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Hayle HERS Implementation Plan

**Prepared for Penwith District Council
by N. J. Cahill on behalf of
Cornwall Archaeological Unit**

17th January 2000

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Introduction

Cornwall Archaeological Unit has undertaken a number of specific archaeological studies, assessments and evaluations in and around the Harvey's Foundry site, most linked to specific redevelopment proposals. In 1999, however, as part of a countywide initiative looking at all types of industrial settlement, CAU, with funding from English Heritage, undertook an assessment of the whole historic settlement of Hayle and its immediate environs (Hayle Historical Assessment, forthcoming). This will include suggestions for widening the CA as well as proposals for enhancement and further protection of sites within the study area. Following the appointment of consultants to produce a new Action Plan for the Harvey's Foundry Site, CAU was commissioned to produce the archaeological input to the Action Plan. CAU's contribution summarises the history and development of the site, and gives an assessment and inventory of surviving structures and archaeological potential, outline costings for recording and stabilisation of structures and archaeological investigation, and suggesting broad principles for redevelopment and interpretation of the historic sites.

Given CAU's ongoing involvement with the foundry site and the wider settlement, it was commissioned to produce the HERS Implementation Plan for Hayle on behalf of Penwith District Council, at that time without permanent, specialist conservation staff. This work was carried out for CAU by N.J.Cahill, the freelance conservation consultant responsible for both the Hayle Historical Assessment and the CAU input to the Harvey's Foundry Action Plan.

Part A: Assessment

1 Conservation Area Assessment

1.1 History

Hayle is well situated as a sheltered harbour on the north coast, with good access to the western mining areas of the County and a relatively short sea route to the coalfields and smelting works of South Wales. As early as 1721 attempts were made to set up a copper smelter at Penpol, although this had little success, and development in the area in the mid 18th century focused on the trading quays at Carnsew, North Quay and Merchant Curnow's Quay (by St Elwyn's church). In 1758 the Cornish Copper Company's copper smelter was set up at the east end of the estuary (later Copperhouse), and the company took over and extended the trading wharves after 1780. An industrial settlement was already developing around Copperhouse by this time, but little happened at the west end of the area until the foundation of John Harvey's small iron foundry at Penpol creek in 1779. By the 1820s, both Harvey's and the Copper Company were developing as major foundries serving the burgeoning Cornish mining industry, and by 1850 had become internationally important, exporting products worldwide. However, in terms of local impact, and indeed in scale of business and profit, trading and the supply of bulk materials like coal and timber to the mining industry were far more important to both enterprises. Settlement developed around both the foundries, resulting in the creation of two separate urban districts, until 1894 each with its own market, Local Board offices and other functions. The town still has two centres, Foundry and Copperhouse, with the former containing the banks, the railway station and some shops while the latter has the main supermarkets and a wider range of retail outlets. Since the early years of the twentieth century the town has experienced considerable industrial decline with an associated legacy of derelict sites and ailing port facilities.

1.2 Appearance and character

The Hayle Town Conservation Area is based on the principal remains of Harvey and Co.'s site, although much has been lost by demolition in the later 20th century, and the central core of the site, including the Bookers Cash and Carry and the Guinness Trust development site, is not included in the CA. The most dominant structure is the mid-late 19th century railway viaduct, not unfittingly, since Harvey's was a major promoter of the original Hayle Railway in the 1830s, and fought hard to secure a terminal at the Foundry in 1837. Beneath the viaduct are the remains of the foundry, principally in three groups - the stores and transport buildings along Foundry Lane, the offices and shops along Foundry Square, and the Hammer Mills, Old Boring Mill and Ropewalk along Millpond Avenue. Booker's Cash and Carry warehouse is the only major business operation within the foundry site. Bordering this core industrial area on the west along Millpond Avenue and Foundry Hill is a series of large houses built for the Harvey family and company directors, and cottage rows built for the workers, as well as the remarkable remains of Henry Harvey's landscaping activities in the 1840s. To the east, around Foundry Square and along Chapel Row, is the small urban settlement that grew up around the foundry, with a good series of commercial and public building, many owned or promoted originally by the Harveys, including banks, the post office, inns, shops and a chapel, as well as relatively good quality housing. Beyond this, along Penpol Road and Tremeadow Terrace are further rows of workers' housing.

1.3 Positive qualities and opportunities

The CA contains a unique resource in the extent and quality of the surviving industrial buildings, intimately connected in setting and history with the surrounding buildings in all their various forms and uses. Despite unfortunate losses, there still exists here, as if in miniature, a self-contained industrial settlement with all the component elements familiar from much larger towns, and with a number of good quality buildings. Even the local vernacular buildings have a distinct character and charm through the familiar use of materials such as granite and slate, and through the use of render and roughcast with simple Grecian detailing that was locally the predominant style in the 19th century.

The small area of the CA allows for interesting views and juxtapositions; the network of pedestrian routes within the area allows a great degree of access and permeability, and provides access from here to other parts of the town and the surrounding area, especially the quays, the railway station and Penpol Terrace.

The Foundry area has a very attractive landscape setting, both in the immediate context of the adjacent slopes of Carnsew and Penpol, which makes the roofscape of the CA so important, and in the longer views possible from the valley to the south, and Penpol Terrace and the quays to the north.

There is still a vibrant commercial centre here, and although shopping in Hayle is mostly concentrated at Copperhouse, local shops, services, bakeries, cafes and above all the banks and the post office ensure a relatively constant and busy flow of people.

1.4 Negative aspects

The remaining foundry buildings are largely in poor, and in some cases ruinous condition. Although on the face of it a good example of mixed uses, there is on the foundry site existing conflict between commercial and residential uses with potential for problems in the re-use of the rest of the site. The Guinness Trust development has introduced a use, form and detailing out of character with previous uses on the site.

Although the CA, sitting as it does within a valley at the head of the Penpol Creek, has an obvious unity in its historical and physical connections, and has good views into and over it from the surrounding hills, it suffers from the poor quality of the central area around Foundry Square and Chapel Terrace. This is dominated by roads, traffic and car parking with all their attendant clutter. Pedestrian access to the banks and other premises in Foundry Square is very difficult.

The central core of the site, including the Bookers Cash and Carry and the Guinness Trust development site, is not included in the CA, even though it is critically important not only for archaeological reasons, but also for the setting of the CA and a number of listed buildings.

The CA fails to relate in both historic and townscape terms to all the surviving adjacent parts of the Foundry industrial complex, and the wider Harvey interests, many of which are represented by surviving listed buildings. In particular, the foundry area is divorced from the extensive quays, wharves, warehouses and shipbuilding areas to the north that formed the greater part of the Harvey business. The viaduct has been seen as a barrier, but in fact, there is little historical or townscape reason to divide Foundry Square/Chapel Terrace from Penpol Terrace. The current boundary also arbitrarily cuts off parts of the landscaping around Carnsew Hillfort, as well as the wider group of Harvey-related villas along Foundry Hill/Trelissick Road. In the wider context, there are extensive areas of Hayle with greater or lesser connections with the foundry fully deserving of CA status; recommendations on extension of the CA will be made as part of CAU's Hayle Historic Assessment project due for completion in summer 2000.

2 Conservation Audit

The conservation audit of the Hayle Town Conservation Area is set out in the accompanying tables.

2.1 Condition Survey

Table 1 provides a summary of a condition survey of the CA, identifying only those buildings (of the 150-200 odd structures within the CA) and projects likely to attract HERS grants, and outlining the works necessary. The methodology and principles for repair and re-use are set out in CAU report to the Foundry Action Plan (Appendix 4).

2.2 Vacancy Rates

Table 2 provides a summary of discernible vacancy in the CA. This is extremely low outside the foundry site, although within the foundry all the principal buildings are either vacant or only partly used.

2.3 Buildings at Risk

Table 2 also provides a summary based on English Heritage BAR criteria. There are no registered Buildings at Risk within the CA, and the condition survey of the CA summarised in Table 1 did not reveal a high incidence of risk except for the foundry complex. Out of about 150 structures within the CA considered, only 13 fell within the three At Risk categories (all within the foundry complex except no. 9 Station Hill), and only 6 in the vulnerable category (all in the foundry complex except the Cunaide Stone and the Foundry Chapel). In addition, item [22], number 21 Foundry Square, was noted as having vacant upper floors in the recent Civic trust survey (not confirmed), but still remains outside the Buildings at Risk categories. While this analysis shows the low overall vacancy and risk rates within the CA, it does emphasise the critical need for action within the foundry site.

Table 1: Hayle Town Conservation Area - conservation audit

Note:- This table only includes sites selected as likely candidates for HERS programme. The item numbers cross refer to buildings and structures shown on the map in Appendix 1 and the photographs in Appendix 2. The numbering is the same as that used in the Hayle Historical Assessment, which is an essential reference document)

Buildings / Address	LISTED	HISTORY / DESCRIPTION	ACTION
[3] Plantation Stores SW 5572 3711	II 10/171	Now occupied as a garage and workshop. 1843-5. Rubble masonry under a hipped asbestos slate roof. Details include dressed granite quoins and a series of seven arches to the front at ground level.	Record ¹ . Roof, structural repairs, preservation treatment, stonework, fenestration, reinstate arched openings.
[14] Cattle Houses SW 5573 3707		Built 1843-5, now represented by roofless upstanding walls to a height of ca 2 to 3 metres. Rubble masonry, evidence for door and window openings with brick detail.	Remove vegetation, record. Stabilise and repair as required.
[12] & [13] Tunnels SW 5571 3710		Brick and masonry entrance, now obscured by debris and vegetation. Inside, the tunnel is clearly unfinished rather than blocked or collapsed and terminates in solid rock, with a heading continuing for a further few metres. The intended purpose of the tunnels is unknown.	Clear vegetation to permit a full condition assessment. Record. Stabilise and repair as necessary.
[5] Pattern Store SW 5573 3713	II 10/172	1840s. Rubble masonry with granite quoins and brick detailing to some openings, corrugated asbestos roofing. The roof has failed, damage to roof structure, no floors internally. The remains of possibly earlier structures are attached at the north end.	Remove vegetation, record. Roof repairs, stonework, fenestration, roof structure, floor structures.

¹ A detailed methodology for recording of standing structures is set out in the Hayle Foundry Action Plan (see Appendix 4 of this report).

[6] Cart Shed SW 5572 3712	II 10/172	Abuts [5]. 1850s. Rubble masonry end walls with corrugated asbestos roof, road front open-fronted - octagonal wooden pillars on granite blocks, forming a series of bays where the carts were once stored.	Record. Replacement timber structures, replace roofing, stonework repairs, new doors, etc.
[11] Stables SW 5577 3706	II 0/10001	Late 18th/early 19th century purpose-built range; excellent architectural detailing to the south, with arched openings. Inside, the wooden partitions, mangers, cupboards and fittings survive. At the front, a crude wood and galvanised iron lean-to has been added. Fire damage and partly unroofed, with water penetration has led to further damage within the structure.	Clear vegetation, remove the lean-to, assess condition and produce a scheme for conservation that will preserve as much as possible of the interior fittings. Record prior to full structural and detail remedial works.
[15] Stables SW 5576 3702	-	Built of rubble and brick with granite quoins and galvanised iron roofs, and cement-washed slate roof to north wing (limewashed rubble and dressed granite). These stables are L-shaped in plan and pre-date 1828 (map evidence).	Remove vegetation and assess condition. Record. Full structural remedial works.
[16] Fire Engine House SW 5577 3704	-	A stone-built single-bay shed, originally with a slate roof and wood-boarded gable end, these have now collapsed. May date to the early 19th century expansion of the stable yard. The building is now covered in ivy and other vegetation.	Clear vegetation and produce a full condition assessment. Record prior to remedial works.
[53] Wall, Yard/Outhouses SW 5573 3702	-	This wall is a surviving component of the Foundry Farm Yard complex. It forms in part the abutment of the 1843 Arch [25]. Built in two stages in rubble stone, two small outhouses with scantle slate roofs are within the yard.	Historical research is needed to establish the age and use of this part of the Foundry Farm complex. Clear vegetation, record; stonework repairs, re-roofing.

[558] Farm Yard/Buildings SW 5576 3704	-	The late 18th/early 19th century yard retains its cobbled surface in the eastern area and is enclosed on the south by a stone wall that incorporates some scoria block and the late 18th century gateway into the yard (now blocked). Around the yard are a number of structures not separately listed here, many of which are 20th century additions. The eastern part of the yard is overlain with concrete.	Clear vegetation and record. Preserve the cobbled surface. All the later buildings, which might not be retained, should be carefully recorded.
[7] Reservoir SW 5575 3710	-	A reservoir was built between 1842 and 1853; a massive granite retaining wall survives.	(Retaining wall) - remove vegetation, record, repair.
[8] Boring Mill SW 5578 3709	II 0/10001	1839-40. Rubble masonry with ashlar granite blocks in the quoins and openings. The floor space of the original building is now tarmac and in use as a car-park.	Recently consolidated and re-pointed. Record prior to further remedial works.
[9] Engine/ Boiler House SW 5579 3708	II 0/10001	1839-40, although there were already buildings here in 1816. Rubble masonry with dressed granite quoins. Surviving evidence of openings and fittings for machinery. The engine would appear to have been larger than was necessarily required for this purpose, and it is assumed that it formed a Foundry showpiece to be shown to potential customers.	Record prior to limited remedial works.
[10] Foundry Barn SW 5579 3706	II 0/10001	Late 18th or early 19th century industrial design; rubble masonry with dressed granite quoins and brick detailing. The building is now unroofed. Although there has been some consolidation and re-pointing of the eastern elevations the south elevations and those facing the stable yard are in very poor condition.	Requires detailed measured survey, full archaeological/historical analysis, perhaps using photogrammetry, and full dilapidation survey prior to detailed repairs. Re-roofing and reinstatement of floors is an option for a larger scheme.

[17] White's Building SW 5580 3717	II 10/101	1828, refronted late 19th century. Rubble with brick dressings and moulded details. Delabole slate roof. The rear elevation has the remains of furnaces added to the adjoining foundry in the 1840s. The forecourt area contains good areas of granite paving.	Localised stone, roof, rainwater goods and fenestration repair, and reinstatement of details. Record. The forecourt materials should be recorded, retained and enhanced.
[18] Excaliburs SW 5582 3716	II 10/100.	Early C19 alteration and extension of original offices of 1780; part of the headquarters of Harvey and Co. Stuccoed walls and a hipped, grouted scantle slate roof. Slate-hung clock turret. Interior with cast iron strong rooms, columns, staircase, preserves original foundry entrance and parts of 1780 foundry structures.	Record. Roof and clocktower repairs, preservation treatments, fenestration; extensive internal and courtyard structural and reinstatement works.
[19] Furnace Base SW 5580 3716	II 10/101	Part of a wall, furnace base and arch of the foundry as extended in the 1840s. Some remains may preserve elements of the original foundry of 1780.	In relatively good condition, vegetation removal is urgently needed, with some localised consolidation work. Record.
[21] Drawing Office SW 5582 3715	II 10/99	Mid 19th century. Timber framed and weather boarded with glazing bar sashes and with slate hipped roof, the building is raised on cast iron column supports. The office was built over the old main entrance into the yard, through which in 1852 a tramway was run to link it to the quays.	In good condition, limited repair work is likely - roof, fenestration, weatherboarding, preservation treatment. Clear and record ground floor.
[32] Wall SW 5578 3701	-	Early 19th century wall delineates a pathway that ran from the Yard to Foundry Hill (the dressed granite quoins of the entrance to the yard survive). It was associated with the Foundry House (1790-1885). Built of rubble stone and granite, capped with pale buff coloured bricks, it is about 2-3 metres high.	In good condition, the wall appears to require little work, but a detailed record should be made.

[31] Arch SW 5573 3701	II 10/90	Triumphal arch, 1843. Granite ashlar with rectangular-plan abutments on either side of a fairly wide carriageway. Plinth, rusticated and vermiculated quoins and voussoirs, double impost bands, elliptical arch with projecting keystone, moulded cornice and tall ashlar blocking course.	In good condition, but in urgent need of vegetation clearance and associated repair work .
[384] Foundry Farmhouse SW 5575 3702	-	Farmhouse. Late 18th/early 19th century. Rendered stonework with slate roof. Two storied, hipped symmetrical house with boundary walls related to the rest of the Foundry Lane complex. Inappropriate late 20th century alterations	Generally appears to be in good condition, the boundary walls require vegetation clearance and associated repair. Record; reinstate original character.
[42] Wall, Turnpike Road & Foundry Lane SW 5568 3720	-	Built of rubble with dressed granite detail, and with pale buff brick coping, c. 1843 encloses gasworks site. Two meters high, incorporates other structures.	In generally good condition, some vegetation clearance is needed. Survey, recording openings, changes in material, phases, etc.
[33-43], [60-65] Foundry Lane/Carnsew Walls And Arch SW 5573 3701	II 10/90	Walled Gardens and outbuildings, triumphal arch c.1843-4. Rubble (arch of granite ashlar). Part of Henry Harvey's extensive landscaping schemes.	Requires historical investigation and recording, with some remedial work.
[337] Railway Viaduct SW 5585 3721	-	Built of hammer dressed granite, reinforced and partly encased with dark engineering brick, carrying a cast iron viaduct. The original viaduct built in 1852 was of timber, and between 1871 and 1899 was reconstructed - the piecemeal progress of the reconstruction is reflected in the different sizes of some of the piers, and the use of brick in the westernmost piers.	Short term cleaning and vegetation removal and localised repair. Structural repairs required long term

[20] 22-23 Foundry Sq. SW 5583 3714	II 10/99	Bank, Former emporium. Early 19th century extension and alteration of 1780 block. Stucco over a granite ashlar plinth with scantle slate roof, hipped at the left-hand end and adjoining 24 Foundry Square. Classical style.	In good condition and full use. Recording is likely to be difficult given its use as a bank, but investigation of the interior, and an understanding of the development of the site should be sought.
[22] 21 Foundry Sq. SW 5583 3713	II 10/98	Part of the original 1780 office range, it has a stuccoed front over granite ashlar plinth. A grouted scantle slate roof with projecting eaves at the front, adjoining taller party walls at left and right.	In good condition and occupied, unlikely to require much repair or remedial work. Survey and recording may be difficult given occupation, but should be investigated.
[23] 18-20 Foundry Sq. SW 5585 3712	II 10/97	1895 alteration and extension of earlier buildings; e Cornubia biscuit factory; granite rubble with brick dressings and stucco details. Dry Delabole slate roof with gable ends and crested clay ridge tiles. Attached to the south end is a granite gate pier with pin hinge, one of the main entrances to the Foundry.	In good condition and full use, some elements of the architectural detailing on the main elevation require reinstatement, and the rear elevation has been poorly altered during insertion of fenestration, requiring remedial works to the stonework. Although full survey and recording will be difficult given multiple occupation, it should be attempted
[106] Philp's & [107], White Hart Yard SW 5585 3703		Mid C19, Trevithick's Stables and Yard and White Hart Hotel's stable and yard. Much altered, but still the original buildings. Smaller outbuildings with original slate roofs.	Record. Re-roofing, some reinstatement of features; possible yard re-instatement.
[108] White Hart Hotel SW 5585 3709	II* 10/96	1838; stuccoed walls and a scantle slate roof behind a stuccoed parapet. Classical style. A major building in Foundry Square, but with very poor setting.	Railings scheme.
[109] Freemasons Hall SW 5587 3707	II 10/95	The original White Hart Hotel; rubble walls, hipped grouted scantle slate roof. Chimneys that once stood over the side walls were removed in the C20.	Re-instate chimneys; railings scheme.

[110] 7 Foundry Square SW 5588 3707	II 10/94	Mid C19; rendered hipped slurried scantle slate roof with projecting eaves. Recent rendering has been inappropriate and covered original features.	Remove render, reinstate frontage.
[117] Foundry Chapel SW 5594 3717	II 10/73	Listed building (No.). Built in 1845 with a school at the rear this building is now used as a market.	School building at rear requires roof work; main building probable roofing. Parapets/rainwater goods. Re-render side walls and reinstate cornice details. Railings scheme.
[118] 8 Chapel Terrace SW 5592 3719	II 10/167	Mid C19; stuccoed with scantle slate roof with projecting eaves. Garden walls have been raised, but retain granite coping and gate piers.	Railings scheme
[418] 9 Chapel Terrace SW 5593 3714		Good quality mid C19 rendered house. Garden walls have been raised, but retain granite coping and gate piers.	Railings scheme
[382] 10-22 Millpond Avenue garden Walls And Gateways SW 5580 3682		Garden walls and gateways. Early-mid C19, Dressed granite. Although protected as curtilage boundaries of the listed buildings - [69, 72 & 73] - this sequence of well-detailed granite walls and sweeping entrance gateways along the roadside is an important streetscape element in its own right.	Railings scheme
[Part 386] 31 Penpol Road SW 5589 3705		Shop and house. Circa 1900. This is the end house of a terrace, but was purpose built as a shop. Shop front removed and replaced by poorly detailed frontage. An identical end-of terrace house-with-shop at number 25 Penpol Road provides the model.	Reinstate shopfront adapted to domestic use.
[419] 3 & 4 Chapel Terrace SW 5590 3721		Mid C19 Row with projecting late C19 shops.	Shop fronts in good condition, but requiring limited remedial work (stallrisers, fascias).

[Part 274] 2 Chapel Terrace SW 5590 3723		Mid C19 Row with projecting late C19 shops.	Requires new shopfront - photographic evidence of original available.
[410] 9 Station Hill SW 5594 3721		Mid C19 cottage. Rubble with slate roof. In poor condition and used largely for storage, but a good and relatively unaltered example of its type.	Full structural repair

Table 2: Hayle Town Conservation Area - vacancy and Buildings at Risk analysis

Ref. no.	Address	Building name/number	Condition	Vacancy	BAR category At Risk	BAR category Vulnerable	Outside Foundry Site
3	Foundry Lane	Plantation stores	3	2		4	
5	Foundry Lane	Pattern shop	1	1	1		
6	Foundry Lane	Wagon shed	1	1	1		
10	Foundry Lane	Granary	1	1	1		
11	Foundry Lane	Stable	1	1	1		
12	Foundry Lane	Tunnel	2	0	2		
13	Foundry Lane	Tunnel	2	0	2		
14	Foundry Lane	Cow house	1	0	1		
15	Foundry Lane	Stable	2	1	3		
16	Foundry Lane	Fire engine house	1	1	1		
17	Foundry Square	Whites	3	1		4	
18	Foundry Square	Excaliburs	3	1		4	
19	Foundry Square	Furnace bases	2	0	2		
21	Foundry Square	Drawing office	3	1		4	
30	Carnsew	Cunaide stone	2/3	0		4	X
53	Foundry Lane	Wall & outbuildings	2	2	3		
117	Chapel Terrace	Foundry Chapel	3	2		4	X
410	Station Hill	No.9	2	2	3		X
558	Foundry Lane	Stable yard	1	1	1		

Totals 13 6

3 Related studies and action plans

3.1 Harvey's Foundry Action Plan

Consultants (Gordon Lewis Associates) have been appointed to prepare a revised Harvey's Foundry Action Plan, which aims to set out a strategy for the foundry complex, and is recommending the creation of management and ownership trusts to own, market and manage the buildings that will be purchased and restored by the local authority. The Action Plan proposals are the key to the success of most of the regeneration proposals for Hayle, and are integral to the timing of the HERS programme. Relevant extracts from their current proposals are at Appendix 4; the completed draft of the Action Plan will be published February 2000.

3.2 Archaeological/historical surveys

Apart from printed and manuscript histories on Hayle and the Harveys, the Cornwall Archaeological Unit have undertaken a number of specific studies, assessments and evaluations on sites in and around the CA, the most recent being an archaeological assessment of the foundry site (CAU 1997), as well as inputting into the current Foundry Action Plan. CAU is currently carrying out the Hayle Historical Assessment, creating an inventory of all significant sites and standing structures that will become part of the County Sites and Monuments database linked to GIS map polygons. The final report will also make recommendations for protection, designations and potential extensions to the CA, which will be available in draft by the start date of the HERS programme. The Action Plan sets out principles and objectives in the restoration and redevelopment of the foundry and the wider area, together with archaeological and conservation implications and likely cost parameters.

3.3 Hayle Action Team

A Hayle Action Team was formed under the auspices of the local authority in 1992, bringing together private and public agencies and the local community to encourage projects and initiatives to upgrade the environment of the town and the facilities available to local residents.

3.4 Hayle Action Plan (Civic Trust)

The Civic Trust was commissioned by the Action Team to produce a five year plan for the Town, significant elements of which relate to the CA and the enhancement of Foundry Square area, particularly Proposal 30. The Action Plan identifies buildings that are in poor condition, at risk, vacant or derelict in a much wider area than the current CA, and suggests principles for development.

3.5 Hayle Town Trust/Hayle Town Council

The Hayle Town Trust has been active in promoting restoration, and has undertaken the stabilisation and landscaping of the Hammer Mills complex within the CA, as well as playing an active role in the client group commissioning work on the foundry site. The Hammer Mills site may eventually be incorporated into the Foundry management structure.

Hayle Town Council owns and maintains the Carnsew Hillfort area (King George VI Memorial Plantation); this is an integral element in the setting of the Foundry and CA, and an area with very great potential for enhancement and to provide an additional attraction for visitors and residents alike. The Town Council will be a partner in the regeneration management bodies being proposed.

4 Major development proposals and market status

4.1 Harvey's Foundry

Planning permission exists for the redevelopment of the foundry barn and stables complex into a heritage and visitor centre, with related craft outlets, office accommodation and a backpackers' centre. However, consultants are currently preparing a revised management strategy and action plan for this and associated foundry buildings with similar uses in mind, but on the basis of a more flexible use of buildings and a more conservation orientated approach to their repair and re-use.

Accumulation of properties - the local authority is in negotiation to purchase the bulk of unoccupied buildings associated with the foundry, including the Boring Mill [9] and Barn/engine house complex [10], the stables yard group [11], [15], [16] and [558], Excaliburs [18], the Pattern Shop [6] and cartshed [5], Plantation Stores [3] and the Rowe Building site.

The local Authority, in conjunction with a proposed Foundry Development Group (see Gordon Lewis Associates report, Appendix 4) will undertake the recording, repair and redevelopment of the foundry sites, passing the completed buildings over to a Trust.

The Guinness Trust has developed the southern part of the foundry site with mixed housing fronting onto Foundry Hill.

4.2 Hayle Harbour

Discussions are currently in progress on the redevelopment of Hayle Harbour. A development and management structure is to be created to integrate the proposals with other regeneration programmes in the town. A scheme costing in the order of £80-100 million is likely to start within the lifetime of the HERS programme, aimed at providing a mixed use development funded by public, private and European money.

4.3 White's Building

The owner of Whites building, although unlikely to sell, is in negotiation with the local authority to co-ordinate the restoration and future use of his building as part of the overall strategy for the whole foundry site.

4.4 Foundry Chapel

The former Foundry Chapel, now an indoor market, is likely to come up for sale in the near future.

4.5 Vacancy/Living over the shop

Outside the foundry complex, vacancy rates are low in the CA. Most of the shop premises are occupied on the upper floors, although there is some vacancy in commercial premises just outside the CA [420]. There are sufficient empty floor areas over commercial premises in the Town as a whole to warrant a Living over the Shop scheme, which is being pursued by Penwith District Council

Part 2 HERS Implementation Action Plan

5 Objectives and Strategy

5.1 General

The main thrust of regeneration activity in the area is the Harvey's Foundry site. HERS money will be integrated into the foundry development project and directed towards the repair of the important historic buildings on that site, and will attract other grants as match funding (see table 4). At the same time, use of HERS funding will enable grants that would otherwise be used for building repair to be released for environmental enhancement and infrastructure improvements. This is important for the overall strategy, not only to ensure the continued viability of the foundry buildings, but also to integrate the foundry project into the regeneration of the CA. In this respect HERS has a second prime function, which is to move the focus of grant aided projects out from the foundry and into the surrounding townscape.

5.2 Objectives

While the overall objective of the various regeneration schemes and programmes proposed for Hayle is to enhance the vitality and viability of the area, a number of discrete objectives can be identified and prioritised for the HERS programme.

1. Promote rescue of vacant or under-used listed and unlisted buildings.
2. Ensure the restoration and future use of the core foundry complex.
3. Enhance the surroundings and setting of the foundry.
4. Create a direct visual and physical link between the foundry and its surrounding townscape.
5. Enhance the area around Foundry Square that formed the core of the urban development centred on Harvey's Foundry.
6. Reinforce and develop a 'sense of place' at key locations within the area, by protecting and enhancing those features that give it its character.
7. Enhance townscape quality around key groups of buildings, and reveal and improve views of such buildings.
8. Reduce the impact of traffic on Foundry Square and Chapel Terrace, improving the quality of the pedestrian environment, pedestrian safety and pedestrian linkages and routes.
9. Develop the integration of the existing CA with the rest of the historic settlement of Hayle.

5.3 Strategy

To achieve these objectives a number of proposals have been identified which can bring about enhancement on an incremental basis. The HERS will enable the Council to take a lead role in the promotion and encouragement of the core elements of the strategy, the preservation and enhancement of key buildings and groups leading to the enhancement of the townscape in general. In particular it will target the following priority groups:

- Vacant or under-used listed and unlisted buildings. These are a priority. The Council is actively engaged on acquiring the majority of surviving historic buildings associated with the Foundry, and owners of other buildings in this category have already been contacted.

- Important and visually prominent buildings and groups, especially those that survive from earlier periods and that demonstrate the area's historic function as a manufacturing, commercial and civic centre.
- Shopfronts. There are many shopfronts in need of extensive works. This can be promoted through the offer of grant, backed up by the development control process where relevant. The Council should publish a shopfront Design Guide as an aid to owners and occupiers. There are prominent groups where action will be actively promoted. The HERS funds will be a catalyst to release other funds (projected to be worth up to £250,000) for a shopfront repair and enhancement scheme that will extend throughout Hayle.
- Railings schemes. Some of the best buildings in the CA were formerly set in railed areas, evidence of which survives. Restoration of these will enhance the setting of these buildings, enhance the general environment of the CA, and provide a distinctive feature of the CA enhancing its unique character. This is, of course, especially important, since the original railings were undoubtedly cast at the foundry itself.
- Streetscape and pedestrian environment, especially junction improvements, partial pedestrianisation, rationalisation of parking and of signage. This is limited by the present volume of traffic movements, but long term strategies for transportation and townscape improvements in the town centre have been under consideration (see Civic Trust Hayle Action Plan) and major improvements should be sought in the medium and long term. Some smaller scale works will be undertaken in the lifetime of the HERS programme, partly funded by the County Council Highways budgets. HERS funding of projects in this field will largely be related to associated building repair projects.

6 Partnership Funding and related programmes

The HERS funding in Hayle will be match funded from a wide range of partnership funds, apart from private sector investment. Much of this money relies upon acquiring funds from Europe (Objective One). This money will come on line in September 2000, so that other funds can only be released after that date. HERS money will therefore have a significant role to play in the early stages of the whole regeneration programme, since it will enable an early start to be made on schemes which can be funded from private and public sector sources already confirmed without having to delay until all the match funds are in place. This will in itself provide the catalyst to secure money from funders who need to see an active programme already in place.

Flexibility is built into the HERS programme to ensure that it can be reviewed within and after the first year to take into account any variation in the matching funds, or indeed any potential failure of sources to come on line. Sufficient funds are available from secured allocations to ensure that the HERS budget can be fully taken up even if some of the major proposals do not take place within the lifetime of the HERS programme.

Appendix 3 containing **Table 5** sets out an indicative programme and indications of how the partnership funding will operate.

7 Project Implementation Programme

Table 3 sets out all the likely projects identified so far, with some indication of programming and cost. This programme is indicative only at this stage, particularly for years 2 and 3, but is entirely feasible. The timing of various projects, particularly those on the Harvey's foundry site, has been co-ordinated with the emerging Harvey Foundry Action Plan prepared by Gordon Lewis Associates; Year 1 in particular is relatively firmly set as a programme. The scale of project costs and grant aid possible within the existing CA is such that extension of the CA boundaries is not necessary to achieve a full spend of HERS money within the 3 years of the scheme, although it may well be desirable for other reasons (see para. 8.5).

The buildings and projects shown on Table 3, with suggested funding partners, have been selected on the basis of the audit of the CA (see Table 1), and the ability of the building and its end use to attract match funding from various different sources, each with their own variable criteria of selection.

Table 4 (insert) is a summary sheet showing the range of funding packages that can be matched against HERS, and giving an indicative outline of the wider grant scheme into which HERS will be integrated. The HERS money will be the catalyst to secure much of this funding which has already been agreed in outline with the various sources.

Table 3: Outline Project programme

Type of eligible work	COSTS	PROGRAMME			FUNDING PARTNERS						
Address (+ Hayle Historic Assessment reference no.)	Eligible for HERS	YR 1 2000-01	YR 2 2001-02	YR 3 2002-03	HERS	RDA/RDP/ EP	LOTTERY (H) & (A)	SRB (4) (2) & (6)	Public Sector	Other (inc. Private Sector)	ERDF
£K											
Recording											
Archaeological recording of standing buildings (see text for details)	100				X				X		X
Structural repair/major consolidation works.											
Cartshed [5]	45				X	X	X		X		X
Pattern Shop [6]	120				X	X	X		X		X
Barn/Engine House/Boring Mill	70				X	X	X	X	X	X	X
Stable yard [11] [15] [16] [53] [558]	285				X	X	X	X	X	X	X
Railway Viaduct [337]					X	X		X	X	X	X
Comprehensive repairs and reinstatement											
Plantation Stores [3]	60				X	X		X	X		X
Excaliburs [18]	115				X	X		X		X	X
Furnace bases [19]	15				X	X		X		X	X
Drawing Office [20]	30				X	X		X		X	X
9 Station Hill [410]					X						
Remedial works and some reinstatement of features											
White's Building [17]	92				X	X				X	X
Foundry Chapel [117]	50				X						
5, 6 & 7 Chapel Terrace [part 274]	15				X						
7 Foundry Square [110]	15				X						
18-22 Foundry Square [20], [22], [23]	15				X						

Type of eligible work	COSTS	PROGRAMME			FUNDING PARTNERS						
Address (+ Hayle Historic Assessment reference no.)	Eligible for HERS	YR 1 2000-01	YR 2 2001-02	YR 3 2002-03	HERS	RDA/RDP/EP	LOTTERY (H) & (A)	SRB (4) (2) & (6)	PUBLIC SECTOR	Other (inc. Private Sector)	ERDF

£K

Repair

(fenestration/roof/chimney/

Philp's Bakery [106]/White Hart Yard [107]	20				X					X	
Masonic Hall [109]	10				X					X	
Foundry Farmhouse [384]	20				X					X	

Railings schemes

White Hart [108] & Masonic Hall [109]	23				X ⁽¹⁾	X		X	X	X	X
Foundry Chapel [117]	20				X	X		X	X	X	X
8 Chapel Terrace[118]	7				X	X		X	X	X	X
9 Chapel Terrace[part 274]	7				X	X		X	X	X	X
15 & 16 Chapel Terrace [part 274]	8				X	X		X	X	X	X
10 Millpond Avenue [part 382]	18				X			X		X	
15 Millpond Avenue [part 382]	33				X			X		X	
16-22 Millpond Avenue [part 382]	21				X			X		X	

Shopfront schemes

2 Chapel Terrace [part 274]	10				X			X	X	X	X
3 & 4 Chapel Terrace[419]	5				X			X	X	X	X
20 Foundry Square [23]	10				X			X	X	X	X
31 Penpol Road (domestic) [part 386]	15				X			X	X	X	X

Restoration of historic surfacing

Forecourt to Excaliburs & White's Buildings [17], [18]					X	X		X	X	X	X
Foundry Stable Yard [558]					X	X		X	X	X	X

Total Eligible Works 1,224

Note 1: White Hart Grade II* - alternative grant source than HERS may be required

Notes to Table 3

Selection

The buildings and projects shown on Table 3, with suggested funding partners, have been selected on the basis of the audit of the CA (see Table 1), and the ability of the building and its end use to attract match funding from various different sources, each with their own variable criteria of selection.

Categories of work

The projects are divided into a number of criteria, broadly reflecting the division between repairs and re-instatement, with a limited amount of area enhancement related to individual buildings or groups. They have been subdivided into further categories to indicate the range of possible projects available within the CA that might attract HERS money.

Recording

An important component of the restoration programmes for the foundry site is the need for accurate and detailed archaeological recording of the standing fabric of the foundry buildings, involving EDM surveys, specialist measured surveys an archaeological detailing and annotation. The specialist, and expensive nature of this work, which is an essential precursor to any repair or development, may be appropriately grant aided through the HERS programme. The total costs have been shown separately on table 3, but in practice are likely to be included within each building repair scheme. A full methodology statement, with costings and timescale is given in the CAU contribution to the Harvey's Foundry Action Plan (Appendix 4), and this will form the basis of all such work within the HERS programme.

VAT and fees

Although Penwith District Council will undertake the purchase and repair of most of the foundry buildings, these will be passed on to a Trust. This has important implications for the costing of projects, since VAT will not be applicable on those buildings that are passed over to the Trust. However, while the creation of such a Trust is likely, and is a priority for year 1 of the programme, it is not yet guaranteed. Furthermore, buildings in private ownership may or may not attract VAT. For these reasons all costs are given inclusive of VAT. Fees have been calculated at 20% to allow for multiple professional inputs, and to reflect the specialist nature of much of the necessary survey, design and building works, as well as to cover statutory consents and permissions. Some small scale projects, such as shopfronts and railings schemes have not been calculated as including professional fees.

8 Project Management

8.1 Constraints - the need for a flexible approach

Although an illustrative outline 3 year plan is given at Table 3, a flexible approach to its implementation must be adopted based on monitoring and review, especially in the first year. This will allow the HERS programme to take into account a number of variable factors which could alter the timing, scale and location of possible schemes.

- While the first Year programme of the Foundry Action Plan is clear, subsequent years will not be finalised until the proposed management structures are set up, and current property acquisition programmes are completed.
- The large number of match-funding partners means that fund packages become available at different times within the first and second years of the programme, and each fund has slightly different rules about where its money can be spent.
- A conservation officer will not be in post at the start of the programme, and it will be necessary to buy in outside expertise; it may be necessary to buy in other forms of specialist consultants throughout the life of the programme.
- Outside the Foundry site there is limited history of or familiarity with similar grant schemes and most owners are small scale commercial or private owners rather than public or institutional. Publicity, familiarisation and negotiation will require a relatively long and unquantifiable lead-in time.
- Any continuation of the HERS or other grant schemes beyond 2003 is dependant in part on a series of initiatives that arise only after the first year - an extension of the CA, the major development proposals for Hayle Harbour, a partnership with Railtrack or related companies to deal with the viaduct and the railway station, the production of business plans for adjacent areas, and the setting up of the various Trust and Management structures that it is intended will extend the grant aided regeneration programme throughout Hayle.
- Although HERS funds must be committed within the 3 year programme, actual spend may take place in subsequent years, allowing time for project development and variations in timetables.

A number of consequent actions flow from a flexible approach to management strategy.

8.2 Staffing

The appointment of a Conservation Officer by PDC is a priority. A post-holder will be in place within 6 months of the start of the HERS programme. In the first 6 months money may be needed from the HERS budget to buy in expertise. This might be to provide project management, conservation expertise or publicity. The latter especially may be required at other stages within the lifetime of the HERS programme. It is essential that a named officer is made responsible within the Local Authority not only for the running of the HERS programme, but also for liaison with Development Control, Economic Development and other departments, and to monitor the continuing effectiveness of the scheme on completion (e.g. monitoring future applications/grant pay-back etc.).

Action: Appoint conservation officer within 6 months of programme start; provide suitable cover before appointment. Buy in outside specialists where required, e.g. for publicity, archaeological briefs.

Review: End Year 1, assess scale of public awareness/number of new projects being developed.

Revised action: Provide extra staff resources/buy in specialist project development/ publicity/ conservation consultants.

8.3 Co-ordination

Since the first year of the HERS programme largely relates to the Foundry project, co-ordination with the timetable and management structures of that project will be crucial.

Beyond this, co-operation with the many other interested parties will be crucial to the whole programme, and for continuing the momentum of restoration and regeneration works after the initial three year programme.

Proposals have also been made by PDC for a project development officer for the wider economic development proposals for Hayle. It may be appropriate to allocate some HERS money towards the administration of this co-ordination programme.

The critical role in match funding, especially from year 2 onwards, will be taken by European money. The HERS Implementation plan will become part of the long-term integrated plan for Hayle required for an Objective One bid, as indeed will the Foundry Action Plan and other related programmes.

Action: Co-ordinate Year 1 HERS programme with Harvey's Foundry Action Plan. HERS officer to be part of Regeneration Partnership management structure. Allocation of funds towards administration. Incorporate HERS Implementation plan into Objective One Integrated Plan for Hayle.

Review: Check unnecessary duplication of attendance if Project Development officer in place. Monitor success of Foundry Year 1 programme and changed priorities of Foundry Action Plan (to be finalised by Year 1).

Revised action: Year 2/3 programmes adapted to developing strategies for example for the Foundry, Harbour, town centre shopping.

8.4 Funding

See also Table 5 (Appendix 3).

Alternative sources should be identified for each of the identified projects to allow for variations in availability of existing funds, new funds coming on stream, and the unlikely but possible failure to secure some sources only agreed to as yet in principle. The flexibility in spending HERS money over a slightly longer period than the 3 year programme (within which it must be committed to the various projects) will help in securing this flexible approach to match funding.

Further aspects of the Foundry Regeneration scheme, such as archaeological recording and archives, and curatorial and archival projects associated with the proposed heritage centre, could be match funded by Lottery Heritage with some input from HERS and other partners, and this will be investigated during the lifetime of the programme. Some partnerships, such as with Railtrack, or with County Highways, may be developed not only to secure repair of existing structures, but also enhancement, and long term provision of facilities (such as new

station buildings), which, while largely outside the HERS remit, could attract some element of funding for associated repair/enhancement.

The co-ordinated approach to Objective One planning outlined above will enable full use to be made of funding from this source when it comes on line in Years 1/ 2.

Action: Draw up bids for appropriate funds, including Objective One submission.

Review: Update projected revenues as funding sources are confirmed or deleted. Check that the funds allocated to specific projects have actually been spent there, or meet the final project format where this differs from what was initially anticipated.

Revised action: Continue to investigate other sources of match funding

8.5 Extension of conservation area

There are sufficient schemes within the existing CA not to make extending the boundaries a priority for the Year I programme, and it may not be required at all in the lifetime of the programme. However, there are linked schemes possible elsewhere within Hayle, and an extension of the CA and the HERS programme along Penpol Terrace and up to St Elwyn's Church would lead to an integrated and logical programme for the whole of the Foundry area of Hayle. The large group of very important listed buildings around the South Quay and St Elwyn's is a focal point for views into and out of Hayle and the whole estuary, and would make an ideal contained area for an extended HERS programme; some enhancement schemes are already in place such as a proposal to floodlight the church. Schemes based in Copperhouse and the rest of Hayle would be more appropriately developed as separate ventures.

Action: There is currently no detailed Conservation Area Assessment or character statement available, and the preparation of this must be set as a priority, together with assessing the opportunities for extending the CA. There will be recommendations in place by April 2000 for extensions of the CA (Hayle Historic Assessment). Preliminary findings already suggest expansion to cover most of the historic areas of Hayle, and certainly will recommend expansion in the foundry area.

Review: Assess likelihood of schemes within the CA not taking up the full HERS allocation within the 3-year programme. Review Part I of this Implementation Plan in the light of detailed Assessment.

Revised action: Extend CA and bring in new properties to HERS scheme; extend grant aided programme beyond 3 year period (with or without EH funding).

8.6 Monitoring

Indicators must be set to monitor the effectiveness of the grant-aided works in achieving the objectives set out for the programme.

- These should be able to satisfy the requirements of grant aiding partners and the various management and trust structures associated with the overall regeneration strategy, and will involve co-ordination with those groups.
- These will generally take the form of quarterly returns to the key funding agencies (particularly EH) with identified outputs such as buildings brought back into use, floorspace occupied, job creation.

- There will be set points of review throughout the programme, as well as end of year summaries; in Year 1 it will be necessary to review the programme at whatever stage it has reached on the appointment of a conservation officer.
- The involvement of this officer in co-ordinating with the other regeneration partnerships will enable monitoring and review of progress at each of their meetings.
- As each related business plan or development proposal becomes agreed, this will require a review of the HERS programme to ensure synchronisation.
- Development Control within the area needs to be referred to the casework officer to check applications are consistent with the aims of the HERS scheme.
- Payback clauses on grants should be set for an agreed number of years to police long-term effectiveness of grants.

Action; Monitor outputs as required by funding agencies quarterly and yearly; periodical review of strategy, programme and outputs at other specific but not regular points within the programme as agreed (for example appointment of conservation officer/regeneration partnership meetings)

Review: As new projects, management structures and funding packages come on line, review effectiveness of existing monitoring arrangement.

Revised action: Re-allocate responsibilities within staff resources; consider revised outputs.

8.7 Policies

The Local Plan provides an up to date policy framework for enhancement. It sets out relevant conservation, planning, design, and townscape policies, and supports and promotes the existing role of Hayle as one of the District's main town centres encouraging investment through environmental improvements. Flexibility in the use of shops and accommodation over shops is promoted where they maintain the shopfront. Traffic and transportation issues and improvement of leisure and cultural facilities are also promoted. Copies of the draft Local Plan and the policies within it are available to all potential partners, owners and developers. Existing policies are summarised in Appendix 5.

The Council will utilise existing policies and powers, to promote the preservation and enhancement of historic buildings and the CA and to take enforcement action against infringement of conservation and planning legislation, (such as action provided by the Planning Legislation against untidy land).

In addition there is a need to develop policies and guidance necessary for the effective operation of the HERS programme. Wherever relevant, policies will be in line with recommendations set out in EH advisory leaflets.

- Investigate the use of Article 4 Directions, especially to control alterations to traditional buildings, roofscapes and fenestration, and to control the partial demolition of walls and outbuildings.
- Publish guidance notes and design briefs, for instance on shopfront design, in year 1 to guide owners within the lifetime of the scheme.
- Develop and enhance the great many historical, visual and physical links with the wider area (footpaths, town trails, cycle paths).
- Develop enhancement and repair grant scheme for historic buildings/CAs.

9 Exit strategy

A firm exit strategy can only be produced towards the end of the programme, given the number of variables at this stage. It is possible, however, to outline a number of actions that will form part of the strategy.

- Review the effectiveness of monitoring indicators.
- Review the effectiveness of grant aid in securing restoration and re-use, and in economic regeneration and vitality of the CA.
- Devise additional regeneration strategies to meet any shortfall or to continue programme if required.
- Personnel and resource structures should be continued to maintain the required level of intervention to secure continuation of the momentum of regeneration.
- Planning policies - an integrated approach should be taken to aim a whole series of control measures (Article 4/Section 217/other development control policies) to ensure long-term worth of grant schemes.
- Produce any required supplementary planning guidance and other matters outlined in paragraph 8.7 above.
- Develop and promote Local Authority conservation and enhancement grant scheme (independent of and expanding HERS programme).
- Monitor planning applications/permissions to see if consistent with objectives of the HERS programme.

Table 4: Management Programme Summary Sheet

Page 1 of 2

	2000 JFM	2000-2001			2001-2002			2002-2003			2003 -
Staffing											
Buy in consultant services (Conservation work/Project development/Publicity)											
Appointment of Conservation Officer											
Review scale of project/public awareness											
Monitor staff implications of co-ordination requirements											
Provide more staff resources/buy in consultant services											
Co-ordination											
Co-ordinate with Foundry/ Regeneration Partnerships/ Objective One Integrated Plan											
Review success and changed priorities of Foundry Action Plan and Year 1 programme											
Year 2/3 adapted to developing strategies for Foundry, Harbour, town centre, etc.											
Funding											
Input into matching fund bids											
Update projected revenues, review allocation and effectiveness											
Continue to investigate other sources of match funding											
Conservation Area Extension											
Prepare Conservation Area Appraisal											
Review Part I of Implementation Plan in the light of detailed CA Appraisal.											
Assess probable full HERS allocation within existing CA.											
Extend CA, add new properties to HERS ; extend grant programme beyond YR 3											
Monitoring											
Monitor outputs quarterly/ yearly; periodical review of strategy, programme and outputs											
Review effectiveness of existing monitoring arrangement.											
Re-allocate staff resources; consider revised outputs.											

KEY:-



= fixed tasks required at specific times



= tasks developed or ongoing through lifetime of project and beyond

[illegible][illegible]

Archaeological recording of Foundry buildings												
Repair and reinstate Foundry buildings												
Repair and enhance Harvey buildings along Foundry Square												
Design guidance on environmental improvements, Foundry Square/Foundry Lane												
Enhancement (Railings) Chapel Terrace/Millpond Avenue												
Repair/enhance private buildings Foundry Square/Chapel Terrace												
Shopfront schemes												
Repair/ enhance private houses, smaller commercial concerns												
Railway Viaduct												

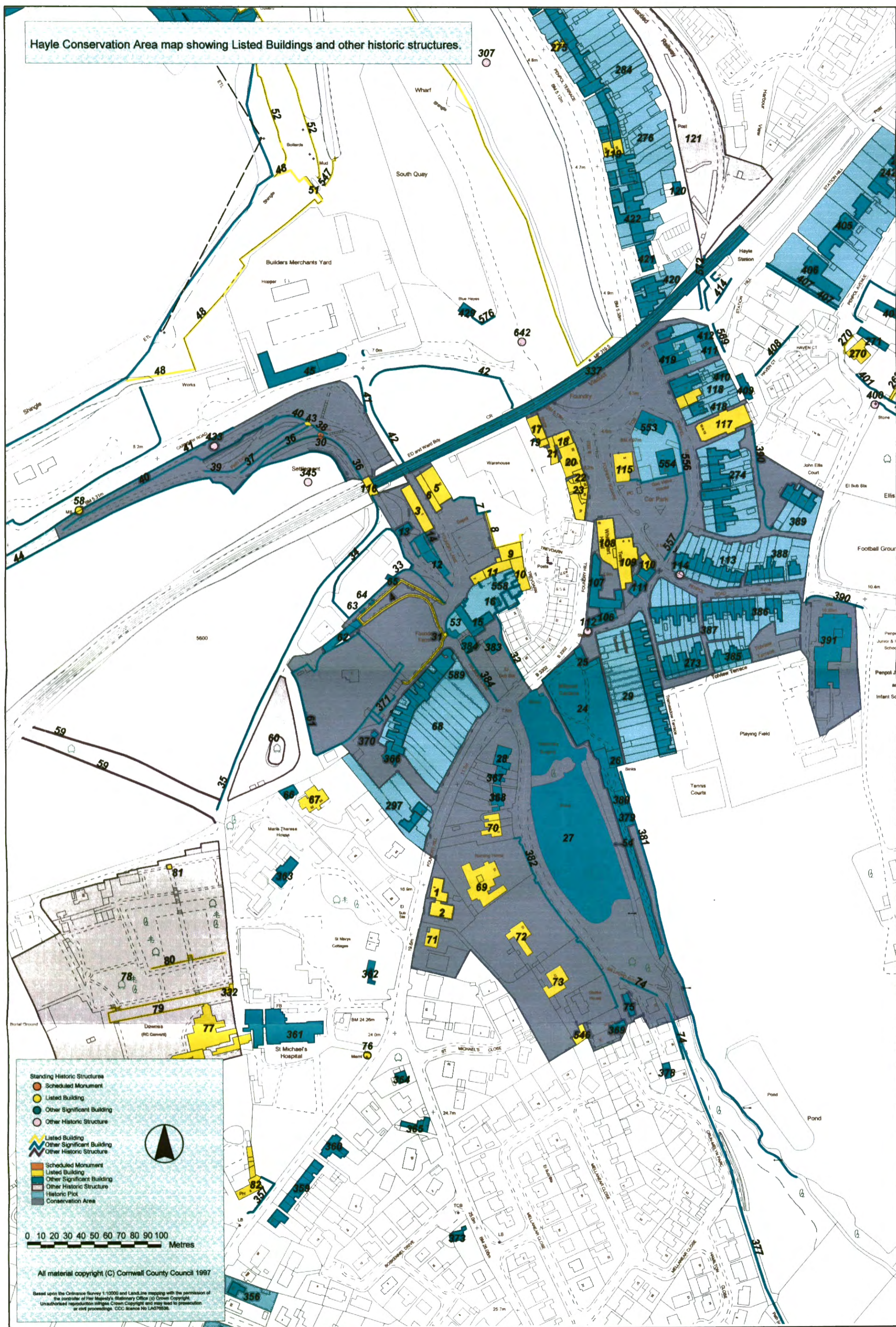
 = fixed tasks required at specific times

 = tasks developed or ongoing through lifetime of project and beyond

Appendix 1

Hayle Conservation Area Map

Hayle Conservation Area map showing Listed Buildings and other historic structures.



Appendix 2

Photographs

Appendix 2 Photographs

The following selection of photographs is intended to convey the character of the Conservation Area at Hayle, and also to illustrate some of the potential projects eligible for HERS grants. The numbers given in Roman numerals are the Hayle Historic Assessment reference numbers also used to identify buildings in Tables 1 - 3, and on the Conservation Area Map (Appendix 1).



Figure 1: The central public space, Foundry Square, now predominantly viewed as a traffic interchange, but with the potential for real spatial quality. Buildings [20,22,23] & [108].



Figure 2: (left) Excaliburs [18], the former Harvey's Foundry Offices, a major component of the Foundry Regeneration Plan, substantial repair/ reinstatement required. To the right, the Whites building [17], requires external repairs, a privately owned building linked to the Foundry project.



Figure 3: The rear of Whites [17], and Excaliburs [18]: Foundry Drawing Office and remains of furnaces.



Figure 4: Selected views of Harvey's Foundry, the Barn [10].

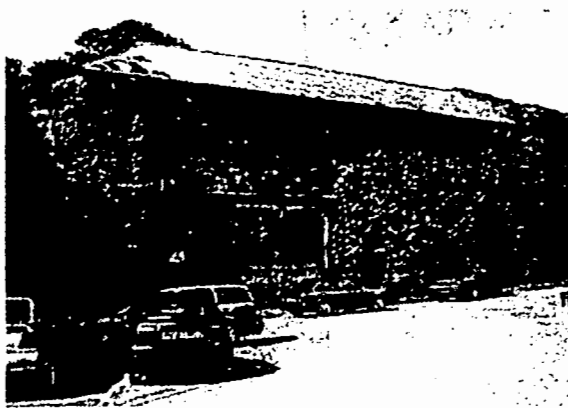


Figure 5: Selected views of Harvey's Foundry, the Pattern Shop [6].



Figure 6: Selected views of Harvey's Foundry, Plantation Stores [3].



Figure 7: Selected views of Harvey's Foundry, the Stables [11].



Figure 8: Foundry Square -the public face of Harvey's business empire. HERS will draw the development programme behind this facade into the public arena. All listed buildings (items [23],[22],[20],[18],[17].



Figure 9: Foundry Square is in need of enhancement and re-organisation of traffic. The viaduct [339] has often been viewed as a barrier to the rest of Hayle, but it is the monumental link between Foundry and the quays and terraces along Penpol Creek to the north.



Figure 10: Especially with buildings lost in the 20th century along the east side, the monumental scale of Foundry Square is diluted, and the car park creates a poor link to the shops and other facilities in Chapel Terrace. Major improvements and enhancement of the streetscape and parking arrangements are planned here.



Figure 13: The former Bolitho Bank, [118] a listed building (left), and its unlisted neighbour [418]. There is both physical evidence of railings and archive photograph evidence. Restoration will enhance the streetscene, the setting of listed buildings, and provide a link with the improvement made to parking, traffic flows and signage in the street itself.



Figure 14: There are good surviving shopfronts, and plentiful archive photographic evidence of the former appearance of shopfronts along Chapel Terrace. Reinstatement of these will not only form part of the improvements to the Conservation Area, but will link into an expanded programme throughout Hayle.



Figure 15: The views and pedestrian links into the Conservation Area are often of exceptional quality. This is an aspect to be developed in the later stages of the programme. The dominance of the viaduct, the importance of roofscapes, and the need to treat more than just the facades of the buildings is clear.



Figure 16: The approach from the railway station. Immediately behind the large public buildings and commercial premises are small scale, intimate street. Surprising buildings, such as the ruinous cottage in the centre of this shot [410] are crucial to the character and appearance of this part of the Conservation Area.



Figure 17: The Conservation Area includes quiet residential streets of workers' housing, the character of which should not be forgotten amid the multi-million pound schemes centred on the Foundry and Foundry Square.



Figure 18: while many of these areas may not need much grant aid, some small yards tucked behind the major buildings are very visible within the Conservation Area, and require relatively small scale works of repair and enhancement [106/107].



Figures 19 & 20: While on the east, south and north of the foundry site lie other industrial, commercial and residential areas, to the west was the private domain of the Harvey family, and Henry Harvey in particular left an unrivalled legacy of walled gardens, monumental arches, ornamental drives and landscaping in the 1840s which transformed the prehistoric hillfort of Carnsew, and remain today one of the least well known and most precious parts of Hayle and the Conservation Area.



Figure 20

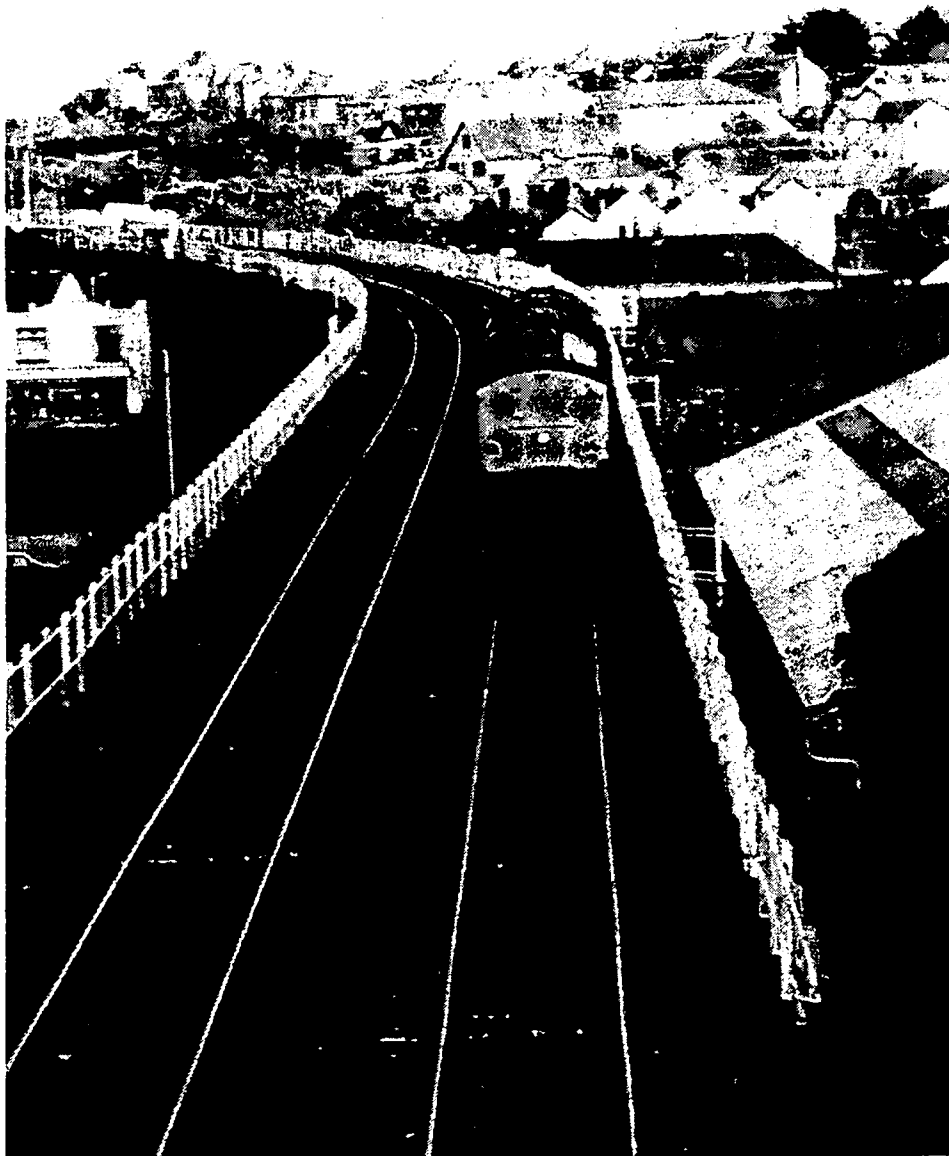


Figure 21: Viaduct, Foundry and Town, Hayle.

Appendix 3

Match Funding (Table 5)

Appendix - Schedule 4 and Table 5

Schedule (4) is an indicative cost breakdown of the various actions proposed under the HERS bid.

The proposed funding partners have all been involved in the development of the Foundry scheme and have indicated support. Some funding has already been confirmed:

PDC	150,000
CCC	50,000
RDA	300,000 (land assembly)

Other funding agencies have invited bids.

SRB 2	250,000
SHG	137,000

The Single Programming Document for Objective 1 is currently with the European Commission for comment and approval. Within the document provision is made for applications for integrated submissions that support Town Regeneration, Environment, Community Initiatives, actions to support SME's (small, medium enterprises) people and regional distinctiveness.

The actions proposed meet both individually and collectively the aims of the Objective 1 submission and funding to the indicative level suggested is achievable.

Similar strategies have been produced by the SWERDA which gives the partnership comfort that all funding projections are achievable.

The percentage contribution identified for each action is based on indicative costings prepared by G Lewis Associates (see appendix) having taken into account potential funding sources and their current funding policies and priorities.

The HERS scheme is an important catalyst for the wider town and harbour regeneration the latter being led by a partnership of the public and private sector. The scheme which is multimillion is likely to come to fruition during the life of the HERS bid and the partnership are ensuring that any development is complementary to the current proposals for the Foundry Conservation Area.

Table 5 follows on next page

1. Shopfront Enhancement over 3 years, cost £250,000

Area covered whole of Hayle but with emphasis in Hayle Foundry.

Funding partners

Private Sector	175,000
SRB II	30,000
Town/District	7,500
ERDF ~ 50%	37,500
	250,000

Outputs

Year 1

2 schemes started
8 identified

Year 2

8 schemes completed
12 schemes identified

Year 3

14 schemes completed

Total premises improved/upgraded .26

Jobs safeguarded .28

Jobs created .8

Spend Profile

Year 1	20,000
Year2	115,000
Year3	115,000

2. Environmental Enhancement 300,000

(a) Chapel Terrace and Foundry Hill Foundry Car Park

Funding Partners

RDA	75,000
CET/P Sector/Town/ District/County	40,000
SRB II	20,000
ERDF ~ 50%	150,000
Private Sector/Rail Track	5,000

Outputs

Spend Profile

Year i	Nil
Year ii	60,000
Year iii	240,000

(b)Lloyds Bank/White Hart/White Environmental Foundry Lane 200

Funding Partners

CCC	20
RDA/ RDP	50
SRB	20
P Sector	10
ERDF@ 50%	100

Spend Profile

Year I	
Year ii	50,000
Year iii	150,000

(3) Whites Stores Foundry Square 190

Enhancement and Improvement

5 jobs, 2 businesses, premises brought back into use.

Funding partners

RDP	20,000
English Heritage	40,000
Private Sector	80,000
ERDF@30%	50,000

Year i	30,000
Year ii	160,000

(4) Plantation Stores

£180,000

6 jobs, building enhanced 2 businesses

Funding

English Heritage	40,000
SRB	20,000
RDA	38,000
ERDF @ 40%	72,000
P Sector	10,000

Spend Profile

Year I	40,000
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Year ii 140,000

(5) Pattern Shop £409,000

Building restored

Arts / community! heritage jobs 4+

Funding Partners

Public Sector	6,000
English Heritage	80,000
Lottery Arts! Heritage	120,000
<u>ERDF@40%</u>	163,000
RDA	40,000

Spend Profile

Year I	20,000
Year ii	224,000
Year iii	165,000

(6) Foundry Project Foundry Farm/Complex

Cost £4m

Funding Partners

Private	200,000
ERDF	1,720,000 (43%)
Lottery Heritage,	500 000
English Heritage	20,000
RDA	1,200,000
SRB	150,000
CCC	50,000
PDC	150,000
Trusts/TC / CET	100,000

Spend Profile

Year ii	200,000
Year iii	3,500,000
Year iv	300,000

(7) Excalibers Restoration

2 x businesses 12 jobs

Funding Partners

English Heritage	60,000
SRB	20,000
Addit RDA	100,000
ERDF @ 40%	150,000
Other	47,000
	£377,000

- (8) Living above the shops
a) Proposal for integrated development
b) Premises over 3 years
3 x 1 bed flats 3 x 2 bed
Cost of project £337,000???

Potential funders

SRB6	50,000
SHG1	37,000
RDA/Public Sector	50,000
PHA	100,000

Tasks		Private Sector	HERS	RDA RDP EA	Lottery (H) Heritage (A) Arts	SRB (4) (2) (6)	Public Sector	Other	EFDF	
24	Shopfront Townwide	175,000	10,000	-	-	20,000	7,500	-	37,500	250,000
25	Envir Enhance Chapel Terr/ FC PK/F Hill	5,000	10,000	75,000		20,000	40,000		150,000	300,000
26	Envir Enhance Foundry Square	10,000		50,000		20,000	20,000		100,000	200,000
27	Whites Stores	80,000	40,000	20,000	-	-	-	-	50,000	190,000
28	Plantation Stores *	-	40,000	38,000	-	20,000	10,000	-	72,000	180,000
29	Pattern Shop *	-	80,000	40,000	120,000		6,000	-	163,000	409,000
30	Excalibers * & Drawing Office	-	60,000	100,000	-	20,000	-	47,000 CET	150,000	377,000
31	Living Above Shop			50,000		50,000 SRB 6		SHG - 137,000 PHA 100,000		337,000
32	Foundry * Cont to major scheme	150,000/ 200,000	20,000	1,200,000	500,000	150,000 SRB 2	200,000	100,000	40% 160,000 43% 1,720,000	4,000,000
33	Recording*		20,000				10,000		30,000	60,000
		470,000	300,000	1,573,000	620,000	100 SRB 2 150 SRB 2 50 SRB 6	293,500	384,000	2,472,500	6,413,000

* See G Lewis report

Appendix 4

Harvey's Foundry Action Plan (Separate report, not attached)



Appendix 5

Local Planning Policies

Appendix 5 Existing Policy framework.

National Guidance

Apart from the implication of CA status, there are over 30 listed structures within the CA (several listed items contain multiple structures), and the policies and guidance set out in PPG 15 and in English Heritage Guidance leaflets will be of primary importance in setting the framework for any programme of repairs and other works. The core of the CA around the Foundry is an area of great archaeological interest and sensitivity, and the general policies and guidance of PPG 16 will be followed.

Cornwall County Structure Plan (February 1993)

ENV 3 Conservation Area/Listed Buildings

ENV 11 - re-use, adaptation and conversion of existing buildings, where the development would not detract significantly from the character and amenity.

ENV 12 - respecting local distinctiveness in built and natural environment in new development, materials siting and design.

Tour 3 and 4 - tourist development should be encouraged to protect important heritage sites

Penwith Local Plan Deposit Draft 1998

The draft Local Plan contains a raft of regeneration policies and recommendations encouraging development and re-use that will strengthen the economy of the area in ways that are related to the environmental context. In addition, there are strong policies in place for the protection and enhancement of the historic environment.

Open Areas related to Settlements

TV2 - important for setting of current CA, and for setting of proposed extensions (land north of Carnsew Pool)

- West of the viaduct, Hayle
- Ellis Park, Hayle
- Millpond-Barview Lane, Hayle

Tree schemes

TV5 - particularly important in relation to Carnsew

CA

TV6 - standard CA or its setting

Shopfronts

TV7 - shopfronts and commercial premises in CA

TV8 - signs and illuminations in CA

TV13 - traditional shopfront details

Listed Buildings

TV10 - development affecting an LB or its setting

TV11 - development leading to demolition or partial demolition of n LB or a building that makes a positive contribution to a CA

TV12 - Replacement windows and doors in LB

Buildings of local Significance

GD8 - conversion and re-use of buildings of local social or historic significance or which make a positive contribution to their surroundings must retain historic or architectural features and respect setting.

Reclamation of derelict land

TV15 - must make positive contribution to regeneration, and an improvement in attractiveness of built environment, and use be compatible with surroundings

Hayle, (paras. 7.3.106 - 7.3.130)

Specific section of local plan deals with specific policies, refers to town centre shopping and use policies of less direct relevance to the HERS plan than the general regeneration and planning strategy, TV32 - encouraging redevelopment of the quays and the foundry yard within constraints of compatible use, retaining important buildings and scale and design reflecting local characteristics. TV33 - relate specifically to the Harvey's site and the provision of a heritage centre (refers to Structure Plan policies Tour 3 and Tour 4).