

## Planning Officer's Report - LDCA May 2020

<b>APPLICATION</b>	2020/30 – Proposed Siting of the Replica Water Fountain
<b>PERMISSION SOUGHT</b>	Permission in Full
<b>REGISTERED</b>	25 March 2020
<b>APPLICANT</b>	Enterprise Saint Helena
<b>PARCEL</b>	JT0700015
<b>LOCALITY</b>	The Paved Area, The Canister, Jamestown
<b>LAND OWNER</b>	Crown
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	NCA
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 27 March 2020</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	10 April 2020
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / EXCO

### A. CONSULTATION FEEDBACK

a) Water Division	Not Consulted
b) Sewage Division	Not Consulted
c) Energy Division	Not Consulted
d) St Helena Fire & Rescue	No Response
e) St Helena Roads Section	No Objection
f) Heritage	Objection - Comment
g) Environmental Management	Not Consulted
h) Public Health	Not Consulted
i) Agriculture & Natural Resources	Not Consulted

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|----------------------------------|---------------|
| j) Property Division (Crown Est) | No Objection  |
| k) St Helena Police Service      | No Objection  |
| l) Aerodrome Safe Guarding       | Not Consulted |
| m) Enterprise St Helena (ESH)    | No Objection  |
| n) National Trust                | No Objection  |
| o) Sure South Atlantic Ltd       | Not Consulted |

## B. DEVELOPMENT DETAILS SUMMARY

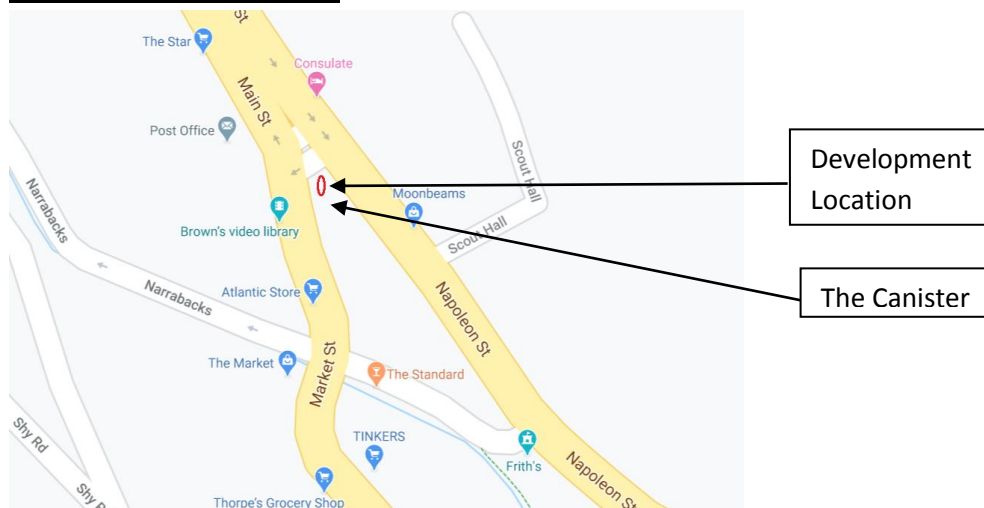
The application is to install a replica water fountain on the pavement outside The Canister in Main Street. The water fountain is replica of original water fountain that was once a feature in the Main Street. The water fountain was a memorial to those killed in one of the rockfalls on 17<sup>th</sup> April 1890. The original drinking fountain was erected in the middle of Main Street, between the Consulate Hotel (formerly the Royal Hotel) and what is now the Post Office and was known as the Rockfall Memorial Fountain. But then, the “Rockfall Memorial Fountain” disappeared apparently sometime in the late 1940s, and only the plaque in memory of the “dreadful calamity” remains, now located outside the Public Library in Jamestown.

The replica of the Rockfall Memorial Fountain, is smaller and is without the outside stand and overhead feature, has been reproduced with a view to erecting it in Jamestown. Whilst original fountain was provided drinking water, this replica will not be collected to the water supply.

## C. PLANNING OFFICER’S APPRAISAL

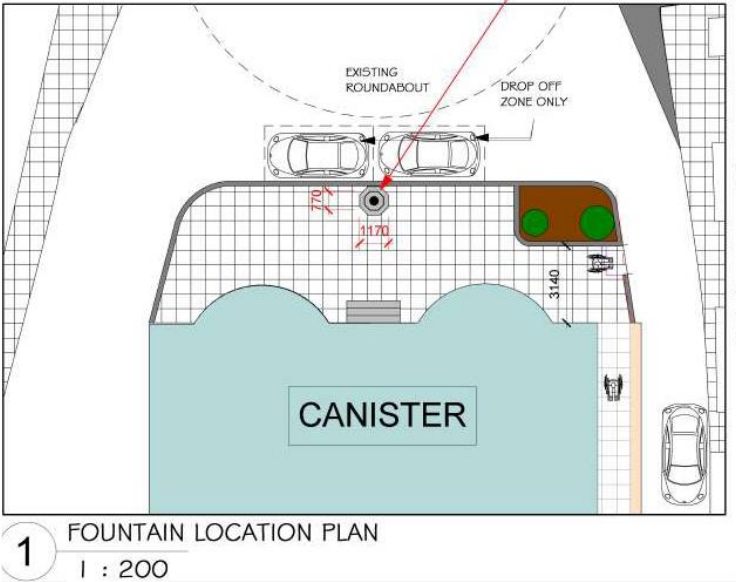
**Location:** The proposed location of the replica fountain is on the newly upgrade pavement area out The Canister in line the door to the Saint Helena Tourist Office building and the door is central to the building. This is also the location where the Christmas tree is erected during the festive season in December. The area is part of the Jamestown conservation area.

**Diagram 1: Location Plan**



**Proposed:** The proposed location of the Replica Water Fountain is on the edge of the extended pavement outside the canister which has Saint Helena Tourist Office in one unit and “art-n-craft” souvenir shop in the other unit. The pavement includes two benches which are placed almost in front of the two bay windows which are generally well used and the pavement area an important thoroughfare across the traffic roundabout. The water fountain is approximately 1.7m in height and 370mm by 370mm base. The base is hexagon shaped. The water bowl which circular and around 0.8m from the base is of 770mm diameter. The fountain will be mounted on a stepped plinth of 300mm depth. The lower plinth of 150mm depth will be 1.17m by 1.117m and upper plinth will be also of 150mm depth and will be 770mm by 770mm. The plinth also be hexagon shaped. On the eastern side of the paved area two protected tree that somewhat restricts free movement. Both roads on either side of the paved at this junction are narrow. Napoleon Street on the east whilst being two-way is one only a vehicle width wide.

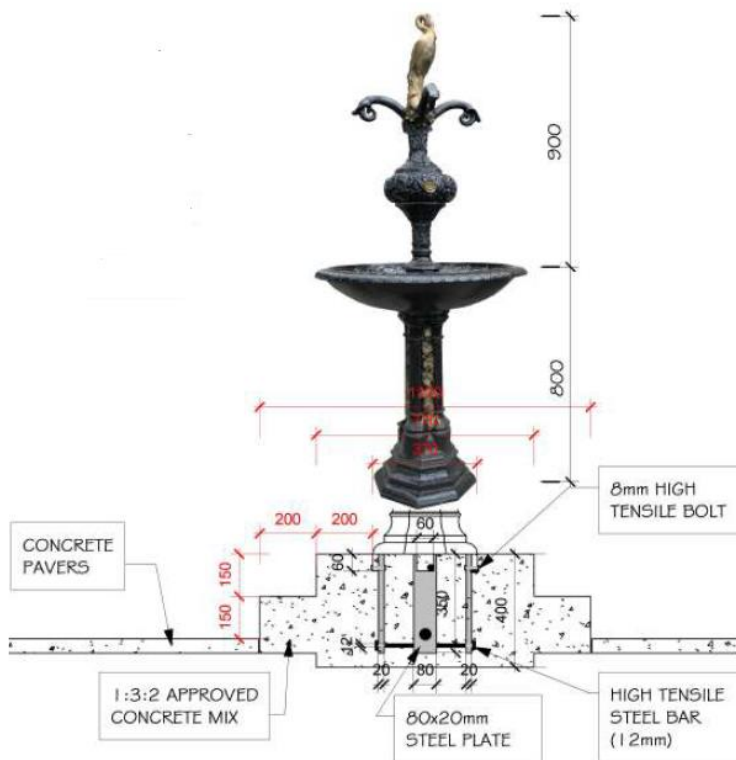
**Diagram 2: Details of the Proposed Development Area**



**Diagram 3: The Replica Water Fountain**



#### **Diagram 4: Details of Water Fountain**



Prior to the submission of the development application, there was an informal discussion with Planning Control Team to consider an appropriate location for the installation of the Replica Water Fountain with Jamestown. Whilst this development is water fountain intended to replace the original water fountain that was initially installed in the memory of the those who were lost in rockfall and also to provide drinking water to the visitors to the town, the current development must be consider as a feature of public art in remembrance of those who lost their life in 1890 rockfall and that it will not be providing any drinking water as it will not be connected to a water supply. In view of this, such a development should be in a prominent position and be considered as a landmark feature in the streetscene. As the main area of Jamestown is a conservation area the development should conserve and enhance the heritage of the area or its setting.

In order to give prominence and to create a landmark feature in the streetscene assessment was undertaken within area of Main Street with large vehicles to see if the location of the mini-roundabout at The Canister would be suitable without compromising traffic movement and highway safety. This was considered with the use of HGV from Connect and see if they could negotiate the roundabout with the water fountain installed in that position. The applicant was also advised that given this development would be of wider public interest and could also be sensitive that pre-application public consultation should be undertaken to seek the view of the wider communities on the most appropriate location, whether the erection of the replica water fountain be within the steetscene of Jamestown, at The Canister or mini-roundabout or another location not within the streetscene.

Unfortunately, there was no public consultation undertaken prior to the submission of the development application. The applicant considered that public consultation on the development application would be sufficient and that they to proceed with development application as submitted.

## **REPRESENTATIONS**

There are representations were Heritage Society and two members of the public, namely Aubrey George and Ivy Ellick received during the consultation and the issues raised summarised below:

- the area at the Canister is too small and as it is a busy public space in Main Street which is a functioning social area often used for events and it cannot afford to lose space for pedestrians as this part of the town for best part day is quite crowded;
- the development will also obstruct the area in front of the Canister;
- the original was not in front of the Canister as proposed, it was closer to the Stand and it was also a pride of place location at the head of Main Street;
- Main Street is a busy street together with restrictive parking it would cause problems and it is a shame that it cannot be placed where the old fountain used be at the top of the car parks or better still in the middle of the round-about;
- Is an incomplete replica, without a canopy and a lantern, like the original and a fountain must have water spouting out and there is not water connection;
- the proposal for a plinth is shown as octagonal on one drawing and circular on the other and neither will be of sufficient size to accommodate the Canopy should one be obtained;
- position shown right on the edge on the pavement is also a hazard as it will never be possible to walk right around it without stepping onto the road and back up again.
- the fountain be located in the Castle Gardens as this would provide a simple setting with ease of access and will enable the Canopy to be attached with ease, a plaque, plinth or a circular garden could be provided;
- in the Gardens, the memorial will have space to breathe and to tell its story including that of the replica itself in peaceful surroundings;
- it might even be possible to fix it with a water supply but also in the Gardens the basin will be less likely to attract litter.
- alternative place might be in the lawn between the back of the Library and SAMS but there will be other suitable places; .
- development should be placed opposite the Mule Yard on the other side of the Coffee Shop, or indeed (if the church would allow) near to the memorial to Canon Walcott.
- Development could in the North-East garden of St James Church (left-side of the front entrance), through the Bishop of St Helena and the Parish Council

## LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan 2012 – 2022 that are applicable in the assessment of the proposed development are set out below:

### **Built Heritage BH1. Primary Policy (c), BH2**

- BH1. (c) - Development in Historic Conservation Areas will be permitted only if it enhances and protects the character of the Area by reference to scale, proportion, details and external materials of the proposed development in relation to those of the Historic Conservation Area.
- **BH.2.** The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the historic asset and its setting.

## OFFICER'S ASSESSMENT

The proposed erection of the replica water fountain is to replace the Rockfall Water Fountain that was erected in memory of those who were lost their lives to the rockfall incident in 1890 and is there part of the Islands historic past. The original fountain was probably at the southern of the Stand until it was removed without notice as there is not record of when it was removed around 1940.

The proposed replica fountain, whilst recognising that it is only part of the original, must now be considered as public art that should adorn the public realm of Jamestown whilst being of remembrance of the past history. The proposed location is assessed against Built Heritage Policy of the Land Control Development Plan and there is no other guidance available for assessment. The location on the newly extended pavement at The canister may be considered to be an appropriate location given that it could be described as being head of the "market place" in historic term that was widest part of the historic market place. The area provides good vantage point for sitting out and is a busy pedestrian access. There are currently two benches that are well used. The Canister building is public building with a tourist office in one unit and a souvenir "art-n-craft" in the other units that are very popular with visitors.

The newly extended pavement area outside The Canister is still not considered to be wide enough to provide public art feature. The proposed erection of the public art in this location would there compromise pedestrian movement and the location of the feature should not be the edge of the pavement. There also two cap parking spaces in front the pavement, which are most part of the day occupied by parked cars and public art feature would therefore obscured by the parked vehicles in front and objective of the public art as landscape feature in the streetscene would hidden. In view of this the proposed location fails to meet the objectives of the policy.

Some of the issues raised by the representations received are of some relevance particularly in term of the location of the water fountain. It is not appropriate in the

assessment of the development application to consider alternative location that may be suitable alternative, however, as advised by the Planning Team that public involvement should be considered before submitting a development application as this would have provided an opportunity to engage with the wider community and the local businesses.

The proposed development in terms layout, design, materials, scale, siting and use may be appropriate to the character and appearance of the historic asset and its setting, however it is considered that it fail to conserve or enhance the character of the area and meets with heritage objectives of the policy.

The location of the public art in front of The Canister that is a well-used public thoroughfare and also well used sitting area by visitors and shoppers would restrict width of the paved area. In view of the wider highway and pedestrian safety view point it is considered that erection of the water fountain would be compromise pedestrian safety particularly during the daylight hours when there is considerable pedestrian movement.