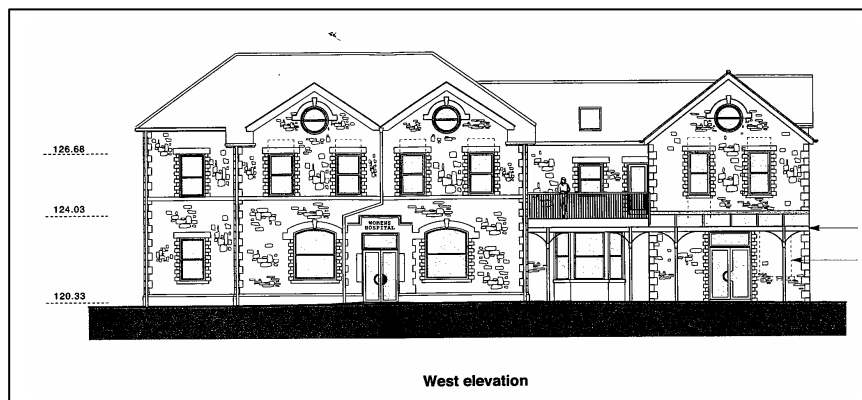


Redruth Hospital



Regional and local plans and policies

A key element of the regeneration of Redruth as identified by the Camborne Pool Redruth Regeneration Company strategy and Kerrier District Council planning brief. An exemplar design solution to deliver a viable second phase of the Redruth Hospital urban village scheme including 39 homes for sale, 7 live-work units and 300m² of office accommodation through the innovative approach to planning and using English Partnerships housing gap funding.

Partners include:

Devon and Cornwall Housing
Westco Properties Ltd
Percy Williams Builders Ltd
English Partnerships
Kerrier District Council
Cornwall County Council
Camborne Pool and Redruth Regeneration Company
Poynton Bradbury Wynter Cole Architects
Lily Lewarne Architects
Ward Williams Associates (Employers Agent)
Scott Wilson (Highways Engineers)

Redruth Hospital

The site was acquired by DCHA from the NHS in 1999 as a brownfield regeneration site without the benefit of a planning consent.

A masterplanning exercise for a mixed-use development comprising residential homes, office accommodation and community use, was undertaken by Lilly Lewarne Architects leading to the grant of the original planning consent for a mixed use "urban village". Phase 1 of Redruth Hospital urban village, which comprised 10 units for rent, 8 for shared ownership and 19 for sale, was completed at the end of 2005.

However Phase 2, which included the conversion of the historically important Miners' Hospital to office accommodation and community use, was unable to progress due the excessive funding requirements resulting in SWRDA withdrawing their interest.

The buildings, which had fallen into disrepair, were an inherent danger to the public due to structural instability, vandalism and vermin infestation. Critically they play a pivotal role as the centre piece of the urban village and if not successfully developed would prevent the development of the final new-build properties in Phase 2, leaving the urban village unfinished and in turn, having a negative impact on market values on both the earlier phase of the urban village and on the wider town.

Through an open book approach with Kerrier District Council, English Partnerships and support from CPR Regeneration Company, an alternative use for the buildings was proposed which, with housing gap funding, would ensure the viable delivery of Phase 2.

The proposal met the criteria as set out in the Kerrier District Council planning brief for a medium to high density scheme to include affordable housing and the provision of a single substantial area of community open space and as a 'Principal Project' as identified by the CPR Regeneration Company strategy. Once completed, the scheme will have delivered the regional and local plan policies with a viable and sustainable solution.

Following the grant of a revised planning consent in December 2005, Phase 2 will now include 39 apartments and houses, of which 10 are affordable, 7 live-work units and 300m² of office accommodation.

Outcomes

Housing gap funding of £595,000 was agreed with English Partnerships in March 2006. Start on site is anticipated to commence in September 2006, with scheme completion in September 2008 delivering the final phase of the regeneration of this part of Redruth to include both high quality housing and a variety of employment work space and opportunities.

Lessons learnt

A comprehensive review of original planning consents and reappraisal of the site enabled an innovative solution to be worked through by the partners to ensure the completion of an exemplar urban village in one of the most deprived areas of Cornwall.