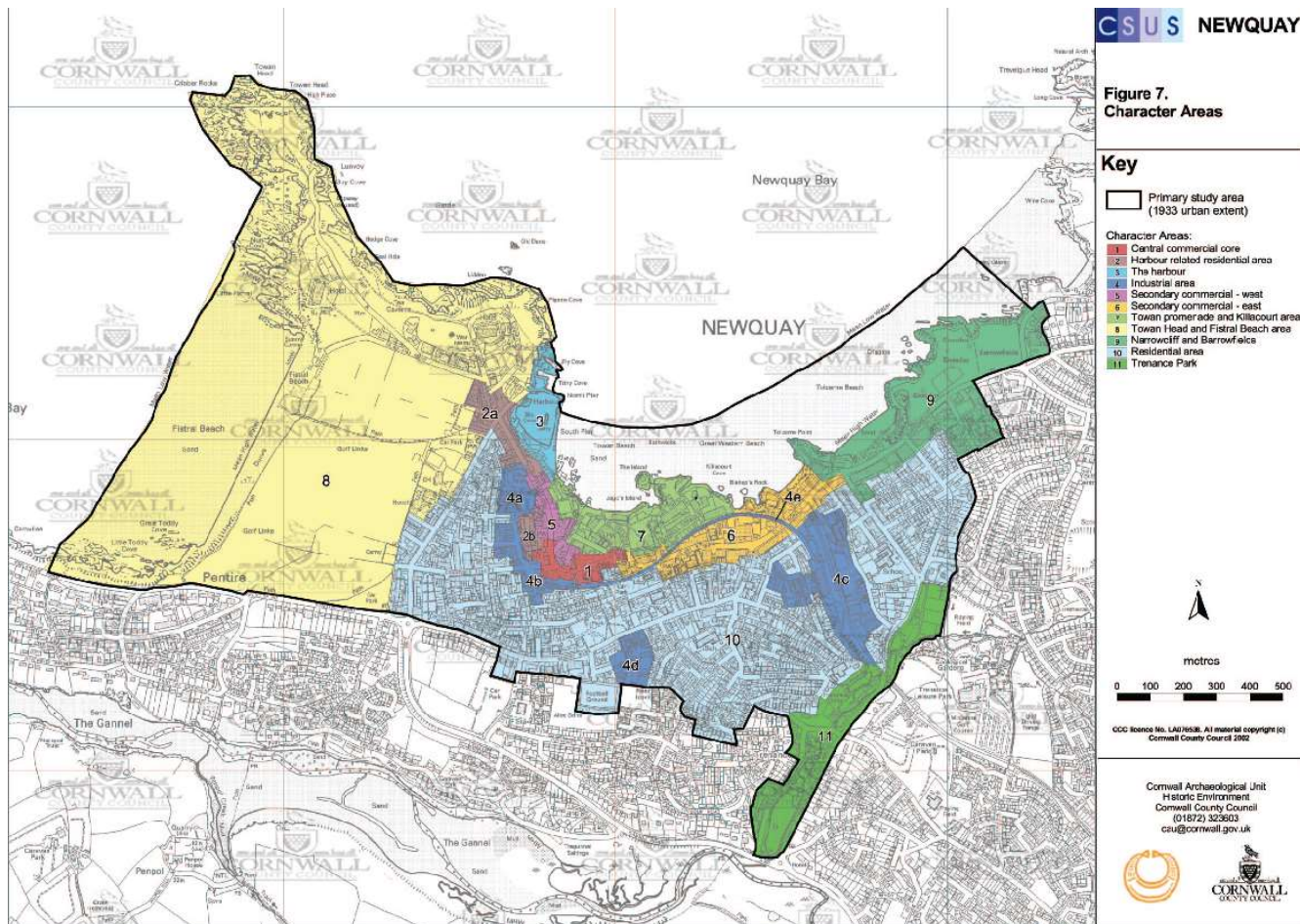




CSUS areas – some different questions.



Character Area 3: The Harbour

This sheet summarises the comprehensive assessments of character and regeneration opportunities in sections 5 and 6 of the report.

Character summary

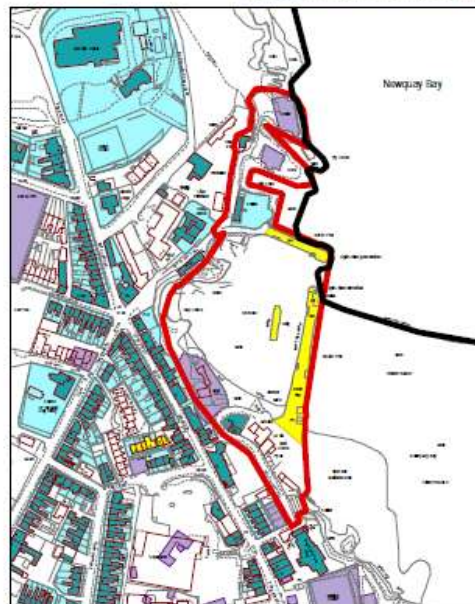
The harbour forms a secluded and sheltered, inward looking space set apart from the surrounding bustle of the town. The cliff face and rubble revetment wall surrounding it on the landward side provides a strong sense of enclosure, extended by the overlooking properties of Fore Street and Dane Hill. It is still a working environment, with a fishing fleet of brightly coloured boats and collections of lobster pots and plastic crates stacked along the pier arms. The built environment is a mix of robust stone built historic structures and more temporary timber framed buildings.

Regeneration opportunities

- Raise the profile of the harbour**
 Recognise, enhance and promote the area as a key asset for the town
- Improve the harbour's accessibility**
 Define gateways to the harbour within the townscape and enhance approach routes. Explore alternative connections such as Treffry's mineral tramway tunnel and links to the beach
- Enhance the public realm**
 Acknowledge, respect and contribute to the special character of the area
- Increase the vitality of the harbour**
 Retain the central role of the harbour as a place of work. Investigate opportunities for further fishing-related activity
- Explore the potential of interpretation opportunities**



The working harbour.



Nowquay Bay



Treffry's mineral tramway tunnel: potential opportunity to improve access to the harbour



Site and partial remains of the Active fish cellar: potential for harbour related interpretation centre



Character area 3: The Harbour

Key

- Character Area boundary
- Scheduled Monument
- Listed Building
- Other Historic Building
- Historic Plot
- Other Historic Site



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leading to front doors and emphasising the elevated position. These gardens provide much of the greenery in this area, with some palm trees, medium sized shrubs and brightly coloured flowers planted around small lawns.

The continuous enclosure of Fore Street reinforces the linear nature of the underlying urban form and presents a sense of progression towards a destination. The road is often busy with groups walking to and from the beach and the town centre, especially in summer. This high level of activity and the active elevations of the houses make the area feel like a vital part of the town despite its predominantly private residential use.

Views seaward are blocked by buildings and instead the eye is drawn to the north, upwards to the Beacon and Dane Hill and south into the commercial shopping areas of town.

Archaeological potential

This largely residential area contains the oldest surviving domestic structures in the town and it would be beneficial to research and record these buildings to better understand the pre-urban nature of the town.

Although now largely of residential and secondary commercial use, the area was previously used for industrial activities associated with the fishing industry. Specific sites of archaeological potential in this character area include the sites of the Toby and the Rose fish cellars.

3: The Harbour

(Fig 7 and character area summary sheet 3)

The harbour forms a secluded and sheltered, inward looking space set apart from the surrounding bustle of the town. The cliff face and rubble revetment wall surrounding it on the landward side provides a strong sense of enclosure, extended by the overlooking properties of Fore Street and Dane Hill. It is still a working environment, with a fishing fleet of brightly coloured boats and collections of lobster pots and plastic crates stacked along the pier arms. The built environment is a mix of robust stone-built historic structures and more temporary timber framed buildings.

The harbour is one of the most important elements of the townscape. It is still a place of work, with a fishing fleet and tourist-related craft. The Royal National Lifeboat Institution (RNLI) boathouse and gift shop, gig clubhouse, seaman's mission, restaurant and other fishing and diving related businesses populate the quaysides.

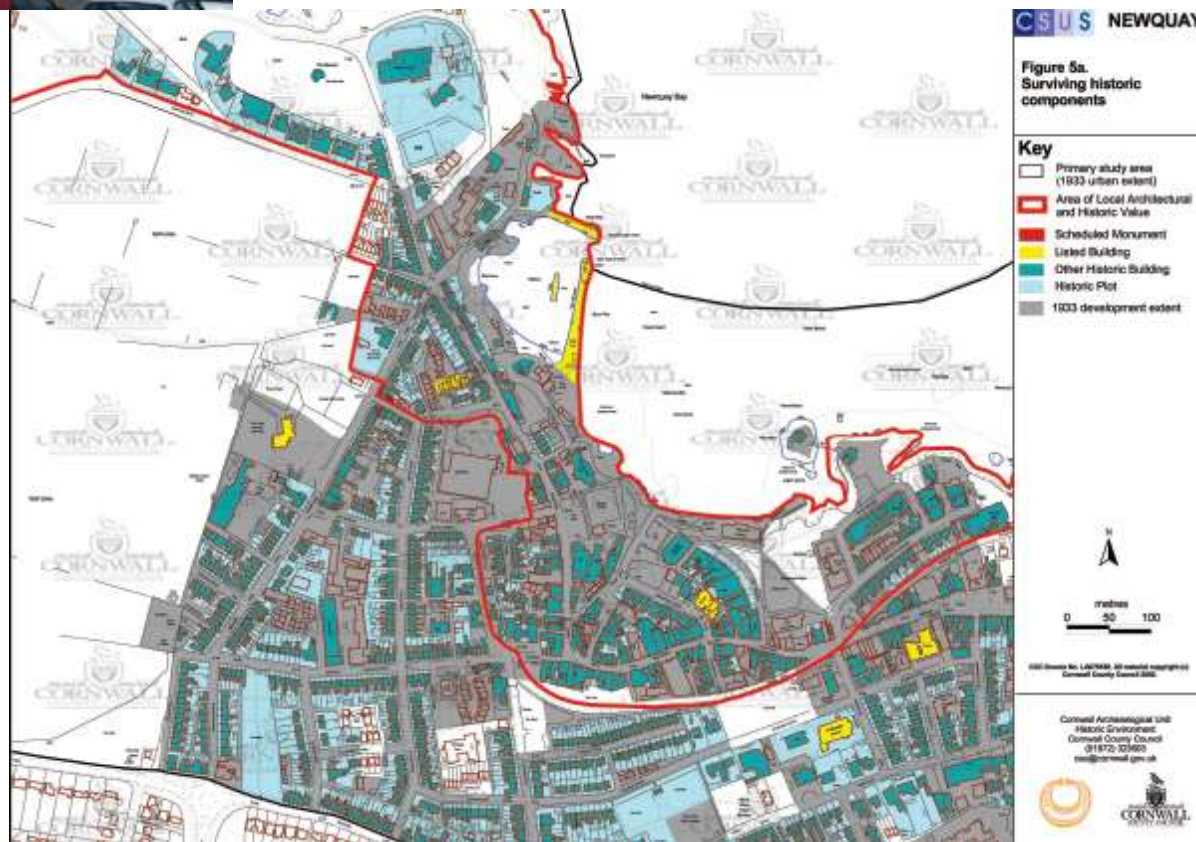
The surrounding topography of the harbour is dramatic. Set in a natural cove, it is surrounded to the west and south by sheer bedrock cliffs and rubble-built revetment walls, covered in lush green foliage during the summer. Above the cliffs stand large residences on the east side of Fore Street and tiers of buildings on the southern slopes of Dane Hill. The



Newquay harbour, overlooked by Fore Street and Dane Hill properties, also offers a sheltered family beach

3. Historic buildings lost since 2003

Are there any areas that have changed since the original CSUS survey in 2003? Have any significant buildings mentioned or photographed in the original study been demolished? What is your view of the impact of these changes?



4. New development and design since 2003.

Has there been any significant new development since the original CSUS survey in 2003? Are there any clear examples of new development that you feel are very unsuccessful and really detract from the quality of the town? Are there any new developments that work well and could be exemplars for the future?

Please state what you think the impact of the new development is.

“New development” could include, shopfronts, signs, public realm design as well as new buildings or development areas. Please add a replacement photograph, from the same viewpoint, for any in the original CSUS document that have changed significantly.



12. Key Qualities.

Can you give a short list of the best qualities of the settlement (or settlement area) you have surveyed. (These may be historic features, materials, details relationship to landscape, good design, distinctive places, streetscape etc.) Please note what makes them special, what needs to be retained and managed so that they are not lost, and how they might be protected.



13. Opportunities for Improvement

Can you identify any areas or characteristics or types of development that detract significantly from the special character of the area. Please briefly note why they detract. Can you suggest how these might be improved in the future? [Ideally something within the remit of the Council, or Community]







Example surveys

Pentire – Gannel side

3.Height	<p>What is the predominant height of buildings that face the main public spaces and streets?</p> <p>Are there buildings that are higher than the average?</p> <p>Is this a negative thing or a positive thing? [That may relate to the use of the building or its location]</p>
<p>Mainly two story with uniform height though there are areas when the entire street is bungalows.</p>	
4.Topography	<p>What is the typical topography of the area? Flat, steep hillside, variable, gentle slope, cliff, hill,</p> <p>Are the buildings designed to reflect the topography e.g. step down the hillside?</p> <p>Are there examples of buildings that do not reflect the topography?</p>
<p>Headland, fairly steep slopes down to the River Gannel.</p> <p>Most building is tiered stepping down the hillside giving views to houses behind.</p>	
5.Views	<p>Can you identify any important views from this area? They should be from a public place (eg street or park).</p> <p>They could be a wide view of land or seascape, or a narrower framed view between buildings of a feature.</p> <p>Try to identify these locations and direction of view on a plan.</p>
<p>Whole area is dominated by the views to the South of the River Gannel and farmland beyond. Tiered development ensures most houses have a view.</p>	
6.New development and design	<p>Are there any examples of new development that you feel are very unsuccessful and really detract from the quality of the town?</p> <p>Are there any new developments that work well and could be exemplars for the future?</p> <p>“New development” could include, shopfronts, signs, public realm design as well as buildings.</p>
<p>Whole area has mixed styles of architecture, fairly traditional but some very different modern buildings</p> <p><u>Unsuccessful:</u></p> <ol style="list-style-type: none"> Unmanaged garden development (summer houses, concrete terraces) down the slopes of the River Gannel (Photo) Two brownfield sites on the slopes of the Gannel both projecting too far down the slopes : <ul style="list-style-type: none"> Hotel California (Photo) 40 Pentire Crescent, former Hotel replaced by mini estate (approved Plans) <p><u>Successful:</u></p> <ul style="list-style-type: none"> Corisande Manor –sympathetic upgrade of a historic but non designated house (Photo) Sprys Heyl – modern block of flats, quality conversion of exiting building (Photo) 	

Wheal Rose

9. Architectural detail and materials

Is there a predominant building style in the area? Can you identify traditional building details that are distinctive and contribute to the local character? E.g. tight verge and eaves details, or projecting eaves and verges, chimneys, vertically proportioned window openings, sash windows, bay windows, dormer windows of specific design?

Do roofs have gables at the ends of the building? Or are they typically hipped? What is the predominant building material for house walls and for roofs in the area? Are there typical “historic” materials that make the settlement locally distinctive?

Wheal Rose has a mixture of building styles, from historic mining cottages and houses to modern houses and light industry on the edge of the settlement.

The mining heritage is visually present with the Miners row of cottages illustrating traditional building materials, gable ends, and slate roofs.

The more substantial houses have hipped roofs, mainly slate in material though there are some that are concrete or asbestos in construction

Due to the variety of buildings there is a variety of building materials and finishes, from stone ([Miners cottage, Glenside, Westway](#)), painted render ([Miners cottage, Forge cottage](#)), painted metal ([caravans, residential homes](#))



Porthtowan

2. Historic Environment

Are there any heritage designations in the settlement area (Listed Buildings, Scheduled Ancient Monuments, World Heritage Site, Conservation Area). Can you identify key public historic buildings (e.g. churches, chapels, local government, schools). Can you identify important industrial buildings, farm buildings, commercial and housing (cottages, terraces etc) that contribute to the historic character. Can you identify other features such as boundary walls and railings that also contribute to the character? Refer to documents then add features you discover.

Much of Porthtowan falls within Cornish Mining World Heritage Sites and most of it's coastal zone is designated as a Site of Special Scientific Interest.

Sea water swimming pool (situated in the rocks on the eastern side of the beach), constructed in the early 1900s.

Wheal Lushington engine house 1872 (previously known as New Wheal Towan).

Pill Box discovered 2014 in the dune west of Council car park.

Coastguard Station on beach.

Allens Mill (no 3 Mill Cottages) 1752 - 1816.

Tin smelter, south end of Beach Road.

Mine chimney at Echo Corner (South Wheal Towan) 1850 – 1867.

Guidepost opposite Beach Road.

5. Distinctive places	<p>Does the area have a distinctive “place” or places, that are memorable and quite different than anywhere else? This may be a “centre”, a focal point, a place to meet. It should be an outside space, a special street, a park, a square or a junction. Show the location on a map and briefly describe its character and how it is used by the community. It could be very busy or tranquil, large or small. Where are other uses found? [shops or workspaces] Where is the parish notice board / telephone box / post box.</p>
<ul style="list-style-type: none">• The Village Green is a distinctive area and a meeting place for the community.• It is the site of the parish notice board and telephone box which has been decorated by the community with planters in memory of a recently deceased gentleman.• It is planted with white beam trees and a cherry tree planted to commemorate the Queen’s Jubilee.• The Post Office and Shop has recently closed but is to reopen in the old grain store a few doors up.• Many cars park between the green and the settlement edge.• It has been used as a venue for community fund raising events.	
6. Layout	<p>Are there typical patterns in the way buildings are planned or arranged in the settlement? e.g. Terraces running along the streets with a continuous building line, farm building groups around a courtyard, detached buildings set back within a large garden, cul-de-sacs with individual houses, buildings along opeways. Are historic buildings set out differently from modern development? Is the settlement strung out along a road or concentrated in one area? Do buildings face the street or are they at right angles to it.</p>
<ul style="list-style-type: none">• All the historic buildings run parallel to and facing the road.• The newer development at Passmore Close forms a cul-de-sac with a section of houses backing onto the edge of the settlement and village green.	



Select survey areas



Survey exercise for volunteers



St Michael's Rd

St Michael's Rd

St Michael's Rd

Mount Wise Car Park

Geckos Rest Guest Accommodation

MOR Lodge

Mount Wise

Mount Wise

Mount Wise

Google

Newquay Association



Frankie & Benny's



Subway



Barclays Bank



Manor Rd

Kayes Chemist



Newquay Meadery

Manor Rd



Newquay Town Council

Marcos Hill

Google

Task/Activity		Volunteer Survey Risk Assessment Newquay Neighbourhood Plan – January 2018. Surveys to be carried out within settlement areas in the town settlement area							Risk Assess No: 1			
									Grid ref:		Newquay Parish various locations	
									Revision Date:		12.1.18	
HAZARDS		Likelihood			Severity			Risk	Instruction / Training / Information		Additional Managerial or physical controls	
Ref:	Key hazards and risks associated with the above task/activity Score:	Extremely likely to occur	Likely to occur	Slight chance	Death or major injury	Over 3 day	Minor injury	Likelihood x Severity				
		3	2	1	3	2	1					
1	Pedestrian accident with vehicle on road.			x	x			3	Wear hi-vis or bright clothes. Be aware of risks if stepping out onto road to cross or to get a better view of the environment. Work in pairs as a minimum so one can watch for traffic. Be aware of your colleagues. Carry ID. Only survey in daylight hours.		Make hi-vis vests available for volunteers if requested.	
2	Extreme weather conditions affecting volunteers through cold, exposure, heavy rain and wind.			x		X		2	Volunteers to be aware of weather forecasts before going out to survey – avoid going in extreme conditions. Volunteers to ensure they wear appropriate clothing. Limit the time surveying if bad weather. Inform family or expected return time.		Co-ordinator to send out weather warning to volunteers if highlighted on weather forecast.	
3	Slipping/tripping/falling/colliding with obstacles while surveying			x		x		2	Be aware of your environment, and lapses in concentration when surveying. Be aware of obstacles and changes in level or slippery surfaces. Ensure you have good footwear appropriate to the terrain. Be aware of your colleagues and point out any risks. Only survey in daylight hours.		Report any injury to yourself or member of your team to the co-ordinator immediately. Seek medical attention if needed by contacting/visiting emergency service below. Retain records of any incidents and treatment	
4	Verbal or physical abuse from member of the public or landowner			x		x		2	Keep to public areas only, streets, main footpaths or public rights of way. Avoid any confrontation if challenged. Explain calmly your volunteer role with the Parish Council Neighbourhood Plan. Show letter of identification. Always work in pairs as a minimum. Always carry charged mobile phone.		Walk away from any difficult situation or aggressive response even if you feel you have right of access. Report to co-ordinator immediately. Report any verbal or physical abuse to the police. Co-ordinator to provide letter of identification.	
5	Accident while in vehicle while surveying or getting to survey location.			x		x		2	Don't attempt to do survey from a moving vehicle. Find a safe place to stop first. Ensure vehicle is maintained adequately and seatbelts worn. Carry charged mobile phone.		Report any accidents immediately to the co-ordinator.	
6	Lone working risk of illness, accident or confrontation without any support								All surveys must be undertaken with a minimum of two volunteers from the designated team. Each volunteer team to ensure they have a charged mobile phone.			

Prepared by: Tim Kellett Approved by: Joanna Kenny Signed:	Date: 12.1.18	Volunteer co-ordinator: Joanna Kenny Phone: 01637 872913 Email: joanna_kenny@btinternet.com
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