

SOUTH WEST REGION

Mr Jeremy Content
Cornwall Council (West 1)
Planning & Building Control
St Clare
PENZANCE
Cornwall
TR18 3QW

Direct Dial: 0117 975 0676
Direct Fax: 0117 975 0701

Our ref: P00089345

30 July 2010

Dear Mr Content

Notifications under Circular 01/2001 & GDPO 1995
JEWSON SITE, 2 CARNSEW ROAD, HAYLE, CORNWALL
Application No W1/10-0413

Thank you for your letter of 1 July 2010 notifying English Heritage of the above application.

Summary

This is a development proposal for a supermarket, associated car-park and access road/roundabout, within the Cornwall and West Devon Mining Landscape World Heritage Site. It is also within the Hayle Conservation Area and contains a grade II listed timber-drying shed. It is adjacent to Carnsew Pool, which although not formally designated, as been identified as being of archaeological and historic significance.

The site is occupied by a number of shed-like structures (Jewson's' Builders Yard). It was previously occupied by a pair of lime kilns and a short terrace of houses. Historic slipways ran beneath part of the site, and may still be buried beneath it.

Hayle is an area identified for heritage-led regeneration, and English Heritage have been involved in commenting on proposals in the area over many years.

English Heritage Advice

English Heritage do not object to the demolition of the existing buildings and their replacement with another shed-like structure. Whilst the structure will be visible in longer views across Carnsew Pool, its location, massing and form are suggestive of warehouse / industrial buildings one might expect in this location, and it will not be unduly prominent in other views.

We have, however, previously expressed concern about the difficulties of integrating



29 QUEEN SQUARE BRISTOL BS1 4ND
Telephone 0117 975 0700 Facsimile 0117 975 0701
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.

SOUTH WEST REGION

the character and appearance of a generic supermarket building (and car-park) with that of the historic settlement of Hayle; however, the proposed building appears to be detailed in a robust manner (with natural materials) and with a minimum of signage offsetting these concerns. The car-park is partially broken up / shielded by the both the proposed new building and the listed timber-dry, but it is essential that the a generic, off-the-peg solution is avoided; signage, street furniture and peripheral structures should be kept to a minimum, and a robust pallet of surface materials, should be used to contribute to a real sense of place.

We welcome the intention to demark the historic lime-kiln and terrace of houses within the landscape scheme, but we would strongly recommend that the applicant explores working with the adjacent landowner on the possibility of uncovering/reinstating the historic slipways beneath the two sites, to enable the conservation benefits put forward in the wider Hayle (outline) master-plan to be delivered. We understand that there may be the possibility of undertaking repair works to the historic Carnsew Pool (dependent upon ownership boundaries) which we would welcome, and we would urge the Council to work with the applicant to explore how any proposals on this site might contribute towards the wider historic environment and the regeneration of Hayle, possibly through S106 agreement.

We welcome the intention to repair the listed timber-dry on the site, and to integrate it into the wider development. We understand that the Cornwall Council's Conservation Officer will be commenting on the proposed works to the listed building.

Recommendation

Subject to the concerns outlined above, we do not object to this application.

Yours sincerely

Simon Ramsden

Team Leader/Historic Environment Advisor

E-mail: simon.ramsden@english-heritage.org.uk

cc L Price, Savills, by email



29 QUEEN SQUARE BRISTOL BS1 4ND

Telephone 0117 975 0700 Facsimile 0117 975 0701

www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.