

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, Savills' Planning Consultant; Paul Williams, Savills' 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 boards 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

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.