

# Case Study: Harvey's Foundry, Hayle, Cornwall

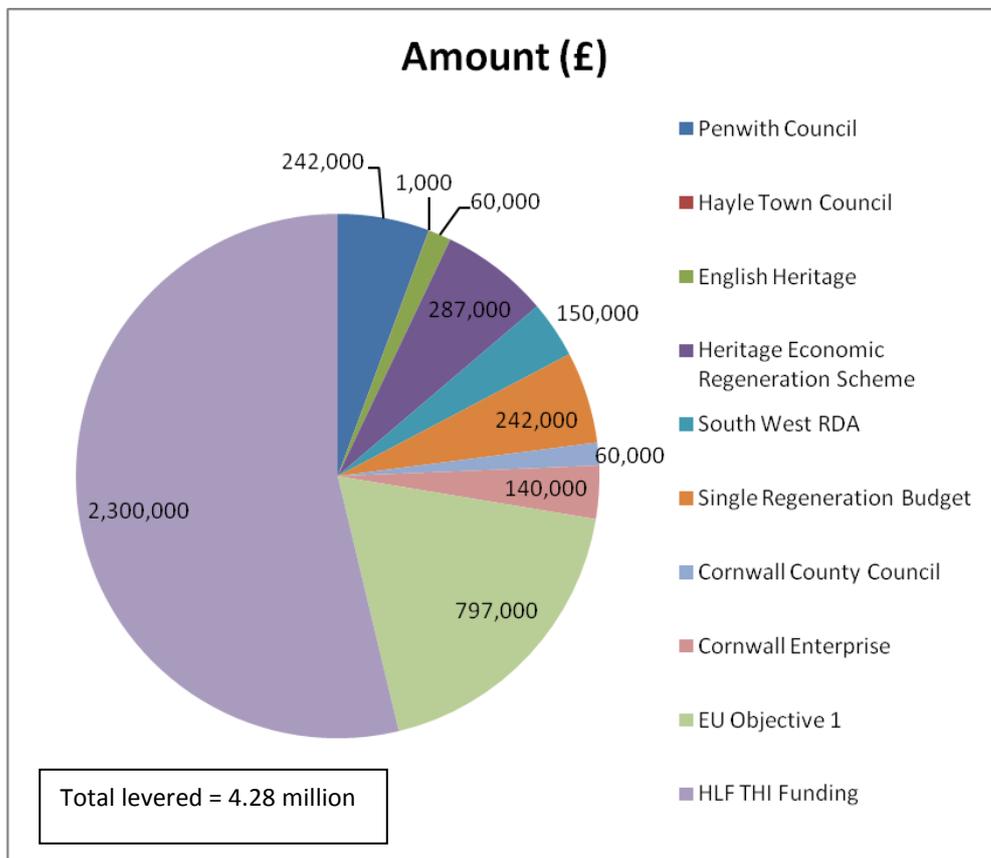
Hayle was a major industrial town in the 18<sup>th</sup> and 19<sup>th</sup> centuries and Harvey's Foundry employed several thousand people and was famous for the pumping engines produced there. With the collapse of these traditional industries, and the closure of the Foundry, Hayle suffered considerable economic and social need and became one of the most deprived areas in West Cornwall. Meanwhile the historic Foundry buildings were abandoned and unused.

## Background to our involvement

The Prince's Regeneration Trust was approached by the Hayle Town Trust for advice and support in rescuing the redundant Foundry buildings. We helped establish a new Trust to take ownership of the Foundry buildings and organised a number of community consultation events to shape the future regeneration of the site. The Prince's Regeneration Trust levered in investment from English Heritage to acquire part of the site and convened a meeting of potential funders which helped to secure the investment needed to make the project happen.

The end result was the restoration of the Grade 2\* listed former Drawing Office and the construction of 8000 square feet of enabling development in the form of new build workspace at Dowren House. The Foundry Farm buildings were also restored to provide craft/art workshops.

## Investment levered in



## Regeneration Outcomes

**8,000 sq feet of new build floor space created**

**78,931 square feet of historical buildings regenerated**

The regeneration of Foundry Farm and the Old Drawing Office was important in part of the wider Townscape Heritage Initiative (THI) in Hayle which resulted in investment of £4.1m 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 bid for World Heritage status for its industrial heritage. The Cornwall and West Devon Mining Landscape was designated as a World Heritage Site 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 believed to have been instrumental in securing the World Heritage site inscription.”*

(Hayle THI Evaluation Report)

## Sustainability Outcomes

**860006Kg of Carbon saved through regeneration rather than new build**

- **Enough to fly around the world 84 times**
- **Enough to fill the inside of 860 average homes**
- **Enough to fill up 5160 Double Decker Buses**

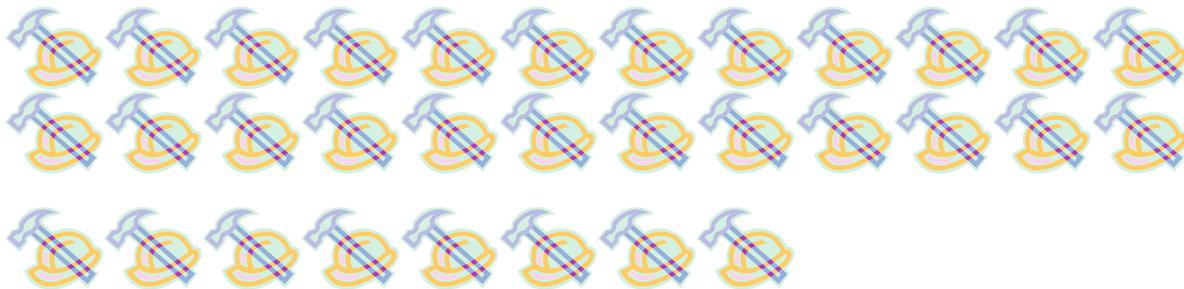
The farm has been sympathetically renovated and wherever possible local materials and traditional building techniques have been used such as cob walling, lime rendering, slating, lead work and traditional carpentry. Cobbles and cast iron columns from within the site have been reclaimed and reused, green oak was used for the balconies and Cornish slate was used for the roofing. High levels of insulation were also introduced into the roofing. 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 have benefited from the project at Harvey's, both through employment and business opportunities on site and through the creation of community space. The regenerated space at John Harvey House has been used for local exhibitions, rehearsals of the samba band, and by the Town's Twinning Association.



(11 Long Term Unemployed People Given Apprenticeships through project)



(32 new construction jobs created on site)

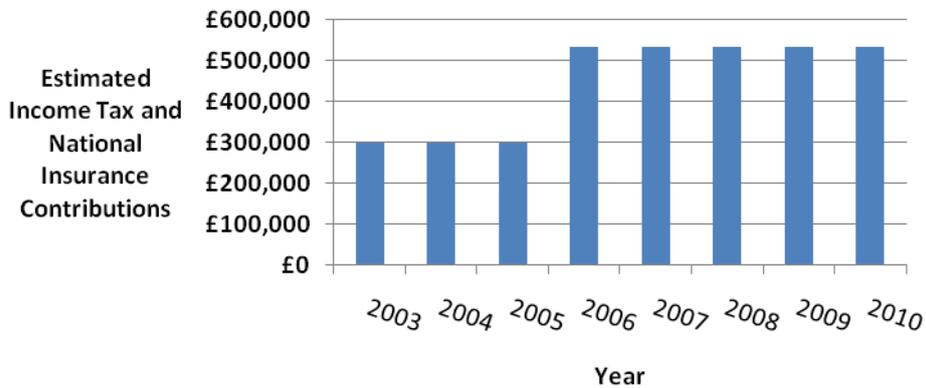
*"We were looking for something to run the business from, we went to see a few places, none of them ticked the boxes, and this one ticked every box. It's the feeling that we're in a historical space. We know the history that it used to be the stores, and it's just a good feeling that these could have been bulldozed down, and put some horrible brand new houses that nobody wants to live in, but instead they have been regenerated and people can use them again. It's great for small business that's really trying to move forward."*

Gavan Goulder Founder of 'The Day That' Business based at Foundry Farm

## Economic Outcomes

- 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.

## Return to HM Treasury from Harvey's Foundry Phases 1 and 2



## Awards

The success of the regeneration scheme at Harvey's can be shown by the awards the project has received. Foundry Farm won a Civic Trust Commendation for Sustainable Development and a Gold Green Apple Environmental Award. The project also achieved a RIBA commendation.

