



Offices at Harvey's Foundry

Case Study:

Harvey's Foundry, Hayle, Cornwall

In the 18th and 19th centuries Hayle in Cornwall was a major industrial town producing steam power pumping engines. Harvey's Foundry was world famous for its pumping engines and at its peak employed several thousand people. With the collapse of these traditional industries, and the closure of the Foundry, Hayle suffered considerable economic and social decline and became one of the most deprived areas in West Cornwall. Meanwhile the historic Foundry buildings were abandoned and unused.

Case Study:

Harvey's Foundry (Hayle, Cornwall)



The photos above show the original Drawing Office and some of the regenerated buildings on site

Introduction to the project

Hayle is one of the most deprived areas in West Cornwall, with indices of deprivation worse than some inner city areas. With the collapse of its traditional industries it suffers considerable economic and social deprivation.

Hayle was a major industrial town in the 18th and 19th centuries, with two major foundries: Harvey's and Copperhouse. At their peak these businesses employed several thousand people and produced world class pumping engines, initially for the Cornish tin mines and then for industrial purposes across the world. People from Hayle took their engines to all parts of the world to assemble them on site and get them working. At one time 80% of the world's pumping engines were produced in one of the two Hayle foundries.

However, as technology moved on and steam pumping engines were replaced the industry started to suffer. By 1904 the engineering works and shipyard had closed down.

By the 1970s much of Harvey's Foundry and the adjacent harbour had been demolished with the remaining buildings standing unused and decaying. As a result there was widespread public concern at the loss of the town's heritage and a group was formed, called the Hayle Town Trust, to try and save some of the buildings and local heritage.

The Prince's Regeneration Trust's Involvement



Foundry Farm after regeneration

The Hayle Town Trust had started work to save the Foundry by developing some modest ideas to refurbish the main foundry building. The local County Councillor then approached The Prince's Regeneration Trust (PRT) for advice and support in progressing these ideas further.

PRT organised a number of community consultation events and other discussions about the Foundry, primarily proposing that a larger and more ambitious project was both feasible and necessary. The owners of the bulk of the site, The Guinness Trust, then agreed to gift the Foundry to a new trust, the Harvey's Foundry Trust, which PRT helped to establish.

While political attention in Hayle was directed to longstanding proposals for a massive development on the harbour, PRT concentrated on finding a solution for the Foundry site. In particular, PRT worked to secure the interest and support of key organisations such as English Heritage.

One member of PRT's Steering Group, Oliver Pearcey, then Director of Conservation at English Heritage and an expert on industrial buildings, visited the site and instantly recognised its importance and the danger of permanent loss. Thanks to his direct intervention and support, English Heritage immediately made available the money to acquire the Drawing Office part of the site from a private owner. This acquisition, together with the Guinness Trust element, brought together the bulk of the

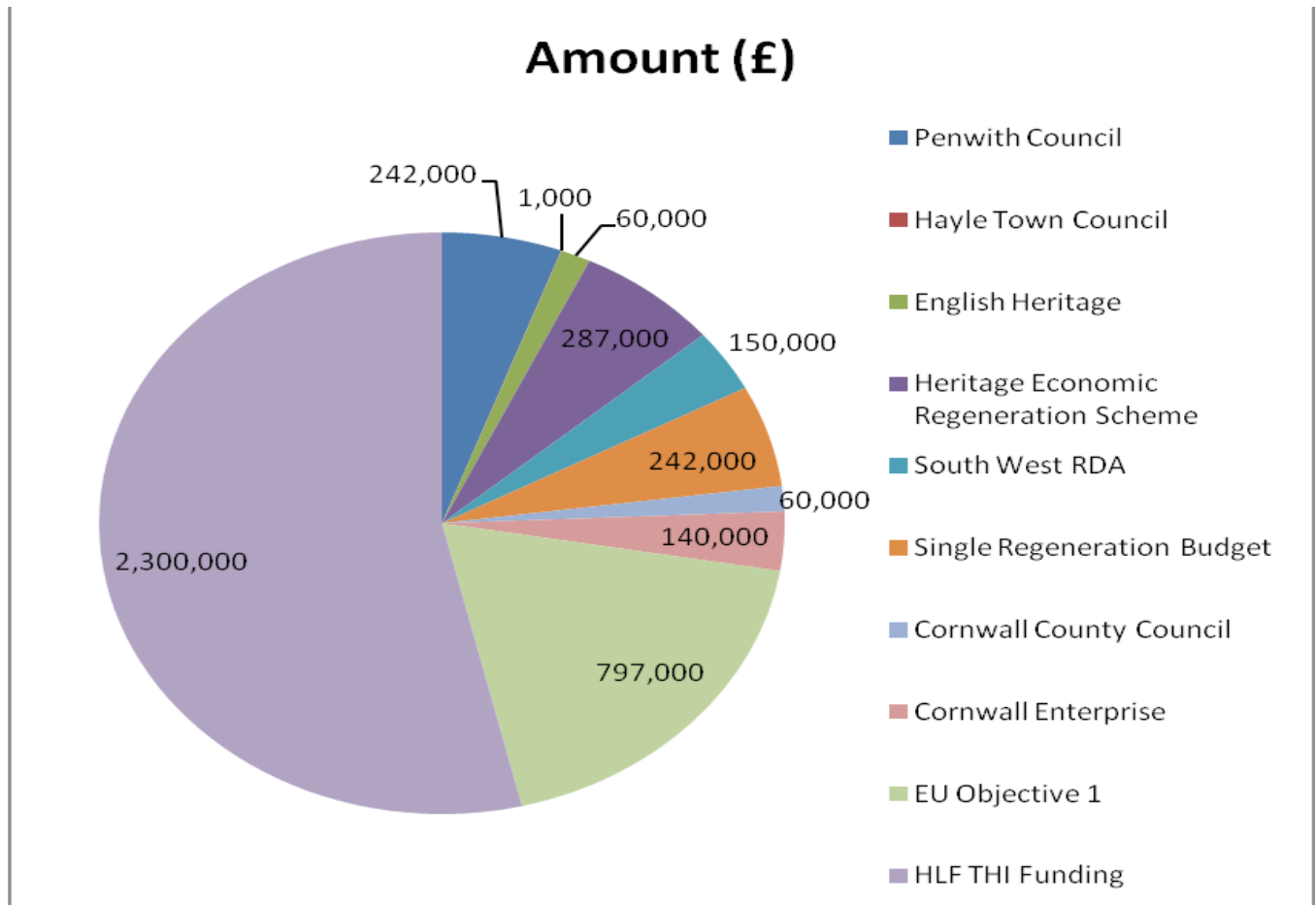
heritage site into one ownership.

The PRT Steering Group then met the Chief Executive of Penwith Council and persuaded him that the proposals that had been drawn up for the site were sensible and deliverable. He agreed that until such time as PRT could set up the Harvey's Foundry Trust to do the job, the Council would be an 'accountable body' to funders for delivering the project and would set up an officer team. This was a crucial breakthrough.

The Council, on behalf of the shadow Foundry Trust and with advice from it and PRT, retained consultants to do the feasibility studies, business plans, conservation studies, public consultations and architectural drawings. This led to successful formal funding applications and construction on Phase I began in November 2002 and was completed in August 2004.



Investment



Graph showing investment sources for Phase I and II of Harvey's Foundry

Shortly after becoming involved in the project PRT convened a meeting of potential funders. This was a key milestone as by the end of the meeting there were offers of funding support from the South West of England Regional Development Agency (South West RDA), English Heritage, Cornwall Enterprise, Hayle Town Council and both the County and District Councils. This secured the investment needed to make the project happen. The graph above shows the exact amounts of funding contributed by each organisation.

The £2.3million acquired from the Townscape Heritage Initiative for Phase II was linked to the larger Townscape Heritage Initiative programme taking place in the wider area.

Current cost estimates for Phase III are at nearly £3million. So far the project has been successful in securing £1,518,997 from the European Regional Development Fund (ERDF) and will raise £1,000,000 from a community asset transfer loan from Unity Bank. The remainder will be met by other sources, including Cornwall Council as part of its State Aid budget for Historic Buildings.

Regeneration Outcomes

To date the project has:

- restored the Grade II* listed former Drawing Office
- constructed 8000sq ft of enabling development in the form of new build workspace at Dowren House.
- restored the Foundry Farm buildings to provide craft/art workshops.

In total **78,931 sq ft** of historical buildings have been regenerated.

Phase I concentrated on restoring the Grade II* former Drawing Office, now John Harvey House, and the construction of new build workspace. This reflected the economic nature of the funding programme and the need to generate a cash flow for the Trust. This phase cost £1.98million and can accommodate 51 jobs.

John Harvey House now contains part of the County Records Office, with tailor made storage, and contains many important records from the Foundry, including original drawings.

Phase II focused on the regeneration of Foundry Farm and the Old Drawing Office and was an important part of the wider Townscape Heritage Initiative (THI) in Hayle, which resulted in investment of £4.1million in the town and the refurbishment of the main square, the shopping area and parts of the harbour. The THI programme is a clear demonstration of the power of Harvey's to act as a catalyst for the regeneration of the wider area.

The renovated Foundry was also a key contributor to Cornwall's success in achieving World Heritage status for the Cornwall and West Devon Mining Landscape in 2006.

'The heritage regeneration aspects have been particularly positive at Harvey's Foundry...indeed the substantial and ongoing commitment to the regeneration of Harvey's Foundry is beleived to have been instrumental in securing the World Heritage site inscription.'
Hayle THI Evaluation Report

Phase III is now being planned and will involve the restoration of further buildings to create more work space for up to 100 people and heritage information facilities, including restoring an original Goonvean Steam Pumping Engine. It will regenerate the remaining buildings on the site, including the main Foundry building and the Foundry Barn.



Top: One of the regenerated live/work units which was formally a store room
Bottom: Plaque highlighting the work of The Prince's Regeneration Trust

Sustainability Outcomes

Through the regeneration of 78,931 sq ft of historical buildings, **860,006 kg** of carbon has been saved compared to if the same floor area had been created with new build. This is enough to:

- fly around the world 84 times
- fill the inside of 860 average homes
- fill up 5160 double decker buses

Foundry Farn has also been sympathetically renovated and wherever possible local materials and traditional building techniques have been used such as cob walling, lime rendering, slating, lead work and traditional carpentry. Cobbles and cast iron columns from within the site have been reclaimed and reused, green oak was used for balconies and Cornish slate was used for the roofing. High levels of insulation were also introduced in the roofes.

The Harvey's Foundry site has a green travel plan and a recycling scheme and car parking is limited on site, to encourage the use of public transport.

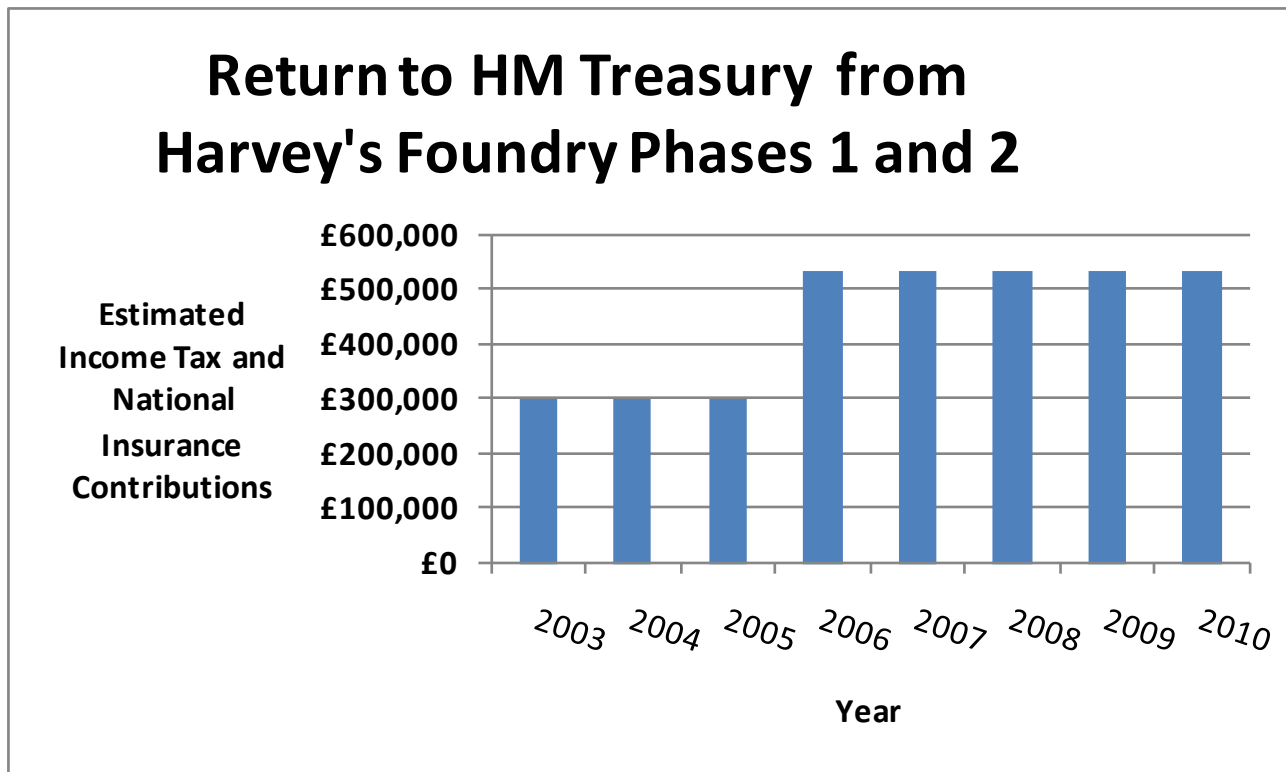
Social Outcomes

The community has benefited from the project at Harvey's, both through employment and business opportunities on site and through the creation of community space. During construction 32 new jobs were created on site and 11 long term unemployed people were given apprenticeships through the project.

The community has benefitted from the regenerated space at John Harvey House which has been used for local exhibitions, rehearsals of the samba band, and by the Town's Twinning Association. The Archive in the Brewery Office also provides a vital resource for people to discover the history of their communit



Economic Outcomes



Breakdown of the additional return to Treasury each year from income tax and national insurance payments from Harvey residents and businesses.

Due to the regeneration of Harvey's Foundry existing businesses expanded and new businesses were founded. To date:

- 46 business units created
- 20 businesses based at Harvey's, plus 1 charity and 1 community partnership organisation
- 11 businesses started up and 13 expanded as a result of the business space provided at Harvey's
- 112 people employed on site

As can be seen in the graph above, there has been a substantial amount of additional income tax and national insurance contributions from new jobs created at Harvey's, a total of **£3,030,438.32** between 2003 and 2010.

In the same period the return to the council in business rates from the businesses based at Harvey's was an additional **£151,388.30**.

Awards

The success of the regeneration scheme at Harvey's has resulted in a number of awards. Foundry Farm won a Civic Trust Commendation for Sustainable Development and a Gold Green Apple Environmental Award. The project as a whole also received a Royal Institute of British Architects (RIBA) commendation.



People Case Study:

Ben Easterling - Business Owner at Harvey's Foundry



Name:
Ben Easterling

Job:
Partner

Company:
Citrus Print
Solutions

Staff:
4 full time staff

Ben set up Citrus Print Solutions in February 2008 from an office at the bottom of his garden, along with his brother-in-law and business partner Gordon. Citrus Print Solutions is an innovative company offering labelling and ticketing services across the South West.

Ben and Gordon were looking for an office so that they could invite customers to come and visit them. They found one at Dowren House, part of the Harvey's Foundry complex, and moved in in August 2008. The office where Ben and Gordon are based was created as part of the enabling development to raise the funding for the regeneration of the heritage buildings at Harvey's and also met an urgent need to provide good value workspace in central Hayle.

Since moving to the site, Ben and Gordon's business has doubled in size and they are just about to welcome a fourth person to their team. Turnover has doubled since the firm moved to Harvey's.

Ben says:

'The community side is brilliant. It is quite a friendly atmosphere, a bit of banter over the tops of the balconies, borrowing coffee and tea bags - it is like a little neighbourhood!'

'Being in Hayle has put us more central to the customer base and made it more convenient for seeing customers...so it has been useful in that respect'

'Everybody loves the building. Everyone says how impressed they are with the layout and the look of it all'

People Case Study:

Emma Jane Hill - Silversmith based at Harvey's Foundry



Name
Emma Jane Hill

Job
Silversmith

Company
Emma Jane Hill
Contemporary
Jewellery

Emma trained as a silversmith and set up Emma Jane Hill Handmade Contemporary Jewellery. She was working from a workshop in her garden and juggling silversmithing with her part time business cleaning holiday lets.

Emma moved into a regenerated unit at Foundry Farm in December 2008 and has recently moved into a different unit just next door to her original base. The unit where she is now based used to be the fire engine shed which was part of the historic Foundry Farm at Harvey's and was converted into a workspace as part of the regeneration scheme at Harvey's.

Emma likes being at Harvey's because *'It is nice to have somewhere to come and be creative.'*

Emma says:

'Some of the other workshops I went to look at were really quite uninspiring, quite grey, and bland, and the new ones were just kind of like concrete blocks, and the only other older ones I went to look at were kind of stuck out in the middle of nowhere.'

'We have got a nice mix of people, and you bump into people in the car park, and we all kind of pass ideas, talk about what we are up to.'

'Well everyone always says it's lovely and everyone always comments on the space. I have the doors open on this one and I can work outside here, which is also quite nice because people like to come and see you working.'

People Case Study:

Gavan Goulder - Photographer and Owner of 'The Day That' Business based at Harvey's Foundry.



Name:
Gavan Goulder

Job:
Photographer

Company
The Day That
www.thedaythat.co.uk

Staff:
3 full time staff

Gavan Goulder is the brains behind the photography company 'The Day That'. 'The Day That' is a completely unique company; Gavan and his colleagues go out and take fine art landscape photographs every single day at dawn so people can see what the world looked like on the morning of a special event, like the day they got married or the day they had a baby, or even the day they turned 21 or 50.

Gavan started the business from his home and quickly needed a permanent outside workspace in order to expand his successful venture. Gavan moved into a unit in the renovated Foundry buildings in 2007 and has since moved into an even bigger unit on site, to accommodate his growing business.

Gavan now employs two other people and the business is going from strength to strength and they trade all over the world. They have recently sold to Australia, New Zealand, all over Europe and the Middle East, all from their little office at Harvey's. Gavan loves being based at Harvey's: 'We were looking for something to run the business from, we went to see a few places, none of them ticked the boxes, and this one ticked every box'.

Why Harvey's? Gavan says:

'It's the feeling that we're in an historical space. We know the history that it used to be the stores, and it's just a good feeling that these could have been bulldozed down, and they could have put up some horrible brand new houses that nobody wants to live in, but instead the buildings have been regenerated and people can use them again.'

It's great for a small business that's really trying to move forward.'

People Case Study:

Volunteering at Harvey's Foundry



Name:
Georgina Scofield,
John Farrer and
Roger Jeff

Role:
Volunteers

Project:
Hayle Community
Archive

John has lived in Hayle for 40 years and has been a volunteer with the Hayle Community Archive project since it started about 3 years ago. Georgina has been a long standing volunteer for the Hayle Town Trust and has been volunteering with the Archive since it started. Roger retired 2 years ago and volunteers with the project to keep himself busy and to help the community.

John, Georgina, Roger and a group of 3 other volunteers have been working to make a database of all the photographs and records on the history of Hayle, and making these available online for everyone to see. Members of the group are involved in cataloguing the information and making exhibitions about Hayle's history, based around the archive material. The Group also works with local schools to teach them about the history of the area.

Georgina has seen the positive effect that the archive project has on the local community: *'I think it's made our community closer, I have quite a lot of contact with the children because we did have a problem with vandalism, but involving the children has kind of mitigated that.'*

The Archive Project is based in the Old Brewery Office which was restored as part of the regeneration of the Harvey's Foundry site. The office is the base of the archive volunteers and also home to the Hayle Oral History Project.

The office is open to the public twice a week and attracts both tourists and local people who are interested in finding out more about the history of Hayle.