

## **Public Realm Briefing Note**

**In respect of the hybrid planning application at South  
Quay & Foundry Yard, Hayle Harbour**

**Application Reference PA/08142**

**Submitted for Information Purposes Only**

**(July 2011)**

As consulting landscape architects to the team preparing the redevelopment proposal for South Quay, we have been looking specifically at the design of open space and public realm associated with the development in consultation with the wider design team.

The new public realm is designed to form a strong threshold to the development, opening up Isis Garden to create a stunning and simple gateway to South Quay, allowing the Quay to be used much more widely by the public.

The amended proposals provide a sequence of generously proportioned spaces that respond to and echo the post industrial nature of the Quay. Pedestrian desire lines, historical references such as the siting of the original railway and a relationship with the wider landscape have all influenced the design of the space, to offer enhanced areas of public realm that will offer real benefit to the local community.

South Quay at present invites little or no pedestrian activity and represents an underutilized resource for the town. The redevelopment of the site and careful positioning of built form allows for a series of functional spaces to emerge that will increase permeability of the Quay and encourage use by the local community.

- The proposals provide links between Foundry Square and the town centre to draw people on to the Quay at two levels; the lower Quayside and upper Quay. The upper Quay houses the built form, which will offer key features within the horizontal plane and spaces here are more functional, helping to demarcate public and private space. The lower Quayside uses the existing granite Quayside edge as a defining feature and combines this with a restricted palette of materials to offer a pedestrian route around South Quay.
- Through the redesign of Isis Garden and a more open, hardscaped approach at the gateway to the Quay, improved links to and from Foundry Square and the Town Centre are encouraged. The concept is to reference the historic feature of the tram, whilst respecting the importance of the memorial for which the Isis Garden represents. This will provide a public space that will continue to offer a memorial for the community, and will need to involve the local community to foster a sense of ownership.
- The introduction of shared textured surfacing to Isis Garden will encourage movement across Carnsew Road combined with new paving, lighting, seating and tree planting will help to characterise the space, allowing it to feel much more connected to both the town centre and South Quay. A new sculpture is proposed as a focal point within the space, and it is suggested that this could form the location for the original plaque. The exact position and detail of any new memorial would be undertaken through consultation with the local community. The historic tram lines are represented on the ground to form a transition

between Foundry Square and the existing granite paving, and the more open, industrial character of South Quay. The existing wall has been removed to increase permeability between these areas, with new tree planting, seating and lighting to characterise the space

- Improved links through to the Old Foundry at the newly developed Foundry Yard to the south of the Quay are also proposed, with potential for the siting of the historic Goonvean engine here as part of future development.
- The eastern edge of the Quayside, opposite Penpol Terrace will provide a generous promenade for pedestrians leading to the northern tip of the Quay. Textured hard surfacing, concrete walls, simple seating and strong sculptural steel elements will create an identifiable industrial feel to the Quayside, with open views to the wider estuary and Penpol Terrace. Seating and space associated with the northern end of the Quay will offer a hardscaped space with sweeping views, helping to foster an increased awareness of South Quay and its relationship to both East and North Quay and the wider landscape context of Carnsew Pool and Lelant.
- As part of the public realm on the eastern Quayside a flexible outdoor performance space will be created. Wide steps will link between the lower Quayside and upper Quay to provide impromptu seating, offering opportunities for both: informal street theatre, community events and more formal productions against the backdrop of the Quayside and water.
- The western edge of the Quayside looks across to Lelant and Carnsew Pool and will have a distinct character, defined through the reinstatement of Carnsew Dock. A lowered slipway is also proposed here, allowing visitors to access the waterline and incorporating visible references to the historic slipways and original Quay walls associated with Carnsew Dock.

The proposals will complement high quality built form to provide a more coherent public realm that will actively encourage public use of South Quay. New public space will improve and enhance both visual and physical links to Foundry Square and the town centre, making connectivity more legible. Benefit to the local community is provided not only through the physical provision of a series of connected high quality spaces, but also through a secondary perception of greater value, with the visible regeneration of South Quay encouraging ownership by the community.