

Harvey's Foundry Trust

BRICK 2ND July 2014

Laura Christon

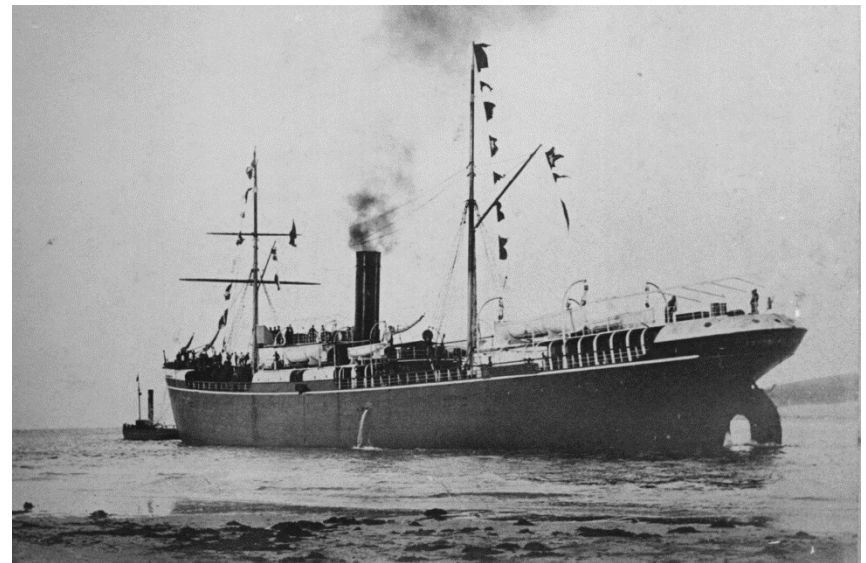
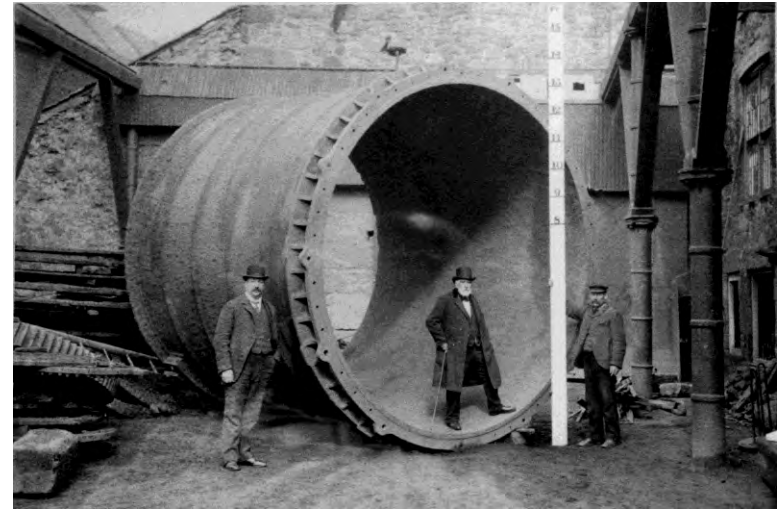
Harvey's Foundry Trust

Who are we?

- Harvey's Foundry Trust is a community organisation and registered charity with a trading arm.
- Our aim is the protection and promotion of Hayle's heritage.
- Our core values are conservation, education and regeneration.

What do we do?

- Renovating redundant listed buildings and bringing them back into economic use safeguards their future and ensures that the heritage of the town is preserved for future generations.



What do we do?

- The income generated from this activity means that the Trust is not reliant on grants for its core running costs and most importantly, enables the Trust to undertake our educational value of enhancing people's enjoyment and understanding of the Hayle's heritage.



Our development

- As traditional industries declined in the town, the foundries closed, the harbour slowly fell out of use and Hayle became an area of high deprivation. Land was divided up sold off and buildings left to deteriorate.
- The turning point came for local residents in the early 1980s when the 'coliseum wall' was pulled down.



Our development

- A group of volunteers created 'Hayle Town Trust' .
- The trust fought a proposed demolition of Harvey's Hammer mill and Ropery structures, raising over £200,000 and the area into an attractive public space.
- 1990's the group started a campaign to save the remaining buildings of Harvey's Foundry.
- In 1998 a conference was held which achieved the support of local, district and county councils and the Prince of Wales charity 'regeneration through heritage'.



Our development

- Stakeholders saw an opportunity to focus regeneration on the site not only to promote the history of the area, address the physical dereliction and take advantage of the opportunities the space offers, but also to act as a catalyst for change in this deprived area.
- By 2003 a new charity was created to manage the site and development – Harvey's Foundry Trust.



Focus

- The focus of the new trust was on securing, re-developing and regenerating the historically important, two-hectare site Harvey's Foundry.



Achievements

- Three listed buildings renovated.
- One new build.
- Forty businesses on site providing over 150 new jobs in the town.
- Operate at 90% occupancy and have a waiting list.
- Non- grant dependant for core running costs of Trust.



Achievements

- Heritage centre opened.
- Oral history project.
- 20 new volunteers.
- Run a varied programme of exhibitions and events and workshops.



Achievements

- Community archive created which has amassed a collection of 1,000 photographs (and is continuing to grow).
- Civic Trust award.
- Commendation from RIBA.
- Held as an exemplar project by PRT.



The Old Brewery Office



The project

Securing and re- development of
Harvey's Foundry

Master plan

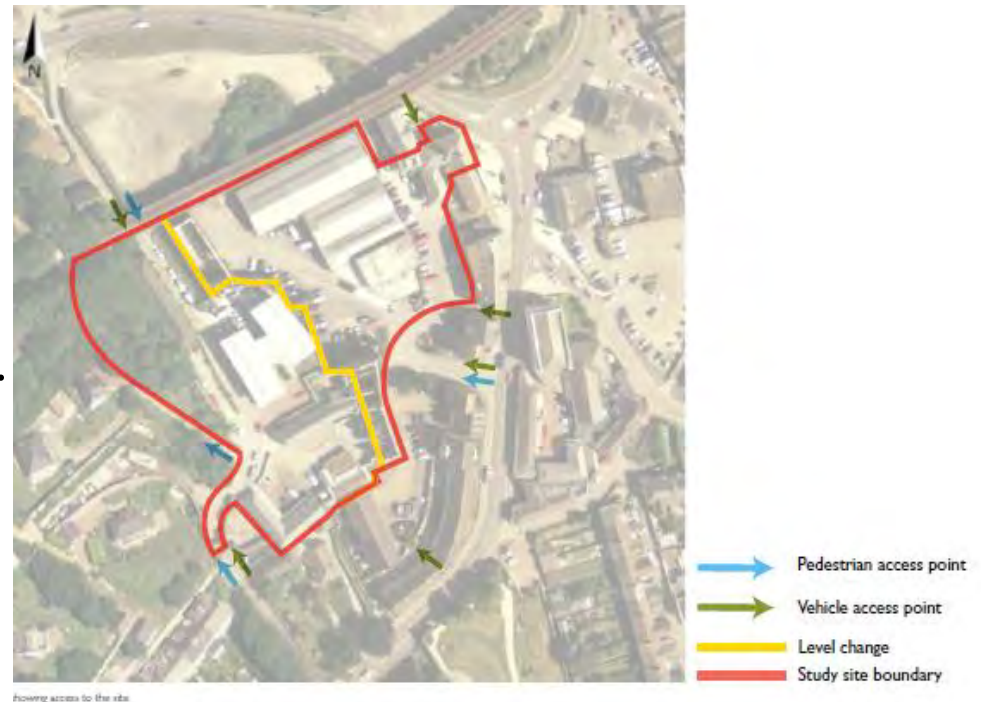
- Workshops and consultation enabled interested parties to develop the aim and vision for the project.
- Consolidated community support.
- Considered a range of options for the site.
- Looked at the sites potential and indentified the optimum mix of usages across the site.
- Considered costs for the proposed uses.
- Set out a clear plan of action.
- Enabled us to 'sell' the project.

Vision

- ‘Turning a decaying underused area into a vibrant sustainable development, with a wide range of uses that will underpin and support a Heritage and Educational Centre’
- ‘Creating a vibrant, viable place for people to visit, work and relax’

Phased approach

- Large site with a range of opportunities and threats.
- Specific proposals for each element could be developed within the overall master plan.
- But we could also retain an element of flexibility to respond to changing opportunities and circumstances.



Phase 1

- Restoration of Grade 2* listed Harvey's Drawing Office on Foundry Square now called John Harvey House this building provides the head office for the Trust and the heritage centre.
- Construction of a environmentally friendly new build called Dowren House this provides 8,000 sq.ft of business spaces for SME's.



Phase 1

- £1,979,000 total cost
- Funding
 - Hayle Town Council
 - Penwith District Council
 - HERS
 - SWRDA
 - English Heritage
 - SRB
 - Cornwall County Council
 - Cornwall Enterprise
 - EU Objective 1



Phase 2

- Focused on Harvey's Farmyard and Stable Blocks, turning these derelict buildings into craft/artisans workshops with three live/work units the first of their kind in West Cornwall.
- Foundry Farm has received £2.3 million of funding as part of the larger £4.1 million Townscape Heritage Initiative.



Phase 2

- Funding
 - Heritage Lottery Fund
 - English Heritage
 - Penwith District Council
 - Hayle Town Council
 - Cornwall County Council
 - SWDRA
 - European Funding Objective
 - Cornwall County Council LTP
 - Guinness Trust
 - Private Business towards 3rd Party Grants



Phase 3

- This project focuses on the Pattern Shop, Plantation Stores and the few remains of the Cart Shed.
- Re-built to provide 18 new office units creating over 80 new jobs in the town. With a range of additional heritage activities.
- £4 million project cost.
- Funding from HLF 'Heritage Enterprise' grant with Trust funds and a commercial loan.



Phase 3

- Learning and education activities
- Volunteer researchers investigate history of the site culminating in new exhibition.
- Learning resources for primary and secondary schools.
- Tours and lectures.
- Free heritage Smartphone app.
- Maps and walks to encourage people to explore the town.
- Way finding around the site.
- Family friendly treasure trials.
- Apprenticeships and work experience in traditional building methods provided during the build in partnership with Cornwall College.



Phase 3

- Public engagement
- 'Hard Hat Days' to engage people with the building conservation work.
- Free family workshops on pattern making, using and following traditional pattern making techniques.
- Appeals for people to 'donate' their memories of the site via an online portal that we will create.
- Performances by a renowned local story teller, at the opening of the exhibition, of stories written specifically for Hayle.



Top tips

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- Think long term.

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- Demand and need.
- Community engagement.
- Develop connections.
- Change and adapt.
- Think long term.
- Use the knowledge of others.