store.

13.4 With regards to the gable to the smaller L-shaped return which is in twist, and the cracking to the gable, it is proposed lateral restraint may be able to be introduced by incorporating traditional large cast iron cruciform, or similar, restraint plates using large threaded rod with a square nut on the outside of each plate, taken back through the gable to enable anchorage to be achieved which may necessitate the introduction of a steel beam within the building construction, subject to sympathetic engineering recommendations. It is recommended the twist in the gable wall is left as found to demonstrate what has occurred to the building over time.

As with 13.2 above, Cintec anchors may be an appropriate method of stitching the gable wall.

13.5 With regards to repointing, whilst it may be considered the whole of the external and internal elevations may need to be repointed because the existing lime mortar is deteriorating, to undertake the repointing of the whole of the building with hydraulic lime mortar may be considered to be too great an effect on the elevation at one time. Alternatively, a programme of repointing could be agreed with the Conservation Officer as an aspect of ongoing repair. The disadvantage of this proposal is that the pointing appears to be in patches, whereas to repoint the

elevations at one time enables the lime mortar to age consistently, which may be the long-term preferred option.

It is recommended the whole of the building is repointed during the course of the stabilisation, consolidation and restoration of the drying store as the mortar will age at the same rate and will soon lose its newness.

- 13.6 The alien conservatory structure should be removed so as to enable what would become the gable of the building to be viewed. The original gable cannot be viewed as bays A and B, together with the original gable, have been previously removed. Prior to removing the conservatory structure, consideration must be given to lateral restraint and wind loading of this exposed corner of the Listed Building, which may need to have a structural timber framed element, sympathetically engineered, incorporated in the opening of the east side of bay C, which remains, to provide lateral restraint and stabilise the existing structure.

The timber infill element could be finished on the exterior and the interior with hit-and-miss ventilation boarding to the size and section approved by the Conservation Officer. The hit-and-miss boarding could be cedar boarding, which requires no timber treatment against wood boring beetle infestation as it is self-preserving and therefore ecologically sound. The boarding is a red/brown colour when newly installed, but turns silver/grey with age. This type of treatment is entirely appropriate in connection with this type of building.

- 13.7 The steel beams introduced where the original granite piers have been removed should be taken away and new granite piers, to match the existing piers, to provide the correct opening subdivisions, to be reintroduced and beams introduced over the openings to match the size, section and type of timber used over the original bay openings. It is proposed new gudgeon hinge pins should be introduced into the new granite piers to match those of the existing gudgeon hinge pins in the existing granite piers.

- 13.8 The existing corrugated asbestos roof covering will need to be removed, subject to achieving Health and Safety requirements, necessitating removal to an approved disposal facility to be agreed with Cornwall Council.

- 13.9 The proposed roof structure is based on typical barn roof construction, trusses, purlins, ridges and rafters for this type of building. It is understood part of the original wall plate remains, and the wall plate will be able to be re-used and any missing wall plate will be able to be reinstated to match the size of the retained existing wall plates. The proposed roof truss is made up using traditional morticed, tenoned and pegged joints, and all of the roof timber for reinstatement of the main trusses, purlins and ridge are to be restoration quality band sawn oak. The overlapping of the purlins between the bays is a traditional form of construction for incorporating purlins in this type of roof, because it gives the opportunity to interlock the roof truss structure throughout the whole of the building, using traditional jointing techniques.

- 13.10 There is evidence of pan tile roof covering on buildings in the area, but following discussion with the Conservation Officer, it was agreed the only appropriate type of roof covering in connection with re-roofing of the Listed Building is to be blue grey slate with matching blue grey clay ridges.

It is proposed, because of the simplicity of the building in its original form as a drying shed, that the slating battens and slate covering above should be exposed from the underside. The verge detail will have to be the subject of agreement with the Conservation Officer, as originally this may have incorporated additional spaces for ventilation purposes

It is proposed the roof slating should be County Quality grey/blue Welsh Slate of a size and gauge to be agreed with the Conservation Officer.

Matching grey/blue clay ridging is proposed to be incorporated, and the most appropriate type of clay ridging to match the roof slating is a ridge with a slight vitreous external finish, which blends in with the roof slating. This type of finish is extremely durable, and will assist to resist the salt-laden atmosphere in this coastal location. Approval of clay ridge to be used to be subject to agreement with the Conservation Officer.

- 13.11 Cast iron gutters and downspouts with the downspouts incorporating traditional cast lugs, fitted on traditional tapered timber bobbins between the cast lugs and the external materials of construction, are totally appropriate for rainwater disposal in connection with the type of

restoration project. Whilst consideration might be given to minimum 125mm half-round cast iron gutters, or larger gutters, as appropriate because of increased excessive rain which is now being experienced it is more historically correct to maintain the existing Ogee cast iron guttering even though this type of guttering is more sophisticated than usual for this type of simple building. The retention of the Ogee cast iron guttering will continue the story of what has occurred to the drying shed.

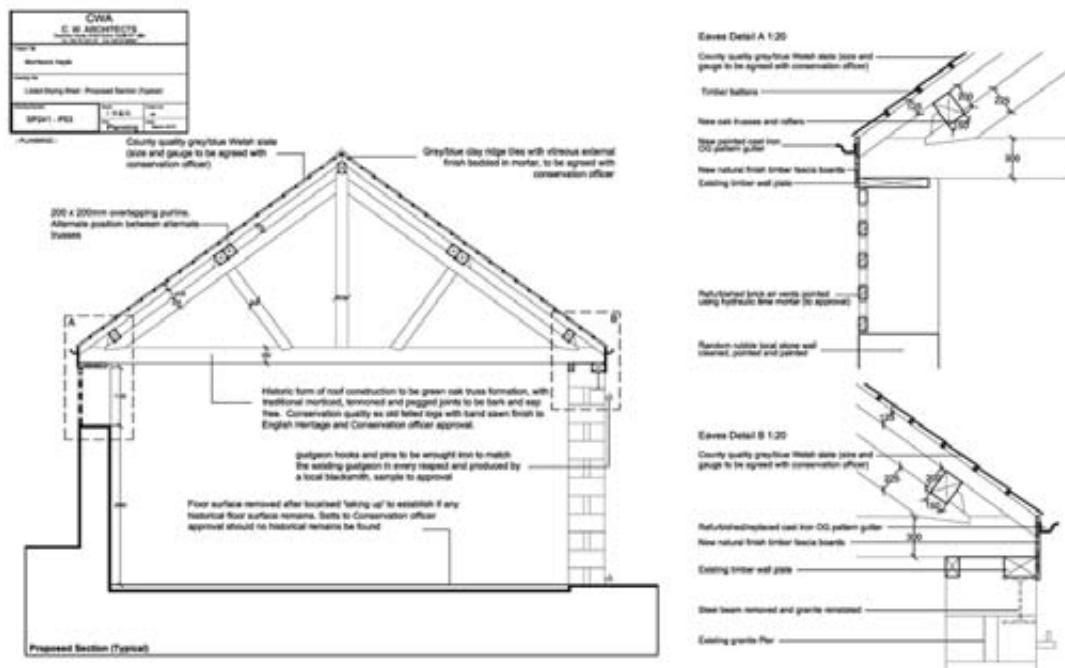
13.12 It is recommended 250mm X 250mm dished clay gully tops with cast iron inserts should be used at downpipe outfalls as they are typical rainwater gulleys for this type of restoration project.

13.12 External decoration of the drying shed can be undertaken after repointing, using traditional breathable paint on the external wall finishes, other than the brick ventilation panels, subject to agreement as to material and colour, with the Conservation Officer.

Keim paint which is a traditional paint is a breathable paint system incorporating stone dust in suspension is a traditional paint to use for this type of restoration project as it comes in many variations of colour

13.13 It may be considered appropriate to locate corner perimeter stones of the original bay A gable in the external finishes to delineate the extent of the original main range of the Listed Building, subject to approval of the Conservation Officer.

13.14 The existing interior floor finish of the drying shed should be removed. It is recommended a small area of the floor of the existing drying shed is carefully taken up to establish if there is any evidence of original floor finish materials. If there is evidence of existing floor finish materials, then if it is possible to expose this without damage, this would be an appropriate way forward, but alternatively local stone salvaged setts would be introduced as a floor finish, with a cinder bedding between the setts, subject to approval by the Conservation Officer.



CWA Drawing No. SP241 – P53B

Chapter 14

This Chapter refers to the proposed new building design philosophy including overview, key physical features, acknowledgement of historical architectural features, site strategy, reference to the historic kerbing, 3-dimensional form, treatment of the form and materials, reference to the Public Consultation Presentation, comment on the Listed Building and Planning Application submission drawings and materials of construction incorporated in the proposals.

14.0 Proposed New Building Design Philosophy

The proposed new building is for use as a supermarket with associated parking and servicing, which will replace the former Jewson builders merchants.

The proposals include the removal of all of the Jewson recent buildings on the site together with the removal of the perimeter fencing

14.1 Overview

The designers have acknowledged the sensitive visual and historic nature of this gateway site into Hayle. On this basis, the consideration of the historic factors and the setting of the existing Listed Building on the site, the location of the site within the Hayle Conservation Area and the World Heritage Site has had a material influence upon the design of the new build construction.

14.2 Key Physical Features

The site is a flat, roughly rectangular, piece of land, bounded by the main road on one edge, buffered by the Listed Building, and the seaward side of the Hayle Estuary on two further sides. The most northern boundary to this has hidden remnants of dockside structures that are part of ancient sea edge workings. They are currently subterranean but their position is known, emulated by a topographical 'glitch' that can be seen in the site. Their listing details are:

- 139018 - Harveys Timber Drying shed – Grade II Listed Building
- 139021 - Post Medieval Quay circa 1758 – Listed as part of the South Quays listing
- 140844 - Victorian granite pathway edge kerbing at the entrance to the Jewson site
Historic Environment Record item

14.3 Acknowledgement of Historical Architectural Features

The designers have acknowledged these features and ensured the design of the new building is not detrimental to them and is appropriate for the location.

Proposals to safeguard archaeological elements of historic construction can be safeguarded if found to exist by traditionally acceptable methods used under such circumstances.

14.4 Site Strategy

In considering fit, balance, and effect of setting, the designers have ensured that the new buildings do not physically affect these structures and a separation distance has been maintained to ensure their integrity is unaffected.

Initial designs advocated the integration of the timber drying shed into the new building, linking it into the new structure with a glazed device. Representatives of Cornwall Council representing conservation, archaeology and heritage interest, did not prefer this proposal, and alternative proposals were prepared.

A stand-alone structure was therefore proposed and preferred by consensus. The positioning of this new structure is situated between the Listed Building and the coast running parallel to the old quay wall. The general position of the new building was carefully considered in terms of the wider and closer environs of the town and located in such a way as to enable there to be openness of aspect to and from the East and North.

Earlier proposals to include glazed elevations to enable users of the supermarket to view the quays and expanses of water were omitted because of concern about the detrimental effect of glare from within the supermarket upon the birdlife and respect the requirements of the RSPB.

Looking inward from the Carnsew Road the new building is partially eclipsed in two directions by the Timber Drying shed. Essentially the Timber Drying shed forms a visual pre-ambule to the new structure. It is considered that this is preferable inter-relationship of the built forms on the site to a linear juxtaposition where scale would be viewed adjacent rather than in sequence. This consideration is further demonstrated by the relationship of the existing and new build elements on the site as viewed from the hill fort which rises above the site on the opposite side of the Carnsew Road.

The formation of an interesting space between the existing listed building and the new build structure was also considered and the massing of the buildings on the site was carefully integrated in the proposals. The relationship between the massing of the buildings is intentionally dynamic rather than formally aligned.

Providing servicing in the most visually unobtrusive place possible was also a prerequisite of the design. Using the listed structure and new structure to hide this essential but visually difficult element was the preferred solution. This is especially important when considering Hayle as a whole, considering long views from elevated areas of the town and of course the immediate context. Screening can be reinforced by introducing planting to encourage birdlife in accordance with proposals to be agreed with CC and the RSPB.

Strategically, keeping a view corridor to the sea from Carnsew Road in the Eastern part of the site, not blocked from the road by the listed building, is considered important. Considering the adjacent ING Residential and mixed-use development proposal intensely covers South Quay and is relatively high-rise, this view corridor is important to re-establish visual links with the sea along Carnsew Road.

The designer has also given consideration as to how the impact of the massing of the new structure and particularly its roofscape can be minimised so as to not be visually intrusive and respect the importance of the hill fort behind when viewed from the quays.

14.5 The historic kerbing in the current site entrance

Six granite kerbstones set flush with the current tarmac road surface at the eastern side of the entrance to the Jewson Yard (from SW 55678 37228 to SW 55679 37224) appear to represent the last remaining stretch of the kerbing which delineated the entrance to the former Harveys timber yard. The full extent of the original feature is shown on both the 1st and 2nd Editions of the OS 25" to the mile mapping (*circa* 1878 and 1908), and it is apparent that most of the original feature has been lost. The surviving kerbstones are thus of some historic interest, though limited historical significance.

The current development proposals for this area of the site are for the construction of a roundabout, and the options for this kerbing are thus either preservation by burial (dependant on the proposed new ground levels) or removal and potentially, relocation subject to agreement with the Conservation Officer.

As discussed with CC Highways it is understood the kerbing cannot be exposed as part of the roundabout because it is considered to be a visual distraction affecting road safety and incorporating it in the surface is considered unsuitable for cyclists also on safety grounds.

14.6 Three Dimensional Form

Hayle town rises considerably away from the water in contrast to the peripheral coastal flatness and that of the South quay where all the early structures above the top of the quay perimeter walls other than the Listed Drying Shed have been removed. High views are inevitable so scale aspects and roofscapes have to be considered in a local context as well as close to the site.

The strong linear height datum of the railway line dominates this part of Hayle. It is visually important that this is not eclipsed however; it is not considered that eclipsing the listed Timber Drying shed is an important issue.

Separation of forms by the designer is a valid decision and contextualises the listed structure.

Considering the proposed height of the South Quay development (much higher than these proposals) the height of the new building proposed in this development would be subservient to those proposals and far more in keeping with the Listed Drying Shed.

Large warehouse structures were predominant in the vicinity of the Jewson site in Hayle and to a certain extent this is illustrated, albeit in a modern form, on the site at present. It is therefore proposed it is appropriate to remove the existing Jewson office and storage buildings/structures from this site and reintroduce a large volume into this setting.

The treatment of this volume on the site is recognised as being paramount to its visual success and the perception and understanding of its visual integration.

14.7 Treatment of the Form and Materials

Little remains in built form of the industrial estuarine architectural heritage of Hayle other than the Harveys Listed drying sheds and the granite original Harveys site entrance curbing visible in the entrance to the application site and the fine stone quay walls. The architectural heritage of Hayle is documented and archaeological records have been maintained by CC and the Hayle County Archive. The surviving quay wall at the north perimeter of the site have had silt and debris deposited against the wall so that only the top of the quay wall is visible when standing almost on top of it.

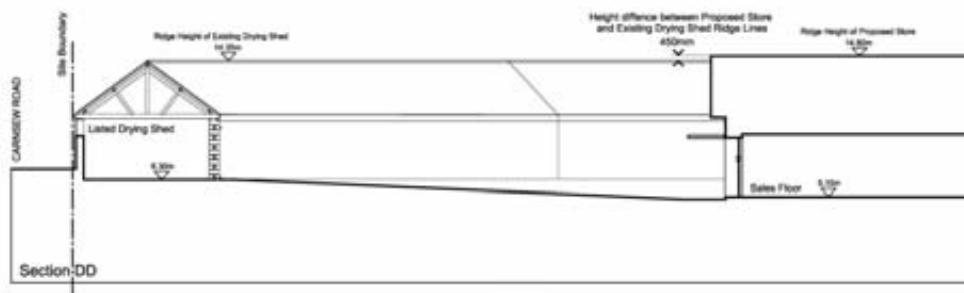
The scale, form and materials of the quay wall at the North perimeter of the site is not discernable or understandable which is a considerable loss to the World Heritage Site and Conservation Area.

If the exposing of the top of the buried quay wall can be achieved so that a reasonable depth of the top of the quay wall can be viewed together with its accessways then the new supermarket structure will appear to rise logically on its site and have a truer relationship with the hill fort and railway viaduct behind, as viewed from the quays, which will also considerably improve the setting of the site.

References to the development the viaduct has also been considered by the designer in the evolution of the development proposals.. The rhythmic expression of the form of the viaduct is expressed through grids and sub grids subservient to the overall form of the existing and new building on the site . This device with changes in materials to accentuate sub rhythms dilutes scale and evokes a sense of past, natural materials and human scale which still works at a variety of visual ranges.

Traditional pitched roofs predominate the area and are visually typical of buildings in coastal towns. Scale of these forms varies from domestic to industrial and there are repetitive form. Cornwall Council consultants agreed that reference to a historic roof form rather than alternative modern dynamic flat or pastiche solutions was preferred. The designer prepared sketch studies and proposals which were discussed and this approach was considered to be more appropriate. The design solution of equally modulated duo pitches has been adopted, which respects the local historical reference yet is interpreted in a contemporary way.

Of great importance is it was considered by the designer the new roof ridging should be no greater than the existing Jewson storage building roof ridges and the new building should be set at the acceptable flood level agreed with the Environment Agency to use the existing fall in the site towards the north quay wall to advantage to enable the new roof ridges to be as low as possible as viewed against the existing ridge height of the Listed Drying Shed.



CWA Drawing No. SP241 – P31

The ridge height of the new supermarket building opposite the drying shed is 450mm above the ridge height of the Listed Drying Shed.

The proposed roof height of the new building in relation to that of the existing Harveys drying shed, Listed building, will be barely discernable and will not impact on the drying shed as the new ridges will be square to the ridge of the existing building.

14.8 The development proposal drawings

The drawings prepared by the designer, which form part of the Planning, Listed Building and Conservation Applications, are based on discussions with and information provided by the CC Conservation Officer, Historical Environment Planning Officer, World Heritage Site Officer, Planning Case Officer, Senior Archaeologist Historic Environment, English Heritage, CC Highways Department and others.

Public consultation has been undertaken and the designer has provided 5 presentation boards for public consideration and comment. The information from the Public Consultation has been considered and recorded by others and referred to the designer. A Statement of Community Involvement has been prepared by Savills – which sets the process and outcome of public consultation in more detail.

The proposed drawings which have evolved over a period of time during the design development have become refined to incorporate elements of built form and materials and construction which are sympathetic, not only to the World Heritage Site, but also the existing Listed Building, the setting of the site and pays due regard ecological considerations and the requirements of the RSPB which are now incorporated in the Planning, Listed Building and Conservation Area Applications.

The Listed Building and Planning Application submission drawings submitted by Chris Waterworth Architects are as follows:-

| | |
|-------------|--|
| SP241 – P01 | Location Plan |
| SP241 – P02 | Demolitions Plan |
| SP241 – P03 | Existing Site Plan (Ordinance Survey Data) |
| SP241 – P04 | Existing Survey and Mapped Historical Data |
| SP241 – P05 | Existing Roof Plan |
| SP241 – P07 | Proposed Site Plan |
| SP241 – P08 | Proposed Roof Plan |
| SP241 – P10 | Proposed Ground Floor Plan |
| SP241 – P11 | Proposed First Floor Plan |
| SP241 – P20 | Proposed Elevations (Sheet 1) |
| SP241 – P21 | Proposed Elevations (Sheet 2) |
| SP241 – P23 | Bay Detail (Colour) |
| SP241 – P30 | Proposed Site Sections AA, BB and CC |
| SP241 – P31 | Proposed Site Section DD |
| SP241 – P35 | Trolley Store Detail |

Listed Building

| | |
|-------------|-------------------------------------|
| SP241 – P40 | Existing Plan |
| SP241 – P41 | Existing Roof Plan |
| SP241 – P42 | Existing Elevations |
| SP241 – P43 | Existing Section through Bay C |
| SP241 – P44 | Existing Section through Bay G |
| SP241 – P45 | Existing Section through Bay K |
| SP241 – P50 | Proposed Plan |
| SP241 – P51 | Proposed Roof Plan |
| SP241 – P52 | Proposed Elevations |
| SP241 – P53 | Proposed Section (Typical) |
| SP241 – P54 | Air Vent Detail |
| SP241 – P55 | Hit and Miss infill cladding Detail |

Photographic Record

| | |
|--------------|--------------------------------------|
| SP241 – P100 | Photo Sheet 1 |
| SP241 – P101 | Photo Sheet 2 |
| SP241 – P102 | Photo Sheet 3 |
| SP241 – P103 | Photo Sheet 4 |
| SP241 – P104 | Photo Sheet 5 |
| SP241 – P200 | Colour Elevations - Sheet 1 |
| SP241 – P201 | Colour Elevations - Sheet 2 |
| SP241 – P300 | CGI Elevation View to Store Entrance |
| SP241 – P301 | CGI Perspective View 1 |

| | |
|--------------|-----------------------------|
| SP241 – P302 | CGI Perspective View 2 |
| SP241 – P303 | CGI Perspective View 3 |
| SP241 – P304 | CGI Perspective View 4 |
| SP241 – P305 | CGI Perspective View 5 |
| | |
| SP241 – DAS | Design and Access Statement |

The Architect Accredited in Building Conservation has considered the above drawings during the course of their evolution and any comments made by him have been incorporated in the finalised drawings prior to their submission.

14.9 Materials of construction incorporated in the proposals.

Hayle has a strong palette of materials that can be derived from the vernacular of the buildings in the region and the vicinity of the site. The use of timber, stone, metal and slate in a muted palette was, after consideration, has been adopted to best respect and integrate with the listed structures the Hale Conservation Area and the World Heritage Site.

The materials which are to be used in connection with the new building and site external works are traditional, sustainable and ecologically sound.

The materials of construction will assist to integrate the new construction on the site with the surrounding in which they are located.

The use of hydraulic lime mortar for the repair and restoration of the Listed building will allow thermal movement because of its performance characteristics and will enable the listed building wall construction to breath and assist with drying out after rainfall, frost or snow.

Proposed Listed Building Materials

1. Original brown/rusty colour granite piers restored and repointed as necessary
2. Two new brown/rusty colour granite pier reinstated in original historic position as part of the reinstate of the drying shed openings
3. Historic form of roof construction to be green oak truss formation, with traditional morticed, tenoned and pegged joints to be bark and sap free. Conservation quality ex old felled logs with band sawn finish to English Heritage and Conservation officer approval.
4. County quality grey/blue Welsh slate (size and gauge to be agreed with Conservation Officer)
5. Grey/blue clay interlocking ridge tiles with vitreous external finish, sample to approval, with traditional galvanised hip iron et hip corner of main roof and return roof
6. Ogee pattern cast iron gutters, as existing, restored or replaced as necessary with round cast iron down pipes with integral fixing ears, fixed on timber tapered bobbins.
7. Natural finish oak 'hit and miss' ventilation boarding on engineered timber frame to exposed bay C construction when modern glazed structure removed
8. New natural finish oak fascia board
9. Restored brick air vents (to conservation officer approval)
10. Area of external wall showing structural cracks to be underpinned and tied using Cintec anchors with hydraulic lime making good.

11. Floor surface removed after localised 'taking up' to establish if any historical floor surface remains. Setts to Conservation officer approval should no historical remains be found
12. Lateral restraint to be introduced to gable to wall in twist. Traditional iron cruciform restraint plates, to approval, with threaded bar and square nut on outside, introduced as appropriate
13. Original random rubble local stone wall repointed with hydraulic lime mortar and painted using traditional, breathable paint (product and color to be agreed with conservation officer)
14. Original hinge pins retained. Replacement wrought iron hinge pins, made by a local blacksmith, to match the existing in every respect, reinstated to piers where they are missing.
15. Concrete encasement chipped away from granite pier and restored as necessary
16. Modern above ground water storage tank for new building sprinkler system proposed to be installed in return bay of drying store listed building.

This is a new element which is considered should be contained in the drying shed so as not to affect any underground archaeology which might exist in the area of land to the east of the new building in the vicinity of the infilled slipway. The inclusion of the water storage tank within the drying shed is a reversible and removable element which has no detrimental affect upon the drying shed or its understanding and this approach accords with English Heritage principles.

The materials proposed in connection with the stabilisation, consolidation, restoration and Conservation of the Listed drying shed are:-

- The materials are traditional materials
- the oak is from managed woodland
- the materials are from sustainable sources
- the materials are ecologically sound
- the materials are based on existing, local or regional, materials
- the construction techniques in connection with the proposed listed building works are traditional and can be undertaken by local craftsmen

Proposed new building materials

1. Natural County Quality Welsh blue-grey slates to roofs
2. Clay blue-grey interlocking ridge tiles
3. Zinc rainwater hoppers and downpipes
4. Pre weathered zinc fascias and soffits
5. Clear double glazed low e thermally broken aluminium curtain walling
6. Random coursed natural stone wall
7. Locally sourced brown/rusty colour granite with sand blasted finish
8. Galvanised steel channel
9. Clear treated natural timber oak panels

10. Pre weathered zinc cladding panels
11. Through colour render
12. Natural finish solid timber door
13. Pre weathered zinc door
14. ATM point – a proprietary item, to approval
15. Trolley park shelters, galvanised steel channel, oak boarding and glazed roof

The proposed materials are traditional materials albeit utilised in a way which whilst complimenting the materials of the existing drying shed are in the main used in a contemporary design.

The proposed materials incorporated in the new building accords with the principles of English Heritage and those of Good Design in Cornwall as the new building will be able to be read as a new building which complements the existing drying shed.

The proposed materials are :-

- contemporary and traditional materials
- the materials are based on an understanding of the use of current contemporary existing, local or regional, materials
- the construction techniques accord with current construction techniques many of which are traditional
- the materials are from sustainable sources
- the materials are ecologically sound
- the oak is from managed woodland

Chapter 15

Chapter 15 refers to the impact of the preferred solution on the OUV Heritage Assessment and the Conservation Area.

15.0 Impact of the preferred solution on the OUV Heritage Assessment and the Conservation Area

15.1 As viewed from the hill fort, the existing Listed Grade II Drying Shed to the south west of the Jewson Site, adjacent to the Carnsew road, which is in fair condition will be consolidated, stabilised and repaired and its future will be assured.

15.2 The roof structure of the Drying Shed supporting the corrugated asbestos roof covering of the Drying Shed will be slated to accord with slated roofs in Hayle and the surrounding area..

The non-original subdivisions and support elements inside the Drying Shed structure which detract from the Listed Building and the understanding of the Listed Building will be clearer as a result of the proposals

Two of the original granite piers which have been removed on the internal elevation of the L shaped drying shed will be reinstated.

The large crack and associated structure to the main elevation of the Drying Shed on the South wall near the corner short return element of the drying shed to the West will be consolidated.

The North end gable of the short return element of the Drying Shed shows evidence of cracking and the gable wall which is in twist will be able to be restrained.

The use of the reinstated Grade II Listed Building, former Harveys timber drying shed, as part of the new proposals, is for car parking, motorbike parking and cycle parking. It is considered this use to be a reasonable and appropriate use for the reinstated building structure ,which will enable the openness of the form of the drying shed to be maintained.

Once available to the public, the proposals will enable the drying shed to be appreciated as viewed externally by the public, and also as viewed internally, which has not been previously possible.

The proposals will bring the building into beneficial use and the building will preserve and enhance the Harveys Listed Drying Sheds and its setting and the building will have a future in the World Heritage site and the Conservation Area.

The proposed works of consolidation, reinstatement and presentation of the Grade II Listed Building are totally appropriate for this building within the Hayle Conservation Area and the World Heritage Site.

The use of the reinstated Grade II Listed Building, former Harveys timber drying shed, as part of the new proposals, is for car parking, motorbike parking and cycle parking. It is considered this use to be a reasonable and appropriate use for the reinstated building structure, which will enable the openness of the form of the drying shed to be maintained.

Once available to the public, the proposals will enable the drying shed to be appreciated as viewed externally by the public, and also as viewed internally, which has not been previously possible.

The proposals will bring the building into beneficial use and the building will preserve and enhance the Harveys Listed Drying Sheds and its setting and the building will have a future in the World Heritage site and the Conservation Area.

- 15.3 There is an opportunity to indicate the extent of the original drying shed east gable outline in the site surface treatment, if required, to assist in the interpretation of historic aspects of the site.
- 15.4 The alien modern faceted conservatory style modern extension to East end the drying shed will be removed and better interpretation of the form of the retained Listed Building structure will be achieved.
- 15.5 The Jewson site signage and signage on the main Jewson building will be removed and more sympathetic site signage will be able to be provided.
- 15.6 The alien and intrusive Jewson flat roof large office building, which detracts from the site, the setting of the site, the World Heritage Site and Conservation Area will be removed.
- 15.7 The mixture of storage buildings, as viewed from the hill fort beyond the Listed drying shed buildings, with their variety of roofscapes, including corrugated asbestos, which further detract from the setting of the Listed drying sheds, the World Heritage Site and the Conservation Area will be removed.
- 15.8 The storage racking, storage of materials on site in various locations, and at various heights, together with the large expanse of circulation area of different materials of finish, including concrete, tarmac, gravel hardstandings and waste material hardstandings detract from the setting of the Listed Building, and have a material affect upon the World Heritage Site and Conservation Area will be removed.
- 15.9 The perimeter boundary fence to the site is made up of two types of boundary fence which detract from the site and its setting in the World Heritage Site and the Conservation area will be removed.
- The openness of the quays and expanses of water of the World Heritage Site and the Conservation Area will be able to be better perceived and understood.
- 15.10 As viewed from the quays elements of the existing site which are affected by the storage racking areas, the storage buildings, the faceted gable of the Listed drying shed, the flat roofed Jewson blue office/administrative block and the perimeter fencing and security railings will be removed which will enhance the appearance of the site and its setting.
- 15.11 Any electrical supply cables crossing the site and the view towards the hill fort behind the Jewson site may be able to be removed.
- 15.12 The view of the Listed drying shed and the view of the hill fort from the east will be enhanced.
- 15.13 The derelict Scuba Diving poor quality building to the west of the short return of the drying shed, which detracts from the Grade II Listed Building and the setting of the Listed drying sheds will be removed and the setting of the Listed Building will be enhanced.
- 15.14 Conservation Area Consent will be required for the demolition of any of the existing buildings on the site and should also be necessary in connection with the substantial demolition of the boundary fences as they are more than 1 metre high.
- 15.15 The designers have, by reference to the town wide and site wide issues, understanding of key features and reference to future development, developed a visually sustainable solution that will preserve and enhance the town, the site and its setting for the foreseeable future. The solution is considered sensitive yet not slavish to historical influence.
- 15.16 The scale, massing and materials of the existing and new buildings on the site, and materials of surface treatment, respect the World Heritage Site, the Conservation Area, the existing Listed Building, the hill fort, railway viaduct and existing nearby Listed quays.
- 15.17 The OUV will not be affected as the newly created surface building will not significantly change the character of the historic active period of use. The height of the new building respects the height of the existing Listed Building and in general terms is not greater than 2 storeys in height.

- 15.18 The proposals will not effect the site open areas, vehicle movement, possible future mooring of boats if the Carnsew Quay wall is partially or fully exposed and the area of water of the reservoir to the north once more comes up to the quay wall, enabling mooring to take place creating movement and a changing scene.
- 15.19 The development proposals are sympathetic to the special architecture and aesthetic qualities of the area, particularly in terms of scale, design, materials and spaces between buildings.

Chapter 16

16.0 Conclusion

- 16.1 The Cornwall and West Devon World Heritage Site and the Hayle Conservation Area are of international significance and regional importance. The Jewson builders merchant site is located in a prominent position which is of special historic interest, character and appearance in Hayle. At present the modern poor quality Jewson building merchants buildings on the site detracts from the World Heritage Site, the Hayle Conservation Area and the Listed Building, the former Harveys timber drying shed and the setting of the Listed Building.
- 16.2 The proposals respect the Cornwall and West Devon World Heritage Site and the Hayle Conservation Area. The proposals will enhance the World Heritage Site, the Hayle Conservation Area and the Listed Building, the former Harveys timber drying shed and the setting of the Listed Building and the setting of the site in the area in which it is located.
- 16.3 Whilst it is considered the design solution which forms the application will satisfy the Client's functional requirements and economic expectations, good, sustainable design must consciously address the wider implications of the building – particularly the implications of the environment and the general public.
- 16.4 If it is possible to once again reveal the upper sections of the presently-buried Carnsew Quay northern facings this would significantly enhance the amenity of this area between the northern edge of the proposed development and Carnsew Pool, and would restore some historical authenticity to and physical definition of Carnsew Quay.
- 16.5 Once the proposed works are undertaken, both the quay wall and Listed drying shed will become Heritage assets of high significance.
- 16.6 The proposals include the incorporation of plaques on the site which will provide information relating to the site, the Listed Building and historic features and assist the public in the interpretation and understanding of the site, its setting. and will. The information plaques will enhance the understanding and perception of the site and its relationship with the adjacent quays.
- 16.5 The characteristics of good design are based on lessons from Cornwall's heritage and adapted to meet the needs of our time. They summarise how Cornwall's individuality can be translated into a built form that is appropriate to the Cornish setting and make a positive contribution to the future of Cornwall, the Cornwall and West Devon World Heritage Site and Hayle Conservation Area.
- 16.6 In Cornwall good design is based on five key characteristics which are
- Good design is of its time, unique and specific
 - Good design is inspired by the context and reinforces the place
 - Good design is tailored to the site
 - Good design is sustainable
 - Good design is embraced by local people
- 16.7 In conclusion, it is considered the proposals in connection with the existing Listed Building, new supermarket, site and environmental benefits accord with the principles of the first four of the above criteria, and every effort has been made to ensure that the design, which forms part of the Planning, Listed Building and Conservation Area Applications, demonstrate due regard to local people.

APPENDICES

1. Cornwall Council Maps including part of the Cornwall and West Devon World Mining Landscape Heritage Site and part Hayle Conservation site and Jewson site Historic Record information. Print at A3.
2. James Brotherhood CV.

APPENDIX 1

Cornwall Council Maps including part of the Cornwall and West Devon
World Mining Landscape Heritage Site
and part Hayle Conservation site and Jewson site Historic Record information.

- A) Location and outline of the site, based on an aerial photograph, with the Historic Record information for Hayle and the Jewson site incorporated on it.
- B) Part of Hayle including the Quays and the Jewson site with the World Heritage Site area indicated in pink.
- C) A map indicating part of Hayle and the Historic Environment Record information relating to the Quays and the Jewson site.
- D) A map indicating part of Hayle and the Historic Environment Record information relating to the Quays and the Jewson site Conservation Area coloured blue.
- E) An enlarged aerial photograph of the Jewson site, including part of the hill fort, part of the ING site and the Jewson site, with the Historic Environment Record information.
- F) An extract of the 1908 Ordnance Survey Map of the Carnsew timber yard and sawmills, now the Jewson site, with Historic Environment Record information.
- G) An extract of the 1979 Ordnance Survey Map with Historic Environment Record information.
- H) Early Historic Environment map including outlines of buildings in relation to the Jewson site and adjacent quay, with Historic Environment Record information.

**The Cornwall Council Maps including part of the Cornwall and West Devon
World Mining Landscape Heritage Site
and part Hayle Conservation site and Jewson site Historic Record information
has to be printed at A3 and incorporated in this report
if printed from the report CD.**

The PDFs of the maps are included in the Appendix 1 in the Report on CD

**The James Brotherhood Dip Arch (Hons) RIBA, AABC
CV has to be printed at A3 and incorporated in this report
if printed from the report CD.**

The PDFs of the CV are included in the Appendix 2 in the Report on CD

APENDIX 2

James Brotherhood DipArch(Hons) RIBA AABC – CV