

Mayne's Site - Introduction

WELCOME

Mayne's Site is one of four important 'street corner' sites at East Hill junction. These will form an important gateway to Pool. The site is named after Mayne's Shaft which must be retained for mine maintenance access.

These panels show how the site could be re-developed subject to feedback from today's public display and responses from other local organisations and stakeholders.

The 2.3 acre (0.94ha) site has already been identified as part of the Business Gateway to Pool, providing vital employment space to help underpin the wider regeneration schemes. Concept designs illustrated here show a development of 5000 sq. metres (53,820sqft) of new office space in two new buildings fronting Dudnance Lane.

Buildings will range between two, three and four storeys in height overlooking the Red River valley to the south, and the landscaped parking court in the foreground. Outline planning permission has already been submitted for the three other sites completing the new business sector, and redundant buildings on Mayne's site have already been demolished to pave the way for the new development and the new road junction construction of which is underway.

Mayne's Site is arguably the most important of the four Business Gateway projects. The new offices here will be immediately obvious when approaching Pool from the A30 and will give the first impression of the regenerated centre. They will also be clearly visible from other vantage points, such as Tuckingmill village centre travelling up East Hill, or from more distant locations at the far side of the valley.

There is a real opportunity here to make an architectural statement with a striking modern building designed on sustainable principles. The offices will provide an inspirational working environment - easy to access, close to local amenities, highly serviced and a short walk from Heartlands.

After the public meeting, CPR Regeneration, who own the land, will move forward with an outline planning submission to Cornwall Council. Extensive discussions have already been held with the planning department and key stakeholders to ensure that the project is deliverable.

The outline planning application, informed by feedback from this exhibition, will hopefully establish the principle and scale of the office development. When this is approved the agencies will be able to market the site to find a private sector development partner.

There will be an opportunity to comment on the detailed design at a later stage when architects have been commissioned to produce detailed building designs.



View from Lane between Beacon and Brea



View from East Hill up to Junction with Dudnance Lane



View from Dudnance Lane looking towards East Hill Junction



View from West Side of Red River Valley



High Level View from Camborne looking back towards Pool